I. Call to Order

II. Approval of Minutes  June 27, 2012

III. Monthly Reports - June

IV. Public Hearing – None

V. Guests -7:00 PM - Ian MacDonald – Discussion regarding Food Truck Rodeo - Costello

VI. ACTION ITEMS

Law and Finance - None

Public Works
1. Process for Dedication of Jomanda Way – Costello
2. Sidewalk and Driveway Waiver for 1835 Kennedy Road – Valentine

Public Safety - None

Community Services None

VII. INFORMATIONAL ITEMS

Law and Finance
1. Application for Special Permit for a Restaurant at 1857 Penfield Road - Costello
2. Application for Special Permit for 24 Townhouses at 1200 Empire Boulevard - Costello
3. Application for Special Permit for 6,000 Sq. Ft. Office Building at 30 Sanders Farm Dr. - Costello
4. Application for Special Permit for Relocation of State Farm Insurance to 1837 Penfield Road – Costello
5. Southpoint Cove Apartments, Empire Boulevard – Staff

Public Works
1. Allen's Creek Update – Benway

Public Safety - None

Community Services - None

VIII. HELD ITEMS

1. Pond Ownership – Staff
2. Dedication of Cloister Lane– Benway
3. License Agreement Request – 126 Jackson Rd. Ext – Dr. Alan Litvinov - DiFrancesco

IX. Old Business - None

X. New Business - None

XI. Executive Session – Real Estate, Litigation and Human Resource Matters

XII. Adjournment
I. Call to Order

Present:
Supervisor LaFountain
Councilwoman Kohl
Councilwoman Metzler
Councilman Quinn

Also Present:
Geoff Benway
Jim Costello
Lisa Grosser
Mark Valentine

Absent:
Councilman Moore

II. Approval of Minutes – 6/27/12
CM Quinn moved for the approval of the Minutes of June 27, 2012, CW Kohl seconded the motion.

III. Monthly Reports – All reports for June are in except for Developmental Services, Local History Room/Historian, PCTV and Personnel.

IV. Public Hearing – None

V. Guests – 7:00 PM Ian MacDonald – Discussion regarding Food Truck Rodeo – Costello
Jim Costello said he was contacted by Mr. MacDonald who has asked that his discussion with the Board be withdrawn at this time.

VI. ACTION ITEMS

Law and Finance – None

Public Works
I. Process for Dedication of Jomanda Way – Costello
Jim Costello stated that an Informational Meeting will be held tomorrow night, July 12, 2012 at 7:30 PM. Chuck Bastian (Bernie Donegan’s Office), Dick Horwitz, Geoff Benway, Ronnie Williams and Bob Beedon will be attending to answer resident’s questions. There will be a review of the entire process. A formal Petition will be drawn up for all eight (8) residents to sign and we will then begin moving forward with the process.
The Board reviewed and agreed. After the meeting tomorrow night a Resolution will be submitted for the next Legislative Session on July 18, 2012 setting a Public Hearing for the Work Session on August 8, 2012.

2. Sidewalk and Driveway Waiver for 1835 Kennedy Road - Valentine
Mark Valentine stated that this is an Administrative Application that is being handled with an in-house review. They are building a single family home on a piece of the former Stappenbeck property which is located almost to the county line. The parcel is 62 acres and the house is set back from the road. PRC recommends both a sidewalk and driveway waiver, and a turn off on the driveway has been requested to accommodate emergency vehicles.

The Board discussed and agreed they are okay with the waivers as long as a turn off is added to the driveway.

LaFountain stated both waivers will be approved.

Public Safety - None

Community Services - None

VII. INFORMATIONAL ITEMS

Law and Finance
1. Application for Special Permit for a Restaurant at 1857 Penfield Road - Costello
Jim Costello stated this is the former Los Amigos Restaurant. He has been contacted by Jose Abarca, Itacate, Inc. who is interested in re-opening the site as a Mexican restaurant. With the work that has been done in the area, there is increased parking area behind the restaurant.

Councilman Quinn asked if the new owner would be requesting outdoor seating?

Costello said yes, he will request outdoor seating and this will be detailed in his letter of intent.

The Board agreed and a Resolution will be submitted for the next Legislative Session on July 18, 2012. A Public Hearing will be set for the Legislative Session on August 15, 2012.

