

**Minutes of the Town of Perinton
Planning Board Meeting of August 21, 2013**

Planning Board Members Present

Mark Anderson, Chairman
T.C. Lewis
James P. Brasley
Kenneth O'Brien
Craig Antonelli
Norm Gardner
Sandra Neu

Conservation Board Members Present

Barb Wagner
Chris Fredette

Town Officials Present

Robert Place, Town Attorney
Thomas Beck, Commissioner, DPW
Michael Doser, Director Code Enforcement & Development (CED)
Lori Stid, Planning Board Clerk

Mr. Anderson called the meeting to order at 7:30 pm, introduced the Board and staff present, and explained the procedures.

Sign(s):

Higgins Henderson, LLC Financial Services – 6819 Pittsford-Palmyra Road
(scheduled to be heard by ZBA on 8/26/13)

Mr. Place recuses himself due to a conflict of interest and steps away from the staff table.

Craig Tesler, Premier Sign Systems presented the application. With him is Kevin Henderson, partner of Higgins, Henderson Financial Services. The proposed sign is non-illuminated. There are soffit lights that already exist. The sign is approximately 40" X 108" (30 sf). This is similar in size to the neighbor to the east (Perinton Dental, which is illuminated).

Mr. Anderson asked for questions or comments from CED. Mr. Doser states that CED issued comments as follows:

Reference Code: Restricted Business Section 174-9 D (2) states: Restricted Business District, office buildings and complexes. One freestanding identification sign is permitted for each office complex. If there is one building or one tenant, there shall be only one identification sign. One directory or listing sign is permitted for each building within the complex. Where only one building is contained within a site and both an identification sign and a directory sign are desired, they must be combined into one sign. The location, area, height, color, style and lighting of each such sign must be approved by the Planning Board simultaneously or subsequent to site plan approval. The location of said sign, in compliance with applicable setbacks, is to be determined by the Planning Board and shall not exceed four feet in height and 24 square feet in area but may have lettering on two sides of the sign

- 1. The applicant is proposing a 30 sf building-mounted sign. The linear frontage of the building is 52 feet, which would allow a 78 sf sign.**
- 2. The proposed sign requires a variance because building-mounted signs are not permitted within this zoning district. It is scheduled for the Aug. 26th ZBA meeting.**
- 3. There are two pre-existing directory signs located on the building. The CED Dept. recommends that the pre-existing directory sign located on the front of the building be relocated to the east side of the building. We have no concerns with the directory sign located on the south end of the building.**
- 4. The CED Dept. supports this application, with the condition that a sign permit be issued within six months.**

Mr. Anderson asked for questions or comments from the audience, and there were none.

Mr. Anderson states that he supports this sign. There are three buildings in a row here, and this type of signage works out well, as he feels that they are better than three monument signs. He likes that they are not proposing to internally illuminate the sign. He can support the variance being requested, so long as the other tenants and the owner of the building understand that this is the only building mounted signage that will be permitted. For any other tenants in the building, he would not support any secondary signs for them.

Mr. Lewis asks if CED supports two directory signs. Mr. Doser states yes; CED recommends that the existing directory sign located on the front of the building be relocated to the east side of the building, and have no concerns with the directory sign located on the south end of the building. Mr. Lewis states that the sign is attractive. He expresses concern about the other tenants. He asks Mr. Henderson if any of the other tenants in the building have any concern about this. Mr. Henderson states that he owns the building. The other tenants will be on the directory signage. They are hoping to get a third tenant who will also be on the directory signage. There is space on the directory sign for a third tenant. Mr. Lewis asks if any of the other tenants might object to not having a large sign on the northern side of the building like Higgins Henderson. Mr. Henderson states that he is one of the building owners and that is not going to be an issue.

Mr. Brasley feels it is an attractive sign. It is similar to the dentist sign next door. He feels it makes more sense to put a sign on the building rather than a monument sign at the street. He supports the variance.

Messrs. O'Brien, Antonelli, Gardner & Ms. Neu, feel that the sign is attractive and supports the request and the variance.

Mr. Lewis made a motion to grant sign approval for sign application received by the Town on 7/22/13, as submitted, subject to the following conditions:

1. Sign is to be mounted on the front (north side) of the building facing Route 31.
2. There is to be only one directory sign on the building; applicant may choose location to be either the east side of the building at the front door or south side of the building facing parking lot.
3. Applicant to obtain variance from the Zoning Board of Appeals of the Town of Perinton Sign Code Section 174-9 B, to allow one building mounted sign (40" x 108" – 30 sq. ft.) instead of a freestanding sign.
4. There is to be no other building mounted signage for any business located on the building.

Mr. O'Brien seconds the motion.

Motion carries 7 – 0.

Rochester Oxygen & CPAP – 6687 Pittsford-Palmyra Road (Perinton Hills)

Tony Snow, Gupp Signs, presented the application to the Board. With him is Jan Hafner, Rochester Oxygen & CPAP. They are proposing an internally illuminated and channel letter sign. This is their corporate logo.

Mr. Anderson asked for questions or comments from CED. Mr. Doser states that CED issued comments as follows:

Reference Code: Commercial Section 174-9 D (3) On commercial buildings housing more than one tenant or type of business, only one sign for each outside public entrance shall be permitted on the exterior of the building for the purpose of advertising either the name or nature of the businesses contained therein. Should said building front on more than one highway, the placement of duplicated signs or a second sign, of the nature defined above, on the second side fronting such a highway may be permitted at the discretion of the Planning Board.

1. **The proposed sign application is to add a 15 sf multi-color sign.**
2. **The linear frontage of the building tenant space is 13'6" which would allow a 20.25 sf. ft. sign. The applicant is proposing a 15 sf sign. The sign meets code.**
3. **The CED Dept. supports this application, with the condition that a sign permit to be issued within six months.**

Mr. Anderson asked for questions or comments from the audience, and there were none.

Ms. Neu inquires if they could switch it to CPAP & Oxygen, or is it a corporate logo? Ms. Hafner states that this is a corporate name. They have tried to have periods after the letters, but they took them out as CPAP is an acronym that people are accustomed to hearing now.

Mr. Gardner doesn't care for the style of the sign; however it is their corporate logo and colors. It meets code. He inquires about the pylon signage and if the Board should be approving other signs for the plaza until this issue is taken care of. Mr. Doser states that this is an issue that CED is working on with the plaza owner.

Mr. Antonelli prefers individual channel letters. The applicant states that they are raised individual letters with aluminum background panel which will conceal the low profile, 2" raceway which contain the electrical components for the lighting. The letters are 5" deep. The background panel is painted silver and that is not illuminated. It is the same as Subway sign; except for they used a green acrylic for the contour surrounding the letters. Mr. Antonelli prefers the look of RAC and AJA Noodle, but he can support this sign.

Mr. O'Brien supports the sign and he is happy to see a variety of color.

Mr. Brasley supports the sign and also supports a variety of color.

Mr. Lewis inquired about the signs in the window. The applicant states that the hours are in the window. There is vinyl lettering on the door on one side and the other shows the hours of the business which is required by Medicare.

Mr. Anderson states that there is an approved sign package for the plaza, but it is up to the discretion of the applicant/owner if they choose to use that. This is an attractive sign. He inquired if there is a gray box with the letters attached to it. The applicant states yes; the letters are individual illuminated letters and the background is a palette for them to be mounted to. They need the depth to contain the lighting modules. The background is not lit; it is aluminum. The raceway is more shallow than the Subway sign.

Mr. Brasley made a motion to grant sign approval for sign application received by the Town on 8/6/13, as submitted, subject to the following conditions:

1. Size of sign is 15 sf.
2. Applicant to obtain a sign permit from CED within 6 months.

Mr. Lewis seconds the motion.

Motion carries 7 – 0.

Pended Application(s):

Fairport Baptist Homes -4646 Nine Mile Point Road – entrance modifications/canopy addition. Clark Patterson Lee Design Professionals, as agent for Fairport Baptist Homes Caring Ministries, owner of property located at 4646 Nine Mile Point Road (tax id#153.05-1-13.111), requesting preliminary and final site plan approval for modifications to the main entrance into the facility, along with a vestibule addition of approximately 150 sf, and a porch/canopy addition of approximately 2400 sf.

