TOWN BOARD LEGISLATIVE AGENDA
Wednesday, February 7, 2018, 7:00 PM
Supervisor R. Anthony LaFountain, presiding

I. Call to Order - Pledge of Allegiance - Roll Call
II. Communications and Announcements
III. Public Participation
IV. Additions and Deletions to Agenda
V. Approval of Minutes - January 3, 2018
VI. Petitions
VII. Resolutions by Function

Law and Finance
18T-067 Approval of Issuance of a Conditional Use Permit to Allow a Sit-down Restaurant with Outdoor Dining and Outdoor Entertainment at 2126 Five Mile Line Road

Public Works
18T-068 Authorization to Extend Agreement with the Greater Rochester Chapter of the American Red Cross for Storage of one Disaster Trailer
18T-069 Advertising for Bids for the Pump Station Renovations at Empire #1 & #2 Pump Stations

Public Safety - None

Community Services
18T-070 Awarding Contract for Printing Program Brochures
18T-071 Authorization for Supervisor to sign Recreation Contracts

VIII. Old Business
IX. New Business
X. Public Participation
XI. Executive Session
XII. Next Meeting: (February 21, 2018)
XIII. Adjournment

This meeting will be video recorded and broadcast live via the town’s website www.penfield.org and the Town’s Government Access Cable channel 12, digital 5.12. Question regarding video coverage contact Penfield TV at (585) 340-8661.
The Regular meeting of the Penfield Town Board was held on Wednesday, February 7, 2018 at 7:00 PM at the Penfield Town Hall, 3100 Atlantic Avenue, Penfield, New York.

Present: R. Anthony LaFountain  Supervisor
Linda Kohl  Councilwoman
Paula Metzler  Councilwoman
Andrew Moore  Councilman

Also Present: Amy Steklof  Town Clerk
Richard Horwitz  Town Attorney

Absent: Robert Quinn  Councilman

Supervisor LaFountain called the meeting to order — Pledge of Allegiance

Dot Brenneis and Nancy Marrer gave a summary of the Penfield Community Garden’s 2017 season. They thanked the following businesses for their support and donations: Broccolo’s Garden Center, Harris Garden Center, Baumans Farm Market, Floy-Mar Farms and Vermi-Green. They also thanked Penfield Department of Public Works for all of their support to the garden. Volunteers are always needed. To reserve a plot or for more information, please contact the Penfield Recreation office at 1985 Baird Road 340-8655, or email srenner@penfield.org.

Communications and Announcements

1. Full payments and first installments for the 2018 Town and County tax bills are due Saturday, February 10. Since the due date falls on the weekend, payment will be processed through Monday, February 12, 2018.

2. Voters seeking an absentee ballot for the February 27, 2018 Shadow Pines Referendum must first obtain an absentee ballot application. For more information, please visit the Town’s website at www.penfield.org.

3. Wednesday, February 14, 2018 the Board of Registration will be at the Town Hall from Noon to 6:00 PM to register persons not currently registered to vote and would like to vote in the Special Election that will be held on Tuesday, February 27, 2018 relating to the acquisition of the former Shadow Pines Golf Course property. For more information, please call me, Town Clerk Amy Steklof at 340-8629.

4. Councilwoman Metzler will again partner with the Monroe County Sheriff’s Office Zone A Crime Prevention to assist with a Neighborhood Watch program. For more information please contact Councilwoman Metzler at metzler@penfield.org.

5. For tips on protecting our animal friends from the bitter cold please log on to American Red Cross at www.redcross.org.

6. Town offices will be closed on Monday, February 19, 2018 in observance of President’s Day. The library will be open during its regular hours.

7. Supervisor LaFountain will hold a Public Information meeting on Tuesday, February 13, 2018 at 7:00 PM in the Town Hall Auditorium for residents who are seeking general information to help them make an informed decision when voting February 27th on two (2) bond propositions to finance the Town’s acquisition of the former Shadow Pines Golf Club property. This meeting will be live on Penfield TV and webstreamed through www.penfield.org.
8. The AARP Foundation Tax Aide Program is again partnering with the Recreation Department to provide free income tax return preparation. Please visit www.penfieldrec.org or see page 28 of the Winter/Spring Penfield Recreation brochure for complete appointment preparations. To schedule an appointment, contact Penfield Recreation at 340-8655. Appointments are available every Wednesday through April 11, 2018.