2. Application for Special Permit for 24 Townhouses at 1200 Empire Boulevard - Costello
Jim Costello said we have been having the same discussions with this project as with Southpoint Cove. They are working with the NYSDOT to obtain curb cut access.
Councilwoman Metzler stated at the recent Conservation Board meeting there was a complete presentation by Jim Costello and Jess Sudol from Passero Associates regarding the application. There were no major issues only esthetic observations by the Conservation Board.

The Board agreed and a Resolution will be submitted for the next Legislative Session on July 18, 2012. A Public Hearing will be set for the Legislative Session on August 15, 2012.

3. Application for Special Permit for 6,000 Sq. Ft. Office Building at 30 Sanders Farm Dr. - Costello

Jim Costello stated that Lalit Shah’s family has submitted an application for an additional building to his existing property at 2041 Penfield Road, in the Planned Development (PD) District. This will have to go through several reviews and the applicant will be required to obtain a Special Permit from the Town Board in order to allow the project to move forward. The Planning Board would have to give the Site Plan approval, and the applicants have been before the Zoning Board of Appeals for variances for front setback. The Public Hearing is scheduled for the next Legislative Session on July 18, 2012.

Costello suggests the Town Board table the matter after the Public Hearing until all other boards have had an opportunity to review the project. The Planning Board will be the lead agency for SEQR.

LaFountain confirmed the objective for Mr. Shah is to have two (2) buildings under one (1) tax account number.

Mark Valentine said that the Planning Board held a Public Information meeting at a concept sketch level and drainage was a concern.

LaFountain inquired if drainage goes through Willow Pond?

Geoff Benway said yes.

Costello said we have also requested a curb cut be eliminated from the horse shoe driveway to minimize curbcuts along Penfield Road.

Mark Valentine said a setback variance has been requested because they want to move the building forward and keep green space in front and have parking in the rear of the building. They have already gone before the Zoning Board of Appeals for this. The Conservation Board has also offered comments.

Councilman Quinn inquired if the Public Hearing next week will be similar to what they did with the Planning Board or will there be more details.
Valentine continued by saying they have submitted revised plans and we should have more answers as they are trying to incorporate the PRC comments into the plan.

LaFountain said the Town Board is looking at this as a Planned Development (PD) use.

Valentine said the Preliminary and Final Site Plan Review will be going before the Planning Board at the August 9, 2012 meeting.

4. Application for Special Permit for Relocation of State Farm Insurance to 1833 Penfield Road – Costello

Jim Costello stated that the Thompson family has purchased the former Hawkins Liquor Store at 1833 Penfield Road and intend to relocate their State Farm Insurance business to that location. The property is being remodeled and they will relocate in September or October 2012. A Special Permit will be required for this relocation. We are working with them on a public parking proposal.

Supervisor LaFountain said Costello and he had recently met with owners of neighboring properties.

The Board agreed and a Resolution will be submitted for the next Legislative Session on July 18, 2012, setting a Public Hearing on August 8, 2012.

5. Southpoint Cove Apartments, Empire Boulevard - Staff

Jim Costello stated that staff has been reviewing comments and have met with Passero Associates to address concerns regarding sidewalks, access, DEC and sewers. Mark DiFrancesco is also working on the sewer component and will be submitting suggestions.

This item will be discussed at the next Work Session on July 25, 2012.

Public Works

1. Allen’s Creek Update – Benway

Geoff Benway stated that the consultant in charge of the project will be in town tomorrow and they will be walking the site. The next step will be for the consultant to submit a report of recommendations.

Supervisor LaFountain inquired as to the time line for the project.

Benway said the draft report should be received within the next month. This report will have specific details and suggestions of improvements for the five (5) critical locations of Allen’s Creek. We will then prioritize the project. The permitting process will begin sometime 2013.
LaFountain confirmed that a DEC permit would be required for any work done in the area.

Benway said yes, and the permitting process will be a long one taking place over a couple of seasons.

Public Safety - None

Community Services - None

VIII. HELD ITEMS
1. Pond Ownership - Staff
2. Dedication of Cloister Lane - Benway
3. License Agreement Request – 126 Jackson Road Ext. – Dr. Alan Litvinov - DiFrancesco

IX. Old Business - None

X. New Business - None

XI. Executive Session – Real Estate, Litigation and Human Resource Matters - No Session tonight

XII. Adjournment - Supervisor LaFountain adjourned the Work Session at 7:32 PM.