Presenter: Clark Patterson Lee, Steve Mattern

Zoned: Residential A
(carryover from 8/7/13)

Messrs. Lewis & Gardner recused themselves due to a conflict of interest and step down from the dais.

Mr. Anderson states that the Board heard this request at the 8/7/13 meeting, however, could not take any action as there was not a quorum. Tonight they will make a decision.

Michelle Trott, Clark Patterson Lee presents the application to the Board. With her is Steve Mattern. They desire to add a residential front façade vestibule and a drop off canopy to the facility. It will have a front porch for the residents. The addition is more homelike. All materials match existing, except for fypon trim. The green and pink elements that exist today will be removed.

Steve Mattern states that he reviewed the comments that were made about traffic flow. They prefer the acceptance of a one-way. The space is about 26' under the canopy. If there is two way traffic there and there is two cars stopped for drop off, it doesn't allow for a bypass. He submits proposed revisions into the record that are at sketch level now that show pavement markings and directional signage that are all easily visible. He has never done a two way canopy drop off before and feels that it will increase conflict for driver movements by more than double.

Mr. Anderson asked for questions or comments from the Conservation Board. Ms. Fredette states that they are prepared to go forward.

Mr. Anderson asked for questions or comments from CED. Mr. Doser states that the canopy does meet clearance requirements for vehicle. It has been reviewed by Fairport Fire Department. The applicant is applying for a variance for a front setback variance and is on the August 26 ZBA agenda. CED is OK with the one way traffic model as shown tonight.

Mr. Anderson asked for questions or comments from DPW. Mr. Beck states that DPW issued comments as follows:

- 1. The contractor needs to maintain sidewalk access during construction. Show orange construction fence to be installed along pedestrian ways in the construction area.**

Mr. Mattern states that they are not touching the sidewalk. Mr. Beck feels that it appears that one way traffic will be handled fine.

Mr. Anderson asked for questions or comments from Attorney Place. Mr. Place states that this is not a legal opinion, but someone who is on the site frequently. He does not support one way traffic here and feels it will create a traffic conflict within the site for people who have been to the site regularly in the past. Pavement marking will not work well at night or when snow covers them. He feels that traffic coming in off of Route 250 will be entering the site going the wrong way at a higher rate of speed.

Mr. Anderson asked for questions or comments from the audience. Judith McNulty, 647 Thayer Road, inquires where the entrance is for a pedestrian. Mr. Mattern shows her where the door is on the plans. The door is on both sides.

Mr. Anderson states that he supports this project. It gives the facility a defined entrance. He has concerns with two way traffic, but it is the choice of the applicant. The sketch that they were given tonight is a big help. He feels that directional signage will help as some people will come in and go the wrong way. He supports the variance request.

Mr. Brasley states that this will be a great addition and will make a nice entrance. He thanks the applicant for submitting a diagram explaining the one way. He would like to see final materials, heights and colors on the final plans. He asks if the only new exterior lights are going to be the under canopy lights. Ms. Trott states that is accurate. Mr. Brasley would like to see that on final plans. He supports the variance.

Mr. O'Brien feels that the applicant should determine if it is one or two way. He supports the request and the variance.

Mr. Antonelli like the modifications. He does feel that some people may go the wrong way in the one way. It will take some time for everyone to understand how the site works, but feels that with enough signs it should work out. He supports the variance.

Ms. Neu asked if the striping was a raised curb. The applicant states it is just striping. She inquires if the one way traffic is an owner request. Mr. Mattern states that came from his office. She feels that people eventually will be trained on which way to go.

Ms. Fredette states that the Conservation Board issues the following findings:

1. Elimination of approximately four parking spots in front of the building will increase green space on site by about 800 sf.

2. Stormwater from the new roof configuration will be directed by downspouts to the storm sewer.
3. The canopy will provide weather protection for drop off and pick up of residents and all other personnel visiting or employed by the facility.
4. The creation of the two porches on each side of the main entrance will provide an excellent feature for the residents as well as protection from the elements.

The Conservation Board feels this is a significant improvement to the west faced of the facility and recommend a Negative Declaration of SEQR.

Mr. Anderson made a motion to grant a Negative Declaration of SEQR for the reasons as cited by the Conservation Board.

Mr. Brasley seconds the motion.

Motion carries 7 – 0.

Mr. Brasley made a motion to grant preliminary site plan approval for modifications to the main entrance into the facility, along with a vestibule addition of approximately 150 sf, and a porch/canopy addition of approximately 2400 sf, for plans received by the Town on 6/28/13 and also plans submitted tonight showing the one way traffic diagram, subject to the following conditions:

1. Satisfaction of any remaining concerns of the DPW.
2. Applicant to review the one way design submitted tonight with the DPW and is to make any changes/additions that are recommended by the DPW.
3. The applicant is to obtain a front setback variance from the ZBA and the variance request and the date granted are to be shown on the final plans submitted for signature.
4. The applicant should include a signature block on the final plans submitted for signature with places for signature of the Planning Board Chairman, Town Attorney, Commissioner of the DPW, Town Engineer, and Fire Chief.
5. Applicant is to include on the final architectural elevations submitted for signature all materials, heights and colors of both new and existing materials.
6. There is to be no new exterior lighting other than new under canopy lights and the under canopy lights shall be flush and not drop down with the ceiling of the canopy.

Mr. Antonelli seconds the motion.

Motion carries 7 – 0.

Mr. Brasley made a motion to grant final site plan approval for modifications to the main entrance into the facility, along with a vestibule addition of approximately 150 sf, and a porch/canopy addition of approximately 2400 sf, for plans received by the Town on 6/28/13 and also plans submitted tonight showing the one way traffic diagram, subject to the following conditions:

1. Satisfaction of any remaining concerns of the DPW.
2. Applicant to review the one way design submitted tonight with the DPW and is to make any changes/additions that are recommended by the DPW.
3. The applicant is to obtain a front setback variance from the ZBA and the variance request and the date granted are to be shown on the final plans submitted for signature.
4. The applicant should include a signature block on the final plans submitted for signature with places for signature of the Planning Board Chairman, Town Attorney, Commissioner of the DPW, Town Engineer, and Fire Chief.
5. Applicant is to include on the final architectural elevations submitted for signature all materials, heights and colors of both new and existing materials.
6. There is to be no new exterior lighting other than new under canopy lights and the under canopy lights shall be flush and not drop down with the ceiling of the canopy.

Mr. Antonelli seconds the motion.

Motion carries 7 – 0.

New Application(s):

Alliger Subdivision – 200 Thayer Road. Ed Summerhays, as agent for David S. Foulke, acting as Power of Attorney for Joan H. Alliger, owner of property located at 200 Thayer Road (tax id#180.02-1-60), requesting preliminary and final subdivision approval to subdivide an existing 10.618 acre parcel of land into two parcels. Lot 1 is proposed to be 5.618 acres in size and is occupied by an existing house, garage and barn. Lot 2 is proposed to be 5 acres in size and is vacant.

Presenter: Edwin A. Summerhays, LS

Zoned: Residential Sensitive

Mr. Summerhays states that he understands that Mr. Foulke submitted a letter to the Town dated August 20, 2013 explaining his role as Power of Attorney and that a potential closing is scheduled for September 15, 2013.

Currently the approximately 10.6 acres of land are occupied by a house, barn and garage on the northern portion of the parcel; the southerly portion of the parcel is vacant. They wish to subdivide the parcel into two lots. There is a contract for the sale of the lot with home (Lot 1) which is going to be 5.6 acres in size and they will retain the 5 acre parcel to the south, and is not for sale at the present time. He assumes that at some point it will be sold. He acknowledges receipt of DPW comments.

Mr. Anderson asked for questions or comments from the Conservation Board. Ms. Wagner states that the Conservation Board is prepared to make a SEQR recommendation.

