Town Board Work Session Agenda
February 26, 2014
7:00 PM

I. Call to Order

II. Approval of Minutes – February 12, 2014

III. Monthly Reports - None

IV. Public Hearing – None

V. Guests – None

VI. ACTION ITEMS

   Law and Finance
   1. Bayview Landing Subdivision – Costello

   Public Works - None

   Public Safety - None

   Community Services - None

VII. INFORMATIONAL ITEMS

   Law and Finance - None

   Public Works - None

   Public Safety - None

   Community Services - None

VIII. HELD ITEMS

   1. Special Improvement District/Pond Ownership – Benway
   2. Incentive Zoning Proposal at 1440 Jackson Road and 1271 Plank Road - Costello

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 Moore
Councilman Quinn

Also Present:
Jim Costello
Lisa Grosser

II. Approval of Minutes – 2/12/14
CM Quinn moved for the approval of the Minutes of February 12, 2014, CW Metzler seconded the motion.

III. Monthly Reports - None

IV. Public Hearing - None

V. Guests - None

VI. ACTION ITEMS

Law and Finance
1. Bayview Landing Subdivision – Costello
Supervisor LaFountain reviewed that Jim Costello had forwarded a draft letter for the Board’s consideration regarding the proposed subdivision. Hans DeSelms is in attendance tonight and Dr. Howitt is out of town.

Jim Costello stated that the Board had expressed concern regarding traffic and density of the project at the last Work Session. We also discussed the ingress/egress from the property, as residents could become very frustrated trying to exit onto Empire Boulevard. Costello continued to say he had spoken with Dr. Howitt and he is willing to eliminate the apartment portion of the project until a decision is made regarding mixed use zoning in the LaSalle’s Landing District. The revised proposal is for 33 lots in the R-1-20 zone which would be allowed under the current zoning. Dr. Howitt would have to go before the Planning Board for approval. The Town Board would not have jurisdiction over this development.

Hans DeSelms stated he understands the Board’s concerns with the original proposal. We are willing to table the apartment development until the Board can decide what to do with zoning in the district.
Supervisor LaFountain stated that 33 units were part of the original plan. What is the acreage for that portion of the site?

DeSelms said he is not sure of the exact acreage, but it works out to a half acre per unit.

Costello added that when PRC reviewed the project, the R-1-20 zone under the conventional plan allows 33 or 34 lots.

DeSelms added that there is some additional space that is not developable, but is included in the calculation.

Councilman Quinn inquired if the townhomes will be for sale or rentals?

DeSelms said they would be rentals.

LaFountain asked if the townhomes would have individual lots?

DeSelms stated yes, there will be no Homeowners Association. It was determined beneficial to develop the subdivision with individual lots. Warranties are increased and there is less water consumption. There will be common area around the individual lots.

LaFountain asked where the LaSalle’s Landing District divide line is on the property?

Costello stated that the line is behind 50 Wilbur Tract Road, where the former Pecora trucking structure is located. A portion of the apartment project went over the R-1-20 line, and was moved back out of the zone.

LaFountain asked Costello to update the letter to the applicant stating that the apartment component has been removed. The 33 single family townhome project is the only component. This application will now have to go before the Planning Board. Include in the letter NYSDOT considerations on mitigating the traffic component. LaFountain added that he will be visiting Dr. Howitt’s other complex in Chili.

Costello said members of staff are scheduled to visit Dr. Howitt’s other site next week.

Councilwoman Metzler stated that she visited Dr. Howitt’s other site last weekend.

Councilman Moore confirmed that this proposal now falls within the existing zoning and is not located in the LaSalle’s Landing District. This now falls under the Planning Board jurisdiction. There are no extra incentives.

LaFountain added that if something is proposed in the future for the rest of this property, the applicant would have to come back
to the Town Board. The Board may be reviewing Mixed Use Zoning in the area in the future.

Metzler said it is in Dr. Howitt’s best interest to pursue understanding that there is a possibility for mixed use zoning in that area in the future. He has a right to develop his property, but builder beware.

Costello said this may be a better situation, because if there is more density at that intersection, the NYSDOT may reconsider the installation of a traffic light there in the future.

LaFountain directed Costello to update the letter to include 33 Single Family Townhomes in the R-1-20 Zoning District. If the Board has any additional comments, please forward them to Costello. He asked that Costello submit the updated letter back to the Board by next week to review before sending out to the applicant.

Public Works - None
Public Works - None
Public Safety - None
Community Services - None

VII. INFORMATIONAL ITEMS

Law and Finance - None
Public Works - None
Public Safety - None
Community Services - None

VIII. HELD ITEMS

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2. Incentive Zoning Proposal at 1440 Jackson Road and 1271 Plank Road – Costello

IX. Old Business - None

X. New Business - None

XI. Executive Session – Real Estate, Litigation and Human Resource Matters – The Board met regarding a legal matter in an Executive Session.

XII. Adjournment – Supervisor LaFountain adjourned the Work Session at 7:22 PM

Lisa Grosser, Deputy Town Clerk