9. Penfield Rotary will be holding its annual Spring Euchre Tournament on Sunday, March 11, 2018 at the Legacy at 40 Willow Pond Way beginning at 2:00 PM. For more information please call Charile at 381-8889 or log on to www.penfieldrotary.org.

10. This year’s free Indoor Hike presentation will be held on Saturday, February 10, 2018 beginning at 10:00 AM in the Town Hall. For more information please call the Penfield Recreation at 340-8655.

11. Councilwoman Kohl’s next Community Chat will be held on Tuesday, February 20, 2018 from 5:30 PM to 7:00 PM at the Penfield Library, 1985 Baird Road.

Public Participation

Christina Emerine, Thorntree Circle, spoke on pesticide usage and her concern on the effects and dangers they cause. She feels the Town of Penfield is one of the worst areas pertaining to pesticide usage. She asked what the Town Board could do to lessen the dangers.

Supervisor LaFountain stated the Town is in the process of collecting data on this subject for a recently submitted FOIL request. He informed Ms. Emerine that the Town of Penfield has been reducing the amount of pesticides used since 2014. Supervisor LaFountain stated that no pesticides, other than spot treatments, will be used in 2018.

Kathy Strong, 59 Pineview Drive, stated she had sent a letter to the Town Board on January 20, 2018, and was following up with the Town Board in reference to her concern that Penfield homes are not going up in value as they are in other Towns as per a Democrat and Chronicle article.

Supervisor LaFountain stated the article was not accurate. He offered to meet with Ms. Strong and go over comparisons between the Town of Penfield and other towns within Monroe County.

Councilwoman Metzler stated that the data from the Democrat and Chronicle article does not take into account a number of variables.

Councilman Moore shared housing market statistics.

Ms. Strong stated that data in the Democrat and Chronicle contradicts Councilman Moore’s data and that the Town is not keeping up with home values in Monroe County. Ms. Strong stated she would like the Penfield Town Assessor to sit down with a panel of other Town Assessors in Monroe County to discuss data and their comparisons.

Sarah Timmerman, Lazy Trail, stated there are two (2) sewer covers in the Valley Green tract that have large dips surrounding them which makes it dangerous for drivers, walkers and bike riders.

Supervisor LaFountain stated he will make sure the Town addresses the issue within the next couple of weeks.
Jim Mathers, 126 Creek Hill Lane, asked questions pertaining to the financial impact of the Penfield School District if the Town purchases the Shadow Pines property. He asked the Town Board to consider inviting a representative from the Penfield School District to attend the February 13, 2018 Informational Meeting to present their position and offer their input.

Supervisor LaFountain stated he will reach out to School Superintendent Tom Putnam and offer him the opportunity to attend the meeting. He reminded Mr. Mathers that the Information Meeting is intended to present the facts and not be a venue for a debate.

Mr. Mathers stated he has reviewed the purchase agreement and asked several questions including whether the area which is considered a buffer could be donated as green space. He does not feel that the taxpayers should have to be responsible in paying for that part of the property.

Supervisor LaFountain stated that part of the conditions for the overall sale of the property was that nothing would be built on that parcel of land. The Town accepted that condition as part of the contract.

Mr. Mathers asked if it would be possible to have an itemized cost list at the Information Meeting with how much has been spent to date.

Supervisor LaFountain stated he can identify what has already been spent.

Sam Ogie, 1924 Clark Road went over a handout that he presented to the Town Board (see attachment at end of Minutes). He stated he is frustrated that there has not been any discussion pertaining to the cost to the taxpayer if the Town does not purchase the property. He would like it to be part of the Information Meeting that will be held on Tuesday, February 13, 2018. He would also like the school district to be part of the Information Meeting. He stated that if the Town fails to purchase the Shadow Pines property, it will have a negative impact to the Town.

Jeff Burns, 39 Scarborough Park, one of the founders of Save Shadow Pines, presented handouts to the Board and gave an overview of those handouts (see attachments at end of Minutes).