Mr. Anderson asked for questions or comments from CED. Mr. Doser states that there is a correction to the comments. This is a Residential Sensitive District and when Lot 2 comes in for development, it will require full Planning Board approval and not administrative site plan approval. Mr. Summerhays states that he will make note of that change. Mr. Doser states that the dimensional requirements are all met with this subdivision. He would like the final plans submitted for signature to indicate an acknowledgment that currently the subdivision is part of the Conservation Easement program and also to provide zoning data information.

Mr. Anderson asked for questions or comments from DPW. Mr. Beck states that he has nothing else to add.

Mr. Anderson asked for questions or comments from Attorney Place. Mr. Place states that a Park Fund contribution and a SEQR determination should be made.

Mr. Anderson asks about the existing conservation easement. Does the easement continue once it is subdivided? Mr. Place states yes; it is when they wish to construct that the easement will be broken. Mr. Anderson states that this will then be addressed at the time of site plan approval for the 2nd lot.

Mr. Anderson asked for questions or comments from the audience. Judith McNulty, 647 Thayer Road, inquires where the house and access are shown on the plans. Mr. Summerhays points that out.

Ms. Neu, Messrs. Gardner, Antonelli, O'Brien, and Lewis support the project and are prepared to go forward.

Mr. Anderson supports the project. He understands where the LDD is, there is adequate access, and he feels this is a good plan and will allow for a good site plan in the future.

Ms. Wagner states that the Conservation Board recommends a Negative Declaration of SEQR as there is no development beyond the existing conditions proposed at this time, and the existing conservation easement will continue at this time.

Mr. Anderson made a motion to grant a Negative Declaration of SEQR for the reasons as cited by the Conservation Board.

Mr. O'Brien seconds the motion.

Motion carries 7 – 0.

Mr. Anderson made a motion to require the applicant to make a contribution to the Town Park fund for Lot 2 only in an amount to be determined by the Town, given that the subdivision provides neither active nor passive recreation.

Mr. Lewis seconds the motion.

Motion carries 7 – 0.

Mr. Lewis made a motion to grant preliminary subdivision approval to subdivide an existing 10.618 acre parcel of land into two parcels. Lot 1 is proposed to be 5.618 acres in size and is occupied by an existing house, garage and barn. Lot 2 is proposed to be 5 acres in size and is vacant, for plans received by the Town on 7/11/2013, subject to the following conditions:

1. Satisfaction of any remaining concerns of the DPW.
2. It is understood that the Conservation Easement remains in place on both of these lots at the present time, and a note to be added to final plans indicating that.
3. Lot #2, when there is proposed development, will require site plan approval from the Planning Board.

Mr. O'Brien seconds the motion.

Motion carries 7 – 0.

Mr. Lewis made a motion to grant final subdivision approval to subdivide an existing 10.618 acre parcel of land into two parcels. Lot 1 is proposed to be 5.618 acres in size and is occupied by an existing house, garage and barn. Lot 2 is proposed to be 5 acres in size and is vacant, for plans received by the Town on 7/11/2013, subject to the following conditions:

1. Satisfaction of any remaining concerns of the DPW.
2. It is understood that the Conservation Easement remains in place on both of these lots at the present time, and a note to be added to final plans indicating that.
3. Lot #2, when there is proposed development, will require site plan approval from the Planning Board.

Mr. O'Brien seconds the motion.

Motion carries 7 – 0.

Creekstone Development (Pride Mark Homes, Inc.) Costich Engineering, as agent for PM Development of Rochester, LP, owner of property located at NYS Route 31 & Mason Road (tax id# 180.08-1-3.111), requesting a SEQR recommendation to the Perinton Town Board and preliminary and final subdivision approval for a two lot subdivision and preliminary and final site plan approval for a Planned Development District to develop a 39.9 acre parcel at the northeast corner of the intersections of Pittsford-Palmyra Road and Mason Road for a 160 unit residential development consisting of single family detached single story homes for rent, single story townhomes for rent, three apartment buildings with one and two bedroom units for rent, four Green House style

assisted living homes, open space park amenity, two garage buildings for resident storage, a storage/maintenance garage for property management, and a community center, pool, cabana building and leasing office.

Presenter: Jim Barbato, Jr.
Zoned: Currently zoned Residential B; pending rezoning to PDD

Mr. Anderson gave a brief review of the history of the project. He explained to the members of the audience that both the Planning Board and Conservation Board will make a written recommendation to the Town Board regarding SEQR initially, as the Town Board is Lead Agency for purposes of SEQR for this PDD project. He explained SEQR to the audience. He states that once the Town Board makes a SEQR determination, then the project will come back to the Planning Board for site plan and subdivision review, and ultimately back to the Town Board for the rezoning to PDD. Tonight is the first formal presentation to the Planning Board for site and subdivision review. He feels that no action will be taken tonight by the Planning Board.

Jim Barbato, Jr. presented the application to the Board, as per letter of intent from Costich Engineering and letter of intent from Pride Mark Homes, Inc.



COSTICH
ENGINEERING, P.C.



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Project No. 1978

July 24, 2013

Ms. Lori Stid
Planning Board Secretary
Town of Perinton
1350 Turk Hill Road
Fairport, New York 14450

Re: Creekstone Development
NYS-Rt. 31 & Mason Road
Site Plan Application

Dear Lori:

On behalf of our client Pride Mark Homes, Inc, located at 1501 Pittsford-Victor Road, we are submitting materials to the Planning Board for Site Plan and Subdivision approvals for the above reference project. We are requesting the project be added to the Planning Board's August 21, 2013 agenda for preliminary and final Site Plan and Subdivision approvals.

The project entails the development of an approximately 39.9 acre parcel at the north-east corner of the intersections of Pittsford-Palmyra Road and Mason Road. The development is a 160 unit residential development offering a variety of housing opportunities within a single development. A project narrative describing the development is attached for further description of the projects elements. The plan has been developed over the last several years and incorporates comments from the various Town Advisory Boards, Town staff, and the public. The parcel is currently zoned Residential B and Industrial. An application to rezone the parcel to Planned Development District (PDD) is pending with the Town Board.

To aid in your review attached please find the following:

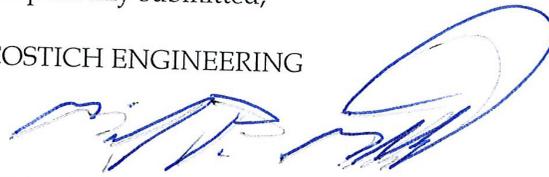
- Fifteen (15) Copies of the Planning Board Application
- Fifteen (15) Copies of this Letter of Intent
- Fifteen (15) Copies of the Project Narrative
- Fifteen (15) Copies of the Full Environmental Assessment Form (FEAF)
- Fifteen (15) Copies of the Deed for the property
- Fifteen (15) Copies of the Site Development Drawings
- Fifteen (15) Copies of the Building Elevations and Renderings (11x17 Colored)
- Five (5) Copies of the Engineer's Report
- One (1) Copy of the Authorization to Make Application Form
- One (1) Check - Application Fees \$1000.00

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Costich Engineering, P.C., Inc. • 217 Lake Avenue • Rochester, New York 14608
585-458-3020 • 585-458-2731 (Fax) • www.costich.com

We look forward to appearing before the Board at it's August 21st hearing. In the meantime if you should have any comments, questions or require additional information please contact our office.

Respectfully submitted,

COSTICH ENGINEERING



Michael P. Montalto

Enclosures

cc: Pride Mark Homes, Inc. – Jim Barbato Jr.



PRIDE MARK HOMES, INC.
1501 PITTSFORD-VICTOR RD, STE 200
VICTOR, NY 14564



April 8, 2013

To whom it may concern,

Pride Mark Homes plans to seek approvals for a new neighborhood named Creekstone, located on an approximately 40 acre parcel on Pittsford-Palmyra Road and Mason Road in the Town of Perinton. Our vision is to develop a pedestrian friendly neighborhood that will meet the growing needs of the community, which have been identified in the town comprehensive plan adopted in May 2011. This community is being designed to meet the market needs and goals of the town as described in the Hamlet of Egypt Subarea Plan and Guidelines developed in 2003. This community will include traditional architectural designs, sidewalks, walking trails, and street lights.

