



# TOWN OF PENFIELD

3100 Atlantic Avenue, Penfield, NY 14526-9798

## TOWN BOARD WORK SESSION AGENDA

Wednesday, February 10, 2021 7:00 PM

Supervisor R. Anthony LaFountain, presiding

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- I. Call to Order
- II. Approval of Minutes – January 27, 2021
- III. Monthly Reports
- IV. Public Hearings - None
- V. Guests
  - a. Wendi Hollenbeck-Loyet and Valerie Loyet for a discussion regarding the possible use of the Daisy Flour Mill - Costello
- VI. Action Items
  - a. Request for two driveway curb cuts at 123 Water Song Trail - Tait
  - b. Silvano Bullo requesting a conditional use permit for a barber shop at 1822-26 Penfield Road - Costello
  - c. Approval of CMIT Solutions Sign at 1832 Penfield Road - Costello
- VII. Informational Items
  - a. (NONE)
- VIII. Held Items
  - a. Harris-Whalen Trailhead on Route 250 Tree Removal - Tait
  - b. DPW Facility - LaFountain/Tait
  - c. Lindsay Cray - Use of Town Property for Nature Based Programs - Costello
  - d. Private Pond Maintenance - Valentine
  - e. Hold Harmless Agreement, 143 Farm Brook Drive - Valentine
- IX. Old Business – (NONE)
- X. New Business
- XI. Executive Session
- XII. Next Meeting: February 24, 2021
- XIII. Adjournment

*This meeting will be video recorded and broadcast LIVE via the town's website [www.penfield.org](http://www.penfield.org) and the Town's Government Access Cable Channel 1303.*

*Questions regarding video coverage contact Penfield TV at (585) 340-8661.*

Town Board Work Session Minutes  
Wednesday, February 10, 2021  
7:00 PM

I. Call to Order

Present:

Supervisor LaFountain  
Deputy Town Clerk

Sue Scheidt

Also Present:

Dir. of Developmental Services     Jim Costello  
Director of DPW                             Eric Tait

Also Present Via Zoom:

Councilwoman Drawe  
Councilwoman Kohl  
Councilman Moore  
Councilman Ockenden

Supervisor LaFountain read a brief statement into the record. "Due to the Public Health and Safety Concerns related to Covid-19, this meeting is being conducted remotely pursuant to the Governor's Executive orders including Executive order 202.1. "The meeting is being recorded and broadcast live on the Town of Penfield website at [www.Penfield.org](http://www.Penfield.org) and the Town's Government Access channel 1303" and on streaming media device: ROKU, Apple TV, and Amazon Fire. Search "Penfield TV" in your device's app store, it is free. The meeting will be later transcribed. Questions regarding video coverage please contact Penfield TV at (585)340-8661.

A meeting for Priorities and Goals was held prior to this Work Session for the following departments:  
Assessor, Tax Receiver, Town Clerk, Building/Zoning and Fire Marshal, Town Historian and Penfield Community TV Website.

II. Approval of Minutes -

Councilman Ockenden moved for the approval of the Minutes of January 27, 2021. Councilman Moore seconded. All present voted "Aye."

III. Monthly Reports - Most department reports are in. The balance is expected by the end of the week.

IV. Public Hearing - None

V. Guests

a. Wendi Hollenbeck-Loyet and Valerie Loyet for a discussion regarding the possible use of the Daisy Flour Mill - Costello

Mr. Costello stated that Wendi met with the Historic Preservation Board last week to discuss the possible purchase of the Daisy Flour Mill and its potential uses. She would have to apply for a special permit for the purposed use of the historic site.

Wendi and Valerie joined the meeting via Zoom. They would like to turn the Daisy Flour Mill's 3500 square foot ballroom area into a state of the art indoor dog park and dog day care. The area would include a drainage system below an artificial turf floor, a play area with some individual dog containment areas as well as a pedestrian perimeter for viewing. The current restaurant/bar area would be maintained as such. They would offer an elevated bar food menu including vegan choices. They would like to open the deck to outdoor dining and utilize the grounds area for outdoor games and lounging.

The restaurant and dog park areas would be completely separate from each other. They would like to include a wine tasting room and private events area at a later time.

Wendi stated this type of facility is very popular in Texas. The parks are large outdoor facilities with food stands and pubs incorporated into the park. Wendi stated they have done research on how to bring this concept into this area of a different climate.