Jim Mathers interrupted the meeting stating that the Town Board meeting should not be a venue for advertising or a debate.

Mr. Burns stated that this is an issue of interest to the entire community.

Supervisor LaFountain stated that the Town Board accepts information on any Town Project be it for or against.

Mr. Burns stated that the Town will choose to either allow development and pay additional taxes and have additional traffic, or the Town can choose to protect this area as open space which will reduce the Town’s school property taxes and have the benefits of open space. He thanked the Town Board for all the work that has been done on this project.

Supervisor LaFountain reiterated that a Public Information meeting will be held on Tuesday, February 13, 2018 at 7:00 PM and that the Town will remain neutral through this process. He also stated a meeting scheduled to be held at the Penfield Community Center on February 22, 2018 will be run by the Save Shadow Pines Group.
Ginny McCullough, 49 Valley Green Drive, stated that the basic point being missed is that the school tax bill increases every year. She stated that she had been on the School Board for many years and knows it takes years to qualify how many children are in a school district to the quantity of the buildings and teachers. Therefore, the actual cost is unknown. With a 30 year bond, the Town knows the value it will cost the Town, but the amount pertaining to the school district is unknown.

Dan Michalko, Huntington Meadow, thanked the Board for their expediency on this project and all the work that has been done so far. He feels the Town would be missing out if it does not purchase the Shadow Pines land.

Carol Samuel, 27 Huntington Meadow stated she feels that other groups are not giving the facts on costs to the Town if the Town does not purchase the property.

Ms. Samuel complimented the Town on the signs that have been put up to notify the community of the Special Election date for the referendum vote.

Donna Spinella, 39 Scarborough Park, reminded everyone that the Town’s motto is, “The Town of Planned Progress.” She feels that the efforts to try and save Shadow Pines, the Town’s unanimous vote to purchase the property and the community’s efforts to save Shadow Pines is the most concrete evidence of what the Town of Planned Progress means and what would be best for future generations for the Town of Penfield.

Additions and Deletions to Agenda - None

Approval of Minutes

Councilwoman Kohl moved to approve the Minutes of January 3, 2018 Councilwoman Metzler seconded and all voted “Aye.”

Petitions - None

Resolutions by Function

Law and Finance

#18T-067 Approval of Issuance of a Conditional Use Permit to Allow a Sit-down Restaurant with Outdoor Dining and Outdoor Entertainment at 2126 Five Mile Line Road by Moore

WHEREAS, an application has been received by the Penfield Town Board for the issuance of a Conditional Use Permit pursuant to Chapter 250-5.10-D(2) of the Code to allow a sit-down restaurant with outdoor dining and outdoor entertainment at 2126 Five Mile Line Road, located in the Four Corners (FC) zoning district; and

WHEREAS, the Town Board of the said Town of Penfield held a Public Hearing at the Town Hall, 3100 Atlantic Avenue, in the Town of Penfield, New York on January 17, 2018, at 7:00 PM on said date, to consider the application and hear all persons interested on the question of the issuance of a Conditional Use Permit to allow a sit-down restaurant with outdoor dining and outdoor entertainment at 2126 Five Mile Line Road, located in the Four Corners (FC) zoning district and the Public Hearing was closed and decision was reserved.

NOW, THEREFORE, BE IT

RESOLVED, that the applicant’s request for a CONDITIONAL USE PERMIT to allow a sit-down restaurant with outdoor dining and outdoor entertainment at 2126 Five Mile Line Road is hereby GRANTED subject to the following conditions:
1. The applicant shall obtain a CONDITIONAL USE PERMIT from the Town Clerk and pay the appropriate fee. The CONDITIONAL USE PERMIT is non-transferable. Any subsequent owner or operator shall be required to apply for and obtain a CONDITIONAL USE PERMIT from the Town Board to operate a restaurant at this location.

2. The applicant is permitted by the New York State International Building Code to have 17 patrons seated at the bar, with additional seating in the bar area of 26 patrons. The main dining area on the second floor (or mezzanine area) is permitted to have seating for 57 and the third floor which will be used for overflow dining or private parties is permitted to have seating for 47 patrons. The applicant shall maintain compliance with the occupancy requirements established by the Penfield Fire Marshal for this site.