The parcel is appropriately designated as a transitional zoned parcel on the Hamlet of Egypt Subarea Plan. The parcel creates a transition from the Mason Valley single family residential neighborhood and industrial and retail uses. Creekstone will provide an increase in the diversity of housing required to meet the needs of the rapidly growing empty nester and senior population. The recently updated 2011 comprehensive plan states that the largest increase in age demographic are those 85 years and older with a 64.6% increase. The comprehensive plan also shows a significant increase in Perinton residents over age 55. The comprehensive plan states that communities with an aging population typically see an increase in demand for services such as transportation, adult recreation, and health care. Creekstone will offer assisted living care in the Green House homes. There will also be a variety of senior friendly, independent living home options. A neighborhood community center will offer residents a gathering place and various social amenities.

The Egypt Subarea Plan calls for a buffer and Planned Residential Low Density adjacent to the single family homes on Broadmoor Trail and Wolfboro Drive. The Creekstone plan shows a buffer area, with landscaped berms and trees adjacent to Broadmoor Trail, as shown on the subarea plan, as well as a buffer adjacent to the homes on Wolfboro and Mason Road. The Planned Residential Low Density areas include single family detached single story bungalow homes for rent which will be approximately 1400 to 1600 square feet with a projected rental range from \$1700 to \$2000 per month. The area of Planned Residential Low Density that is between the Planned Residential Medium Density and the Town of Perinton open space area has single story townhomes in this space. The townhomes will be approximately 1300 square feet with a rental range of \$1400 to \$1500 per month. There is also 1 apartment building adjacent to the town open space area. The Egypt Subarea Plan depicts approximately 10.8 acres designated as Planned Low Density Residential. The hamlet guidelines call for 3 to 6 units per acre in this designation. The Creekstone plan shows 53 units in this area, which equals 4.9 units per acre.

The next zoning designation on the area plan is Planned Residential Medium. This area borders the Northern Nurseries and the industrial zoned warehouse operations. The area plan does not call for

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a buffer area, but we anticipate the need to buffer future residents from the retail and industrial areas that they will border. The Creekstone plan shows additional townhouse units and apartments. The apartment homes will be a mix of 1 and 2 bedroom designs with a projected rental range of \$800 to \$1400 per month. The apartment homes will be approximately 700 to 1300 square feet with optional private garages and flex room spaces. The apartment buildings are designed to be 3 stories and approximately 40' high. The subarea guidelines specify 2 ½ stories and 35' height restriction. All other uses, except residential, allow for an exception of a 3 story building that is 40' high, as long it is not adjacent to single family residential. We would like to seek this same exception. The apartment buildings are not adjacent to any single family homes. The 3 story building makes it financially feasible to provide elevator access to all apartments. This will significantly increase the diversity of housing options offered to empty nesters and seniors who are looking to avoid stairs. The 3 story buildings also provide the opportunity to offer apartment homes that are protected by a sprinkler system. The 3 story apartment designs have proven to be a very desirable housing alternative for empty nesters and seniors in the market. The demand for this style apartment has grown significantly with the aging population since the Hamlet of Egypt Subarea Plan and Guidelines were developed in 2003. This area also includes four Green House style assisted living homes which will be owned and operated by Rochester Presbyterian Home. The Green House homes are single story homes and approximately 8500 square feet each. Each house will have twelve private bedrooms and bathrooms with one resident in each room. These homes offer assisted living care in a family style setting. The Planned Residential Medium designated area is approximately 16.5 acres. The subarea guidelines outline a density of 6 to 8 units per acre in this zone. The Creekstone plan has 55 townhomes, 4 greenhouse homes, and 44 apartment units, for an overall density of 6.5 units per acre.

The area along Mason Road and south of the historic cemetery is depicted as Planned Residential Business. This sub-designation is intended for transitional areas of planned residential to areas of greater density and/or business, commercial, or mixed use areas. The Creekstone plan has an open space park amenity and a portion of the Greenhouse homes. This use is consistent with the designation for the area.

There is a buffer area on Mason Road adjacent to the industrial area buffering the new residential from the existing industrial. In this area the Creekstone plan has two garage buildings intended for resident storage and a storage and maintenance garage for property management. This use is appropriate adjacent to the industrial land.

The area east of the Northern Nurseries business and operations on Pittsford-Palmyra Road is depicted as Planned Residential Business or Limited Commercial. The Creekstone plan currently shows a community center, pool, and cabana building. This will serve as a gathering place for the community and contain the leasing office for the neighborhood.

Respectfully,



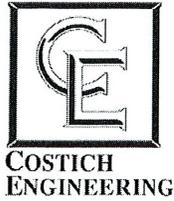
James P. Barbato, President
Pride Mark Homes, Inc.

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With him is Mike Montalto, Costich Engineering, Evan Gafell, Costich Engineering, Amy Dake, SRF Associates, who did the traffic report and transportation study, and his father Jim Barbato Sr. He described the location of the project. Numerous plans have been set up on display in the Board room this evening for the Board members, Town staff, and the public to review. This parcel is identified in the Egypt subarea plan to create a transition from the single family residential homes in Mason Valley and the Industrial uses on the corner of Route 31 and Mason Road. It was identified in the Town Comprehensive Plan of 2011 on the future land use map as medium density residential, which is defined as 6 – 8 units per acre. Consideration was given to the buffer areas to the adjacent neighbors in Mason Valley and landscaped berms are shown on the plans (pointing). Pride Mark has owned the land since 1998 and they have submitted previous plans on the parcel and the project has been evolving for years. Many changes have been made to the project after listening to neighbors, Town staff, consultants, and the Town Board. This plan is a result of those changes. He described how the project coincides with the subarea plan. The Egypt sub-area plan recommends four zoning districts on this parcel. They are planned residential low density, which is defined as 3 – 6 units per acre, planned residential medium density, which is 6 – 8 units per acre, planned residential business, and planned residential business/light commercial. The density and land uses on the plan meet the intent of the designation as defined in the subarea plan. They are trying to create a transition from residential to industrial, and they are doing that across their property. The first designation they

have is planned residential low density which is adjacent to the single family homes (pointing). In this area they have 26 detached single family homes, which they are referring to as bungalows. They are open floor plans with 2 or 3 bedroom designs with attached two car garages; all ranch style homes. They will be approximately 1400 – 1600 sf with a rental range from \$1700 - \$2000/month. The second area on the plan is the planned residential medium, which the subarea defines to include townhomes, condominiums and states that apartment are acceptable. In this area, they have the townhouse buildings (pointing), and the apartment building (pointing). The plan shows 16 ranch townhomes which are 5 unit buildings and there are 12 of them on the plan. The townhomes are 2 bedroom/2 bath with attached two car garages. They will be about 1300 – 1400 sf with a rental range of \$1400 - \$1600/month. Apartments are adjacent to the wetland area and buffer. The apartment buildings are three story buildings, and there are three of them. Each building will have 22 units with 12 garages integrated underneath each building. There are 6 garages at each end of the building. There is a center elevator and the design is meant to cater to the needs of empty nesters and seniors on all three floors. Approximate square footage is 700 – 1300 sf, with a rental range of \$800 - \$1400/month. The plan has parking per Code, which is three spaces/unit. The Egypt subarea plan recommends 1 -2 spaces/unit. They would like to reduce the parking to 2 spaces/unit and landbank the additional spaces that would be required to meet the Code, with the hope that they would not need that much pavement and be able to create some more green space. If it becomes an issue in the future, they could then add the parking. This will offer a diverse mix of housing that they are gearing towards empty nesters and seniors with everything designed with that in mind. He reviewed the elevations of the apartments, bungalows. Currently they are showing everything in just one color, but the plan would be to follow the Egypt recommendations where it defines a historic color palette, and they will work within that to have some variety of color. He reviewed the elevations of the townhomes, the greenhouses and the community center. The community center is located in the planned residential business/light commercial. It is approximately 5000 sf. They will have an outdoor pool with a cabana building (including bathroom). This is an amenity for the residents of the development. He reviewed the elevations of the cabana building. They realize that they will have to go to Historic Architecture Commission for approval also. They are trying to create two fronts to the building; one fronting on Route 31 and the other fronting towards the pool area. The community center will include a lounge area, gathering space for social functions for the residents of the development, rental administrative functions, fitness center with exercise equipment and a flex room to be used for fitness classes or gatherings. The location has been changed, and it creates a gateway to the new community, as well as the Hamlet of Egypt. They have designed the community center with architecture that is tied to some historical buildings in the area. They have incorporated some colonial elements which are tied into the subarea plan. The area adjacent to the cemetery, on the subarea plan is defined as planned residential business, and in that area they are proposing four ranch style greenhouse homes, which are designed to be assisted living homes. They are approximately 8500 sf each, and would be owned and operated by Rochester Presbyterian Home. There are 12 private bedrooms and bathroom per home. They have similar rooflines and height of a typical single family home. He shows photos of a community that is in Chili. In Chili they own a community that is rental townhomes geared towards empty nesters and seniors, and Rochester Presbyterian Home is a neighbor and it has worked out well.