Councilwoman Kohl commented on the historical age of the building. She asked how the applicants expect to ventilate the ballroom dog park area. Councilwoman Kohl also brought to the applicant's attention the past history of flooding in the Ellison Park area.

Wendi responded that the ballroom is not part of the original building. The ballroom was added in the 1990's. That the ventilation system is more modern. They expect to install ceiling fans and UV lighting to control germs and odors. Wendi stated they would like to bring the original color scheme back to the exterior of the building.

They would like to include an out building for storage, a kitchen garden area and also a dog run.

Councilman Moore asked if there will be overnight boarding.

Wendi responded overnight boarding is not part of the plan at this point, possibly at a later time.

Councilwoman Drawe asked the applicants about their experience and professional background.

Wendi stated she has restaurant and catering experience. Valerie is a retired actuary.

Mr. Costello stated the site is a National Landmark. Next steps for the applicants would be to make a formal application for a Public Hearing for a special permit of a historic site. The

Historic Preservation Board would be involved in the approval process. Supervisor LaFountain went over next steps.

Councilwoman Kohl moved to allow the applicants to move forward with a formal application for a Public Hearing. Seconded by Councilwoman Drawe. All present voted "Aye".

VI. ACTION ITEMS

- a. Request for two driveway curb cuts at 123 Water Song Trail - Tait

Councilwoman Drawe stated since holding this item over, she had the opportunity to visit the site a couple of times. She stated she doesn't see the need for two curb cuts at this location given the low volume of traffic.

John Antetomaso, owner and developer of Watersong Development joined the meeting via Zoom. Mr. Antetomaso stated he has been working with this client for some time. The off-set design is in an effort to maximize the back yard space of this lot since the setbacks of a corner lot are greater. Mr. Antetomaso stated there are several properties in Penfield that have two curb cuts because of similar situations of corner lots.

Councilwoman Kohl moved to go forward with two curb cuts at 123 Water Song Trail. Seconded by Councilman Moore. All present voted 3 "Aye", 2 "No".

- b. Silvano Bullo requesting a conditional use permit for a barber shop at 1822-26 Penfield Road - Costello

Supervisor LaFountain gave a brief update since the Public Hearing on January 20, 2021. A couple of items needed further discussion. Specifically the exterior paint color and the sign hanging over the sidewalk.

Mr. Costello stated that Mr. Bullo presented the matters of the sign and purposed exterior paint colors to the Historic Preservation Board last week. The Historic Preservation Board is supportive of that area of the building being painted, subject to the Town Boards approval. The Historic Preservation Board did recommend installing a vertical board along the painted edge to create a more appealing transition between store fronts.

Mr. Bullo agreed to include that recommendation in the remodeling process. Mr. Bullo joined the meeting via Zoom.

Mr. Costello brought to the Town Board and the applicant's attention, the matter of the sign hanging over the sidewalk. The sign is in the town easement and part of the public right-of-way. Mr. Bullo will be required to sign an indemnification agreement

and provide the Town of Penfield as a third party insured against liability.

Board members expressed excitement and reminisced of a barber shop of the 1940's in the same location.

Councilman Ockenden moved to approve this application. Seconded by Councilman Moore. All present voted "Aye."

Mr. Bullo will continue to work with Mr. Costello to secure the required permits.

c. Approval of CMIT Solutions Sign at 1832 Penfield Road - Costello

Mr. Costello stated the board approved the location of this business some time ago. He stated there is no visible advertising of this business from the street except for one small sign inside the window.

The applicant is requesting to install a hanging sign perpendicular to the building, overhanging the sidewalk. The purposed sign is 36" x 13". This type of sign would be required to include an indemnification agreement holding the Town of Penfield harmless of any liability.

Councilwoman Kohl moved to approve the purposed sign application. Seconded by Councilwoman Drawe. All present voted "Aye."

VII. INFORMATIONAL ITEMS - None

VIII. HELD ITEMS

- a. Harris-Whalen Trailhead on Route 250 Tree Removal - Tait
- b. DPW Facility - LaFountain/Tait
- c. Lindsay Cray - Use of Town Property for Nature Based Programs - Costello
- d. Private Pond Maintenance - Valentine
- e. Hold Harmless Agreement, 143 Farm Brook Drive - Valentine

IX. Old Business - None

X. New Business - None

XI. Executive Session - Real Estate, Litigation and Human Resource Matters - None

XII. Next Meeting - February 24, 2021

XIII. Adjournment - Supervisor LaFountain adjourned the regular Work Session at 7:56PM

Sue Scheidt  
Deputy Town Clerk