3. The applicant shall be responsible for ensuring that this operation has adequate parking (a combination of on-site and off-site) available at all times to accommodate the business. The applicant may utilize the Town parking lots immediately to the rear of the restaurant and south of the site. At no time shall those working at or patronizing this site utilize neighbors’ parking facilities without written consent.

4. The applicant shall be responsible for ensuring that all employees working at the restaurant park their vehicles in spaces remote of the restaurant and other businesses in the quadrant to provide the closest spaces for those patronizing this business as well as the other businesses in the quadrant. Ideally, they should use the Town parking lot south of the restaurant.

5. The applicant shall comply with the permitted hours of operation in the Four Corners zoning district, that being from 6:00 AM until 12:00 AM. The restaurant shall be closed to the public at midnight on a daily basis.

6. The applicant shall submit a sign package for the site for approval by the Town Board and the Historic Preservation Board. Upon receiving approval from both Boards, he shall obtain a sign permit and pay the appropriate fee. Further, the existing “Restaurant Parking Only” signs shall be removed from the premises as the parking spaces they refer to are owned by the Town of Penfield and are for public use at all times.

7. The applicant shall obtain a Liquor License from the New York State Liquor Authority prior to serving alcohol at this location; furthermore, the applicant shall ensure that the primary use of the property remains as a sit-down restaurant and that the sale of alcohol is secondary and incidental to the sale of food.

8. The applicant shall be permitted to have live outdoor music no more than (2) days a week. Although he has stated that he would like outdoor music on Fridays and Saturdays, it shall be at the applicant’s discretion as to which days he would like live outdoor music on the site.

9. Outdoor music shall only be permitted between the hours of 6:00 PM to 10:00 PM and shall complement the dining experience at this site.

10. Musicians shall be permitted to use small amplification systems, but at no time shall music be amplified to such a degree that it creates any noise impacts to area neighbors.
11. The applicant shall be responsible for the ongoing maintenance of the site, including, but not limited to the exhaust venting system, landscaping, dumpsters, driveway and any litter which may be generated. Dumpsters shall be closed at all times and refuse shall not be picked up from the site any earlier that 7:00 AM at any time.

12. The applicant shall obtain a building permit for the proposed 60 +/- square foot enclosure to the rear of the building to provide internal access to the walk-in cooler.

13. The applicant shall obtain a Certificate of Appropriateness from the Historic Preservation Board to ensure that any exterior modifications or signage comply with the architectural standards for the Five Mile Line Historic Preservation District and the Four Corners District.

14. This operation shall comply with all Federal, State, County and Town Codes.

15. At no time shall the restaurant, its employees or patrons create any adverse impacts to any area property owner.

16. Failure to comply with the conditions set forth hereinabove may result in the revocation of this Special Permit pursuant to the requirements of the Zoning Ordinance.

AND BE IT FURTHER

RESOLVED, that the Town Board, acting as Lead Agency has classified the applicants’ proposal as an Unlisted action pursuant to the requirements of the State Environmental Quality Review Act (SEQRA) and has determined that no further environmental review will be required for this action.

The Town Board, in granting the Conditional Use Permit, does so based on its following findings:

1. The applicant proposes to occupy the site at 2126 Five Mile Line Road, for the purpose of operating a sit-down restaurant with an ancillary bar and outdoor dining, which was formerly occupied by restaurants known as Kam Wah, The Angus House and most recently, Cha Cha’s.

2. The applicant proposes to utilize the Town’s public parking lots both to the rear of and south of the restaurant. He also proposes to provide valet parking and will work with adjacent property owners to utilize their parking areas for that purpose, if permitted to do so.

3. The applicant proposes, and is permitted to construct a 60+/- square foot enclosure at the rear entrance to provide access to the outdoor walk-in cooler so that his employees do not have to go outside during inclement weather to access the walk-in cooler. The design of said enclosure shall be subject to the approval of the Historic Preservation Board.

4. The applicant is permitted to utilize the outdoor dining area along the front of the restaurant as proposed, subject to complying with the requirements of the Fire Marshal.