They have heard concerns throughout the process. Traffic is a concern. They hired SRF Associates to perform a traffic study based on a scope provided by the Town. The traffic study showed that there would not be any drop in the current level of service, and the impact of this development would not be significant. The study and findings were reviewed by a Town designated consultant and the NYS DOT, and they both agreed with the result of the study from SRF. They have also been working on the drainage with Town Engineer to property manage the stormwater. The creek that runs through the property and eventually discharges through the wetlands. They are currently involved in a creek corridor study, a study where they will model the volumes in the creek to see how it performs during storms. They feel that they can build the project and not have a negative impact on the wetlands or neighbors. They worked with Chris Lopez in the fall and early winter. He is the professional planning consultant that was involved in creating the Egypt subarea plan as well as reviewing this plan to see how it coincides with the area study. He provided comments to the Town Board and many of those suggestions and neighbor suggestions were taken into account and this plan shows that. The current plan, as far as density, is 4 units per acre, if you include the wetland area, and if you remove the wetland area, it is 4.9 units per acre. One of the neighbor concerns is the apartment buildings, with them being 3 story buildings and they have concerns about the height. The apartments are designed at 45' high. They are located adjacent to the wetland area, which is the lowest area on the site and creates a significant buffer and minimizes the height as it is in a low area. He described the grade change, and the drop is approximately 27' to 15' on either side as you go down the hill towards the apartments. Putting the apartments in this area minimized their height and also kept them away from the closest neighbors. In one direction, the closest neighbor is approximately 650' away, and 600' away in the other direction. 600' is the length of two football fields, which is a nice buffer from the neighbors. There was a site walk on June 27, 2013 with Town staff and some of the neighbors, who expressed concern about the height of the apartments and where the landscaping and buildings would be. Costich Engineering created a photo simulation of the area that was submitted to Town staff & Planning Board on 8/20/13, which he described as shown below:



CE# 1978
August 20, 2013

Creekstone Development
Photo Simulations views from adjoining Broadmoor Trail Residences.

Overview:

Costich Engineering has prepared photo simulations from adjoining properties in response to neighbor comments arising from a field walk with neighbors and town staff. Photo simulations combined computer generated 3D modeling of the site and proposed structures and landscaping. The following methodology was employed in creating the photo simulations.

Balloon Fly:

A balloon fly was conducted in order to establish heights of existing tree canopy, provide graphic scale and heights at which elements would be visible. Two sets of balloons were flown at the proposed locations of building 13 (single family home) and building 33 (3 story apartment building). The balloon locations were set by the use of GPS in the field. The set of balloons located at building 33 were flown at the height of 160' with a second balloon 20' below at 140'. The balloons were used as a building locator and scale for the height of the existing trees. The second set of balloons were set at the location of building 13 with a height of 90' with a second balloon at 70'. We took pictures from various locations including Stub Road, Broadmoor Trail and along the Creekstone site property.

Photo Processing:

The photos were assembled in Photoshop to create panoramic views of the existing vegetation and tree lines. The photos were then uploaded in AutoCAD where we were able to create a scale from the balloon heights. The scale created allowed us to gauge the height of the existing trees on site.

Sketch-Up Model:

A 3D model was created from the developed site plans along with geo-locating the site/terrain in Google Earth. The existing tree heights were set from the information gathered during the balloon fly. 3D models of the proposed structure were provided by the architect and imported into the model. We created the planting plan for the Creekstone project while making sure we used accurate heights of the proposed plant material while also imported photographs of existing vegetation to give the most accurate representation of the views. This allows us to have a scaled 3D model with the ability to create photo simulations.

Mr. Barbato reviewed the various photos showing views from neighbor's homes; Mr. Guche, Mr. Wisniewski, and Mr. Jacobs's house. The pictures show views at the time of planting, and also with mature landscaping. They feel that there is little visual impact with the apartments in this location. There is approximately 160' off of Mason Road to the first building and 200' off of Mason Road to the first greenhouse. This has created two open space areas. They plan to create a pocket park which includes sidewalks, patio area, community gardens, park benches, bike racks, along with parking spaces so that someone from outside the community could park and access the Crescent Trail that runs through the community. This allows them to buffer and not have buildings too close to the cemetery.

They hired a consultant to do a market study for feasibility and the report was very positive. The report included the rentals from The Longwell project and also potential of projects either in the approval process or early construction process in neighboring Towns of Pittsford and Victor. This report has been submitted to the Town for their review as a part of the record.

They are proposing to build this project in phases. They are targeting empty nesters and seniors. The greenhouse portion is an independent phase based on when the Rochester Presbyterian Home was prepared to go. They plan to create a walking community with sidewalks, walking trails, streetlights and have the Crescent Trail clearly defined and marked after the development work has been completed. They plan to keep the Crescent Trail independent of the sidewalk that will run parallel with it. The road network will be private roads, which will result in a reduction of services required by the Town. They feel the plan conforms well with the spirit of the Egypt Sub-area plan and meets many of the goals established in the Town Comprehensive Plan.

Mr. Anderson asked for questions or comments from the Conservation Board. Ms. Wagner states that they have met with the applicant and appreciate having the site walk. One of the Conservation Board concerns is stormwater management and the stream. They are aware of the many comments that DPW has issued on this application and will follow that process. They would like the applicant to look at doing some stream restoration by adding back some natural meanders and create some amenities in that corridor. They would like to see if there is a way to separate pedestrian and bike traffic from each other, as well as the road traffic. There is no dedicated left turn lane on Route 31 and they would like to have more discussion about that as far as safety. She inquires how they will manage grading with the phasing plan. They would like to see some photo simulations from Route 31 and Mason when leaves are off the trees. She inquires if there is a Potters field around because of the historic cemetery.

Mr. Anderson asked for questions or comments from CED. Mr. Doser states that CED issued comments as follows:

Code Enforcement & Development Comments

- 1. Handicapped parking signs should include "Permit Required" as defined by Town Code.**
- 2. Parking lot striping must be double-hairpinned. Please provide double hairpin-striping detail on site and pavement parking plan.**
- 3. Identify fire hydrant locations.**
- 4. Identify turn radiuses for purposes of evaluating emergency vehicle apparatus access.**
- 5. Provide formal elevations of buildings with colors, heights and materials.**
- 6. Indicate which buildings will feature sprinkler systems.**
- 7. Provide and include in future plans the formal architectural technical drawings of elevations, and include heights, colors and materials of structures.**

This applicant is currently scheduled to appear before the Historic Architecture Commission on 9/10/13 for the architectural elevations.

Mr. Anderson asked for questions or comments from DPW. Mr. Beck states that this project has been before the Town Board for quite a while and this is the first meeting with this particular level of review for site plan. The DPW issued initial comments on this application as follows:

General

- 1. The application package does not provide enough information to allow for preliminary approval. Our comments are based upon the information provided and additional comments will be forthcoming.**
- 2. The stream that flows through the site regularly overflows its banks. We have met with the applicant and are working with them to develop a scope of work to complete a drainage study from the Mason Road culvert to the Broadmoor Trail culvert. Until the results of this study are known, it is pre-mature to make definitive comments regarding drainage, grading or the building layout associated with this proposed project.**
- 3. The proposed placement of stormwater management area 2 is within an existing sanitary sewer easement that contains a sanitary sewer transmission main. The stormwater facility will have to either be moved further to the south or the existing sanitary sewer will have to be relocated and a new easement granted.**
- 4. The plan set is missing an erosion and sediment control plan that details the construction phasing of the project as well as the pre and post mass earthwork erosion and sediment control practices (interceptor / diversion swales, topsoil piles, staging areas, sediment basins, stone check dams, etc.) that should be implemented on this site.**
- 5. While we have not seen any test pit soil information, the applicant's engineer has indicated that the site contains an upper layer of sandy soil that may be conducive to infiltration. This appears to be the design basis for the long, flat and shallow grass swales proposed for this development. During the mass grading operation, which will cut much of the upper layers of soil from the Phase I area and will use that soil to fill the upper layers of soil in the Phase II area, the infiltration capacity and characteristics of the site will be lost. It is likely that the proposed swales will be wet for prolonged periods during snow melt and after heavy rainfall. It is possible that the lack of infiltration may impact some structures.**
- 6. Additional stream buffer will be required as part of this plan. Ideally, the buffers should be sized to include the 100-year floodplain. The New York State Stormwater Design Manual suggests that a stream-side buffer should range between 50 and 75-feet.**
- 7. Show the walkout elevation for any structure that is intended to be a walkout.**
- 8. Label street names and include the road stationing on all plan sheets.**
- 9. The engineering report is not complete. It is missing basic information like a project description, wetland delineation report, and a general overview description of the water supply system, the sanitary sewer system, and the stormwater management system, including construction phasing and erosion/sediment control as well as a description of the underlying soil (geo-technical information, perc information, etc.). The storm sewer system sizing information provided is not complete. It is missing information like pipe capacity and velocity.**
- 10. We recommend that the applicants engineer schedule a meeting with DPW Staff to discuss the details associated with stormwater run-off calculations.**
- 11. The site is located within an element occurrence boundary of an archeological sensitive area. Has the applicant had any communication with the New York State Office of Historic Preservation?**
- 12. Show all proposed and existing easements on the Site & Pavement Marking Plan as well as on the Utility Plan.**
- 13. The crescent trail currently maintains a trail through this property along the creek. Will the proposed development impact the location of the existing footpath, and if so where will the trail be relocated to.**

14. This project is located within a Town of Perinton PED zone. The applicant is proposing to construct a sidewalk along its Mason Road frontage. In lieu of contributing to the sidewalk fund for the NYS Route 31 frontage, the town would like to have a sidewalk constructed on Mason Road in front of the cemetery.
15. Provide the wetland boundary concurrence letter from the NYSDEC.
16. It is unclear how parking areas in front of buildings 31, 32, and 33 will drain. There are no drop inlets or storm sewer proposed in this area. The plan does show a 6-inch perforated underdrain pipe; however, this pipe is undersized and will cause the parking lot area to be flooded during heavier rain-fall events.

Utilities

1. The Stormwater Management Facilities will be privately owned and maintained. An executed stormwater maintenance agreement between the Town of Perinton and the owner, which describes the type and frequency of inspection and maintenance to be completed by the owner, is required prior to final plan signatures.
2. The Town of Perinton will own and maintain the sanitary sewer main only. All lateral pipes will be owned and maintained by the property owner. Provide access and utility easements to the Town of Perinton that encumbers these facilities.
3. The Town of Perinton will own and maintain the storm sewer main only. All lateral pipes, drop inlets, and cross-over pipes will be owned and maintained by the property owner. Provide access and utility easements to the Town of Perinton that encumbers these facilities.
4. There are a number of missing invert and top of grate elevations relative to the storm sewer system. Also, all drop inlets and manholes should be labeled and given a designation number.
5. In areas where utilities are proposed to be constructed in fill, a detailed compaction schedule shall be provided. Fill material will be compacted to 95% of its modified proctor.
6. Does the applicant intend to own and maintain the metal arch road culvert pipe? If the applicant would like the Town to own and maintain this structure, we will require that a concrete culvert structure be installed instead of the metal arch pipe. The details for the metal arch do not show footing elevations, dimensions, concrete type, reinforcing, soil bearing capacity, etc. The detail shows an aluminum CMP riser which is not included in the utility plan. Will the riser be part of the metal arch pipe?
7. Show the road culvert on the grading plan.
8. Show all pond outlet control structures, with inverts and emergency spillways on the utility and grading plans.
9. Be sure to show sanitary lateral connections for all residential structures. Laterals are missing for building 33, building 47, building 26, building 27, building 28, building 29, and building 30.
10. Move sanitary manhole SA1.0N to the east so that the sanitary main is not underneath the proposed road culvert.
11. Specify rock outlet protection at the discharge points of the storm sewer system.
12. The sanitary lateral pipes should be labeled as 4 or 6-inch, depending upon sizing requirements, SDR-21 PVC pipe.
13. Sanitary Manhole SA0.0 should be a 5-foot diameter manhole.
14. The downspout conductor pipes, that will collect roof-top run-off, should be labeled as 6-inch SDR-35 pipe. Please provide a detail as to how these conductor pipes will tie into the storm main.
15. The SWPPP indicates that in drainage area 1, 12 single family homes and 2 town homes will splash their down spouts. The plan does not show how roof-top run-off will be captured and conveyed for the remaining buildings 35, 36, 38, 39 27, 28, 29, and 30.
16. The down spout conductor pipe for building 33 should drain into the storm main south of the building. Similarly, the conductor pipes for building 32 and 31 should drain to the storm main between these buildings.

Grading

1. There are a number of deficiencies with the proposed grading plan. Contour lines are mislabeled; end without tying into existing contours; create flat areas that will trap stormwater run-off; and direct run-off towards proposed structures.
2. The road profile shows 6-foot fills. A detailed compaction schedule shall be provided for review and included in on the plans. All fill areas will be compacted to 95% of its modified proctor.
3. Please provide the cut & fill calculations so that we understand how the site balances.
4. Label pond numbers on the grading plan.
5. The current grading will trap stormwater draining from the "Greenhouse" Parcel behind buildings 38 and 39 as well as behind building 45.
6. Provide additional spot elevations in the parking areas of buildings 40, 41, 42, 43, 44, and 45 to better define intended flow direction.
7. The site and pavement plan should also include top of curb elevations as well as proposed radii for all curves.

Erosion & Sediment Control

1. The plan set will require an additional sheet that should include construction phasing, interceptor / diversion swales, topsoil piles, staging areas, etc.
2. Any disturbance over 5 acres will require additional approval by the Town of Perinton.
3. Are the stormwater management facilities going to be used as sedimentation basins during construction? How will the discharge be controlled? Please provide sediment basin sizing calculations.