5. The applicant shall be permitted to have outdoor dining between the hours of 11:00 AM and 10:00 PM seven (7) per week. This area was previously approved for an occupancy of eight tables with seating for four persons at each, totaling 32 persons. The Board will permit the number of tables and seating as determined by the Fire Marshal, in compliance with the New York State Building Code, however, in no case shall that number exceed forty (40) persons.
6. The applicant proposes to provide outdoor dining music for his patrons utilizing the patio to enhance the outdoor dining experience. The music will be selected to complement outdoor dining in this setting with residences in close proximity.

7. The applicant proposes to provide outdoor music no more than two (2) days a week, generally on Fridays and Saturdays but the Board leaves it to his discretion as to which day best serves his needs.

8. The Board will permit outdoor music only between the hours of 6:00 PM and 10:00 PM. The Board finds this timeframe to be the most reasonable as it relates to allowing area neighbors the quiet enjoyment of the neighborhood.

9. The Board has required the applicant to ensure that the type and amplification levels of the proposed music and the placement of said amplification system on the patio not create any adverse noise impacts or nuisances to any area neighbors.

10. The applicant has assured the Board that only those patrons within the fenced patio are able to enjoy the music. There shall be no loitering outside of the fence area, particularly on the sidewalk or within the right-of-way of Five Mile Line Road.

Moved: Moore
Seconded: Kohl

Vote: Kohl Aye LaFountain Aye
      Metzler Aye Moore Aye
      Quinn Absent

Adopted

Public Works

#18T-068 Authorization to Extend Agreement with the Greater Rochester Chapter of the American Red Cross for Storage of one Disaster Trailer by Metzler

WHEREAS, the Town of Penfield and the Greater Rochester Chapter of the American Red Cross desire to extend the existing Agreement to store one disaster trailer designated to support the residents of Penfield and northeast side of Monroe County area; thereby increasing disaster preparedness and response for residents in the Town of Penfield.

NOW, THEREFORE BE IT RESOLVED, that the Director of Public Works is authorized to sign a three year Agreement with the Greater Rochester Chapter of the American Red Cross, 50 Prince Street, Rochester, NY. Agreement is to be reviewed and approved by the Town Attorney

Moved: Metzler
Seconded: Moore

Vote: Kohl Aye LaFountain Aye
      Metzler Aye Moore Aye
      Quinn Absent

Adopted

#18T-069 Advertising for Bids for the Pump Station Renovations at Empire #1 and #2 Pump Stations by Metzler

BE IT RESOLVED, that the Director of Public Works, be and hereby is authorized to advertise in the manner prescribed by Law for sealed proposals to furnish the Town of Penfield Department of Public Works the following:
Penfield Town Board, February 7, 2018

(Resolution #18T-069 - Continued)

Pump Station Renovations at Empire #1 & #2 Pump Stations

NOW THEREFORE, BE IT FURTHER RESOLVED, that the renovations to the Empire #1 & #2 pump stations covered by such proposals shall be in accordance with specifications prepared by the Director of Public Works. Sealed proposals are to be received in the office of the Town Clerk until March 9th, 2018 at 11:00 AM local time and there and then to be opened and read publicly by the Town Clerk.

Moved: Metzler
Seconded: Kohl

Vote: Kohl Aye LaFountain Aye
Metzler Aye Moore Aye
Quinn Absent

Adopted

Public Safety - None

Community Services

#18T-070 Awarding Contract for Printing Program Brochures by Kohl

WHEREAS, sealed proposals were sought and requested to furnish the Town of Penfield Recreation Department with printing the seasonal program brochure for the 2018 calendar year including the summer, fall and winter/spring issues, to meet our specifications; and

WHEREAS, on Wednesday, January 10, 2018, proposals from the following companies were received, opened and read publicly by the Town Clerk:

Penny Lane Printing
1471 Route 15
PO Box 340
Avon, NY 14414

Webster Printing Corp.
46 North Avenue
Webster, NY 14580

Indiana Printing & Publishing Company Inc.
899 Water Street
PO Box 10
Indiana, PA 15701

WHEREAS the print bid submitted by Indiana Printing & Publishing Company Inc. did not follow bid specs as requested.

THEREFORE the submitted bid from Indiana Printing & Publishing Company Inc. is removed from consideration.