4. **Remove inlet protection practices from areas on the plan where there are no inlets proposed.**
5. **Orange construction fence should be installed to define the limits of disturbance.**
6. **Additional internal silt fence along slopes will be required.**
7. **Stone check dams in temporary or permanent swales are necessary until soil is stabilized.**
8. **Provide an additional layer of protection either through a second row of silt fence or a straw bale berm along the NYSDEC wetland buffer.**

Stormwater Management

1. **Show the location of all bio-retention areas on the utility and grading plan. Provide a detail of how to construct these areas.**
2. **Provide the test pit logs and any other geotechnical information that was developed for this project.**
3. **The plan is missing sections through each of the stormwater management facilities showing the maximum water surface elevations for the various storm events. The information provided as part of the outlet control structure details does not appear to relate to this project.**
4. **It is unclear what type of stormwater management facilities will be constructed for this development. As an example, pond 2 will only be 0.5 to 2-feet deep during dry weather conditions. This does not meet the design standards of the New York State Stormwater Design Manual for wet ponds.**

The applicant is already working on some of these issues. The Town has already done an extensive study of this watershed and have measured levels at 37 different spots over a two year period about five years ago. This information will be provided to the applicant's engineer for their review. Although the project will be constructed in Phases, grading will be done on the entire parcel at once. The entire site will be earth worked and then reseeded and restored. The Engineering report is missing some items. The applicant has discussed the Crescent Trail and Dave Schaeffer, a representative of the Crescent Trail is in the audience tonight and he will likely comment on that. This project is in a ped zone. Mason Road is near the top of the capital plan project for that, but there has been no extensive engineering work done on that yet. Conceptually, they would like to get from the east side of Mason Road from Waycross to Route 31. Turning radius need to be met even on a private road.

Mr. Anderson asked for questions or comments from Attorney Place. Mr. Place states that the Town Board has already declared their intent to be lead agency and there is a 30 day response period for involved agencies. No agencies have objected yet. The Town Board will need to make a SEQR determination before the Planning Board can take any action on this request before them. Once a SEQR determination has been made, the Planning Board may take action on site and subdivision. Once that has been approved, the Town Board could take action on the rezoning request for the PDD.

Mr. Anderson asked for questions or comments from the audience. Dave Schaeffer, 29 Chablis Drive, states that he is a member of the Crescent Trail Association and a member of the Recreation and Parks advisory Board. He thanks the Barbato's for the last 10 or so years, to allow the Town to have a hiking trail across this property which follows the course of the stream. The Crescent Trail would like to continue to have a public access trailway through the property connecting Mason Road and the Town owned property adjacent to Mason Valley subdivision property. They are interested in the drainage. He asks Mr. Barbato if any of the units will have basements. Mr. Barbato states that a majority are on slab, but there will be some with basements. He points out the area on the plans where there will be basements. Mr. Schaeffer expresses concern about the amount of clearing north of the stream. They would like to look at separating the trail from the concrete sidewalks. They assume the applicant will convey to the Town a public access permanent easement for whichever trailway is to be serving as the trail connection. They would like to keep the trail as close as possible to the stream. Mr. Barbato states that it is his intention to convey an easement. Mr. Schaeffer feels it is a good idea to complete the sidewalk system along Mason Road. Mr. Barbato states that there will also be internal sidewalks.

Mike Wisniewski, 41 Broadmoor Trail, inquired why the agenda for tonight's meeting shows it is for subdivision approval also. Mr. Anderson states that the area that is going to be used for the greenhouses (assisted living) will be a separate parcel. This will be sold to the Rochester Presbyterian Church. The site plan would include the greenhouse. There will be two lots; the 2nd lot will be the remainder of the parcel. Mr. Place states that once it is rezoned, the site plan is locked in. If any changes are ever proposed, they would have to come back to the Town.

Susan Wojchehowski, 7 Conover Crossing, inquired what a Certificate of Appropriateness is. Mr. Doser explains that the Historic Architecture Commission will review the elevations for this project. Mr. Anderson states that there are a number of Boards involved with this particular project; the Town Board, the Planning Board, Historic Architecture Commission, and the Conservation Board.

Jim Sulkowski, 49 Broadmoor, would like to see pictures of what this will look like in the winter time. He can see Mason Road from his deck now. He wants to know why they can build a third level when he can't on his home. Mr. Anderson states that PDD Code allows for a building that can be 30' high or a level determined by the Planning Board and the Town Board that is appropriate for the site. This is essentially a rezoning. The applicant has pointed out it is the lowest spot from Mason Road. Mr. Sulkowski states it is not the lowest point from Broadmoor. Mr. Anderson states that this is a long distance. He would like to see how it will look in both summer and winter.

Ned Flanagan, 3 Wolfboro Drive, also expresses concern with viewscape from Wolfboro Drive.

A woman (unknown) inquires if bikes are allowed on the Crescent Trail. Mr. Schaeffer states that the Town does not have an ordinance for bicycles on sidewalks. If a multi use trail is created the federal specification state that if there are multiple uses they need to be 10' wide. It is good for the community to have a bike able path through this community. Mr. Schaeffer states that the Crescent Trail was not built for bicycles. Mr. Schaeffer states that whatever is built on this property, the Crescent Trail hopes that it will not make worse what exists today. The wetlands are here in this location to do exactly that; they are supposed to take in the water. The flooding gets first priority. Portions of the Crescent Trail closes at certain time of the year because of this. That is what it is here for. Mr. Barbato states that the bicycle rack is not included to endorse bicycle use on the Crescent Trail; this will allow someone to rack their bike when they walk on the Crescent Trail. They are trying to make this pedestrian friendly. The

woman states that the stream path has changed over the years, and she expresses concern if the study was done so long ago that the data will be inaccurate. The woman asks if the structures will meet handicap access. Mr. Barbato states that they will meet Code. She inquired what if there was a fire; what would they do in a building with an elevator. Mr. Barbato states that there is Code on this. There are many handicap accessible buildings with elevators. These buildings are sprinklered. Mr. Brasley states that there is a rescue area that is required by the law.

Bill Guche, 39 Broadmoor Trail inquired about liability for use of the Crescent Trail. Mr. Place states that the NYS General Obligations Law that was written to encourage people to grant easements for hiking and biking. This protects the Town and the landowner absent affirmative action.

A gentleman, 65 Nobleman Court, expresses concern about additional traffic. He realizes that there have been traffic studies done, but he feels that people are taking their life in their hands by taking a left hand turn from Mason Road and onto Mason Road from 3 PM until 6:30 PM.

Judith McNulty, 647 Thayer Road, expresses concern about additional traffic. She states that Loud Road and Thayer Road are not meant for this type of traffic use.

Tom Lucey, 5 Morning View Drive, expresses concern about additional traffic and safety, especially during daylight savings time. There is a lot of student traffic, both vehicular and pedestrian and he feels it is a safety hazard. He feels that the density is too high. The Comprehensive Plan for medium density does not include apartments. The Egypt area plan calls for more density closer to the Hamlet; this is the opposite. He states that he submitted a letter into the record (see below)

record
8/21/13

Thomas Lucey
5 Morning View Drive
Fairport, New York 14450
(585) 425-7893

August 21, 2013

Planning Board
Town of Perinton
1350 Turk Hill Road
Fairport, New York 14450

RE: Creekstone Development

Dear Board Members:

As a resident in the area of the proposed Creekside Development, I have concerns with the proposed project that I request the Planning Board consider. My primary concern is in regards to pedestrian safety on Mason Road and at the Mason Road/Ayrault Road intersection, with a secondary and related concern in regards to the proposed density.

As I stated at the Town Board public hearing for the project on June 26th, there is a significant amount of pedestrian traffic on Mason Road, which includes students going to/from Fairport High School. There is basically no sidewalk system, pedestrian facilities or lighting on Mason Road or at the Mason/Ayrault intersection. There are a few unconnected sections of sidewalks, and no sidewalks north of the Grandview subdivision. There are no pedestrian crossing markings or signs at the Mason/Ayrault intersection. Every weekday morning and evening, students are walking on the shoulders of Mason Road, and crossing Ayrault Road at the intersection. This includes the winter months, when there is not only snow on the shoulders, but also it is before sunrise and it is dark. I believe this is a serious safety issue that the Town Board and the Planning Board are ignoring.

I also oppose any increase in the density of the development in the area that exceeds current zoning and the Town Comprehensive Plan, primarily due to the safety concerns of pedestrian along Mason Road and at the Mason Road/Ayrault Road intersection. It clearly shows in the Town Comprehensive Plan (page 38) that the area of the proposed project is slated for "Medium Density Residential", which is defined (on page 35) as (underlined added):

Medium Density Residential areas are recommended outside the Village of Fairport, in northern Perinton and around the Hamlet of Egypt. The character of these areas should be consistent with the higher density character of the Village and are desirable locations for duplexes, townhomes, and patio style homes. Strong pedestrian connectivity to surrounding developments, as well as the integration of neighborhood parks and playgrounds should be incorporated.