(see attached “Schedule A” for bid data)

NOW, THEREFORE BE IT RESOLVED, that the contract be awarded to, Penny Lane Printing, low bidder overall for Bid #2 including alternative #1, alternative #2, and alternative #3 on each respective bid.

BE IT FURTHER RESOLVED that the bid specifications and the bid documents submitted be the formal contract, to be reviewed and approved by the Town Attorney

Net delivered price (per issue) as follows:
Bid #2  Alternative #1  Alternative #2  Alternative #3
$4952.22  $5612.22  $5190.34  $5850.345

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<th>Schedule A</th>
<th>Recreation Brochure Bids</th>
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Moved: Kohl  
Seconded: Metzler

Vote: Kohl  Aye  LaFountain  Aye  
Metzler  Aye  Moore  Aye  
Quinn  Absent

Adopted

#18T-071  Authorization for Supervisor to Sign Recreation Contracts by Kohl

BE IT RESOLVED, that the Town Board authorizes the Town Supervisor to sign the following Recreation Contracts:

Earthworks Institute, 185 Caroline Street, Rochester, NY 14620, Instructor for February Break Adventure Day Camp, 2/19 - 2/23/18, for a fee of 70% of total program revenue. Voucher to be submitted 3/7/18.

Anthony Infantino, 5305 North Point Drive, Geneseo, NY 14454, to provide Music Performance “Keys to the Cady” Tuesday July 10, 2018 show time 7:00 PM – 9:00 PM, at the Penfield Amphitheater 3100 Atlantic Ave. Penfield, NY 14526 for a fee of $1,100.00 (stage sound lighting provided by Town of Penfield). Voucher in the amount of $1,100.00 to be submitted 6/20/18.

James Warlick, 3104 Elmwood Ave # 5, Rochester, NY 14618 to provide “Dog House” music entertainment Saturday, June 30th, 2018 show time 8:00 PM – 11:00 PM for Penfield Independence Holiday Celebration for a fee of $1200.00. Sound, Stage, Lighting, engineering provided by Northeaster Productions - “Weather Cancellation”- Performer “Dog House” arrives at venue total payment if weather dictates cancellation prior to event performer “Dog House” notified by 5:00 PM payment of $600. Voucher to be submitted on 6/06/18.
Penfield Town Board, February 7, 2018

(Resolution #18T-071 – Continued)

Moved: Kohl  
Seconded: Moore

Vote:  
- Kohl: Aye
- Metzler: Aye
- Quinn: Absent
- LaFountain: Aye
- Moore: Aye

Adopted

Old Business - None

New Business - None

Public Participation

Ed Lindskoog, 40 Willow Pond Way, stated he had spoken with the Town Board a couple of weeks ago about fire protection over at Willow Pond Way. He was wondering if the Supervisor had spoken to the Fire Marshal.

Supervisor LaFountain stated he had met with the Fire Marshal and the Building Department Head. They are working with the new owner Watermark and addressing the items (smoke detectors and springs in the doors). They are also making regular inspections.

Jim Mathers stated he would like to reinforce the importance of having the school district attend the Information meeting. He also stated that any use for the property in the future should be included in a Comprehensive Plan.

Supervisor LaFountain stated that the current Town Board is on record stating that if we were to acquire this property, they would look at it in the best interest of the community, and would look to form a committee that would offer recommendations to the Town Board.

Mr. Mathers stated he believes some land uses are being eliminated with the property being in the Town’s hands.

Jeff Burns asked Supervisor LaFountain to clarify that there are six (6) developments under construction in the Town of Penfield.

Supervisor LaFountain stated there are a number of developments going up in the Town, both commercial and residential.

Mr. Burns stated that the Open Space Plan from 2002 had provided open space in the Webster School District and they are already benefitting from it. He stated that their taxes would be higher if not for the open space. He stated that from his point of view he understood the 2002 Open Space Plan to be an ongoing process and dedicated to preserving its agricultural heritage. Mr. Burns spoke about maintenance and expenses of the property. He showed some maps of the area and stated all maps can be viewed on the www.saveshadowpines.org website. He stated that if the Town were to purchase the land there would be potential for great opportunity for the Town and its future.

Supervisor LaFountain read two (2) e-mails that came in during this evening’s meeting.

Michele Roach, 39 Hallmark Road wrote: We are new residents in town with a growing family. We will be voting yes to Penfield purchasing the course and Clark House. We are looking forward to public green space being a short way from our home. Are there any thoughts about adding a town pool?

Chan Philbrick, 26 Mt. Eagle Drive wrote: Tony should remind the public that Penfield is supported by 4 or 5 school districts. Penfield District supports about 65% of the town.
Executive Session - None

Next Meeting - February 14, 2018

Adjournment

Supervisor LaFountain moved to adjourn the meeting at 8:53 PM.

Amy Steklof, RMC/CMC
Town Clerk
Saving Shadow Pines will save residents money!

- We know the outcome if we don’t buy Shadow Pines – more than 250 houses on ½ acre lots.
- Ryan Homes intends to buy the land and build > 250 homes.
- Penfield Central School District reviewed Ryan’s plans and estimated an annual budget shortfall between $1.1 million and $2.3 million.
- Avoiding a school tax increase more than pays for purchasing and maintaining Shadow Pines.
We know the outcome if we don’t buy Shadow Pines – more than 250 houses.

- Residents have many different ideas for Shadow Pines: park, wild space, senior housing, etc., but they are all irrelevant if we don’t buy the land.
- Combat Construction (CC) intends to buy Shadow Pines and has a development plan already in place. CC preps lots for Ryan Homes.
- CC prepared a conceptual plan for 255 homes as soon as the sale was announced. CC showed the plan to PCSD in 2016 (and tried to show it to the Town).
Combat Construction and Ryan Homes are still actively pursuing Shadow Pines.

• September 17, 2017: D&C article quoting Mike D’Amico of Combat Construction:

“We had a conceptual plan for the land in Penfield, but town wouldn’t accept it. Now the town is trying to negotiate a deal to purchase the land for what we were going to buy it for (around $4 million). If they can get residents to put up that money, then they can have it, but my guess is that they won’t be able to and hopefully I’ll end up with it.”

• September 27, 2107: Ryan Homes sends Town an email wanting to sit down to revisit Shadow Pines as they have heard that the Town will be challenged to meet closing timelines.
PCSD estimated an annual budget shortfall between $1.1 million to $2.3 million. Tax increase?

- PCSD estimates $2.1 million in tax revenue from the 255 houses planned by Combat Construction/Ryan.
- PCSD estimates >300 new students with an annual cost between $3.2 million (added classrooms) and $4.4 million (new school building).
  - Shortfall for added classroom: $3.2 - $2.1 = $1.1 million annually
  - Shortfall for new school: $4.4 - $2.1 = $2.3 million annually
- Even assuming no building costs, the budget shortfall would be $800k annually.
Saving $1 million annually on school taxes more than pays for the land and upkeep.

- The cost to buy and maintain Shadow Pines is a fraction of the potential school tax increase.
- The annual bond cost should be about $200k.
- If maintenance and upkeep are $200k, that gives annual savings of between $700k and $1.9 million.
- We’ll save money even if the school costs are a fraction of PCSD’s estimate.
Thursday, February 22
7:00 – 8:30 pm
Penfield Community Center
1985 Baird Road

Information Session
Save Shadow Pines & the Clark House

Join us for an eye-opening presentation and some Q & A on this critically important issue!

Don’t forget to vote YES on Shadow Pines and YES on the Clark House (2 separate measures) on Tues, 27 February at the Community Center.
Tuesday, 13 February

**Town of Penfield Public Info Meeting**
7:00 pm at Town Hall

Wednesday, 14 February

**Voter Registration** – **NOT necessary for most residents.**
Only needed if you are not registered to vote at all.
12:00 – 6:00 pm at Town Hall

Thursday, 22 February

**Save Shadow Pines Information Session**
Fellow residents deeply involved in this effort since its inception will do a concise presentation followed by Q & A.
7:00 – 8:30 pm at Penfield Community Center

Tuesday, 27 February

**Referendum on Shadow Pines & the Clark House**
There are 2 separate bond measures:
one for Shadow Pines, one for the Clark House.
You must vote YES on BOTH for either to pass.
6:00 am – 9:00 pm at the Penfield Community Center