The designated area is not a "Multi-Family Residential" which is clearly a separate district that allows "Higher density development, including townhomes, condominiums, and apartment complexes are appropriate land use types in these areas." (page 35 of the Comprehensive Plan, underline added).

I request it be entered into the record that if the proposed project contains apartments, the project is not in conformance with the Town Comprehensive Plan.

Further, the Hamlet of Egypt Subarea Plan calls for the more dense components of a development to be closest to the center of the hamlet along NYS Route 31, and transition to less dense components the farther from the center of the hamlet. The last plan I saw presented at the June 26th Town Board meeting was clearly not in conformance with this requirement, including apartments being the components the furthest from the center of the hamlet.

Therefore, I also request that it be entered into the record that the proposed development does not conform to the Hamlet of Egypt Subarea Plan unless the more dense components are clearly the closest to the center of the hamlet.

Further, I strongly feel the effect of the project and the increased density is causing a potentially significant environmental impact under SEQR that must be explored and mitigation proposed before any SEQR action can be taken. I request that the Planning Board and Town Board required the developer to complete the following analysis (if not already in the provided studies) to provide the public and the boards insight into the seriousness of this issue:

- Pedestrian counts along Mason Road and at the Mason Road/Ayrault Road intersection while school is in session and just prior and after school hours.
- Any traffic study should also be based on data while school is in session, and for the hours just prior and after school hours.
- A Gap and Delay study at the Mason Road/Ayrault Road intersection while school is in session and just prior and after school hours. Typical traffic analysis software does not accurately reflect the operation of a stop controlled intersection, therefore a detailed gap and delay study should be performed to accurately assess the operation and level of service at this intersection.
- An accident study should be provided for the Mason/Ayrault intersection, including a comparison to state average rates.

Finally, with a project where density is a significant issue, if not already provided, I believe the applicant should be requested to provide a draft Stormwater Management Plan and SWPPP to indicate if the development area can support the needed drainage improvements and practices needed to comply with the SPDES requirements. Again, with a dense development adjacent to an existing wetland/stream environment, I believe that stormwater is a potentially significant environmental impact under SEQR that must be explored prior to granting SEQR approval.

Unfortunately I am compelled to put these comments in writing, as they seem to have been completely ignored by the Town Board. I believe it needs to be identified and fully disclosed that the project does

not conform to town plans, and that there are potentially significant environmental impacts that need to be examined. Thank you for considering my concerns.

Sincerely,



Thomas Lucey

cc: Perinton Town Board

Robert Perrilleon, 8 Misty Meadow Way, expressed concern about traffic increase and safety.

Mr. Beck states that an independent traffic engineer reviewed the traffic study. He asks her to speak to the traffic study. Amy Dake, SRF Engineering gave an overview of the traffic study and stated that this is a nationally recognized way to perform a traffic study. There was a significant amount of discussion on how roads are rated currently and what the projection will be for the roads once this project has been completed. In general a rating of D is an acceptable operating condition, C is average, E is getting close to capacity, and F is it needs to be improved. The study looks five years into the future. With this project there is no change in the letter designation of the level of service from what exists today. There will be a small increase in delay.

Mr. Beck states that currently there are 4000 cars a day on Mason Road. Mason Road used to be a County road, and the Town took it over; however it probably should still be a County road. It is a collector road. It is similar to Lyndon Road, which has about 5000 cars a day. To add 113 cars during peak hour is not going to make a significant impact to the amount of current traffic on the road. .

A number of residents expressed concern about safety hazards for kids walking, and why a D rating was an acceptable rating. Mr. Beck states that the rating measures delays at intersections; it is not a safety rating.

Mr. Anderson states that he would like the traffic study to be submitted so that they can review the data. He understands that there are a number of concerns about pedestrian safety and any increase in traffic.

Joel Jacobs, 45 Broadmoor Trail inquired when the stormwater management plan will be complete. Mr. Montalto states that they are working with the Town Engineer. The stream has existing problems today; they are proposing to not make it any worse than what exists today. They will hold back runoff well beyond the existing conditions and maintain the area drainage patterns. The Town will review the design to see if their model is in agreement with the Town information. Mr. Anderson states that before the Conservation Board and Planning Board can make a SEQR recommendation to the Town Board this will need to be completed. Mr. Place states that when SEQR is reviewed this will be addressed.

A woman inquired what the height of the apartment is proposed to be. Mr. Anderson states that the height is proposed to be 45'. The guideline says 30' or a height that the Board determines suits the land. This is something that the Planning Board will look at. The woman expresses concern that the Town doesn't care what the neighbor's think about this proposal and that they are all opposed to it. Mr. Anderson states that it is a balance. The developer has a plan, there are concerns of the neighbors, and there are the interests of the Town, and the Board will try to balance all of this to come up with a solution.

Mr. Place states that when the Town Board sent this project forward to be reviewed by the Planning Board, one of the conditions was that the apartments be located in the low spot on the parcel. Mr. Place states that a 45' height 10 away looks a lot different than it does 600' away. This is part of the consideration that will be reviewed. The Board has to strike a balance.

A woman, 5 Conover Crossing wants to know why apartments are needed. Mr. Barbato states that they are responding to the demand of this type of housing. The Town Comprehensive Plan states that a diversity of housing should be provided for empty nesters and seniors. This is the largest growing demographic. It is a local and national trend.

Judith McNulty, 647 Thayer Road, wants to make sure that when the viewsheds are supplied that they are at final grade, and not what exists today. Mr. Montalto states that the viewsheds will be at proposed grade.

Roberta Flanagan, 3 Wolfboro Drive expresses doubt that seniors really want to live in a 3-story apartment building. Mr. Anderson states that there is an emerging demand among seniors for an option for rentals.

Darlene Wisniewski, 41 Broadmoor, expressed concern that a three story building does not fit in the neighborhood and should be a two story building. There is not enough proposed landscaping to screen this. She expresses concern that anyone will be able to live here; not just seniors. She expresses concern about increased drainage problems from this development.

Jim Barbato states that the height of this building is disguised by distance.

Dave Schaeffer, 29 Chablis Drive inquires if the grounds for the Presbyterian Home will be maintained by the Presbyterian Home. Mr. Barbato states yes.

Mr. Anderson states that this project is in the spirit of the Egypt Subarea report. This is an infill project, which are always difficult. The population of the Town of Perinton is aging and the housing demands are changing. This proposal is respectful of the cemetery. He would like to see more viewsheds of the 3-story apartment from all perspective views now and in the winter. He would like to see the drainage issues resolved to the satisfaction of the DPW. The building elevations need to show all colors, heights, and materials. He would like to see a variety of elevations, so that not every row of townhouses has the same profile. He would like to see more variety with the bungalows also.

Mr. Lewis states that this is a historic part of Town. The first plan had curved roads, and they were told to straighten out the roads as straight roads are more historic. Old Egypt had several taverns and owner occupied homes. The Community Center perhaps will take the place of the taverns. Some of the existing neighbors have backyards that are in a flood plain and their backyards flood now with a heavy rain; which is what they are supposed to do. He wants to make sure that the drainage is reviewed carefully so that what exists today does not get any worse. The height of the apartment is an issue. He inquires what the height of the buildings to the west of the apartments are. He would like to know what the elevation changes are between Mason Road and the proposed apartments. The apartments are 600' away from any existing homes and that is a significant distance.

Mr. Brasley states that Egypt is the oldest part of Perinton. It has gone through a lot of changes over more than 200 years. It started out as pioneer country; then agricultural, then industrial with canning factories, and lately it has been suburban single family. This is now a proposed change and the Planning Board will try to control and manage those changes to the best for everyone's interest. This is a good project. There will be a benefit to the community. The conformance to the Town Comprehensive Plan is numerous. There will be impacts to neighbors, but he feels that they can be managed properly. Drainage and traffic are issues that will be reviewed and discussed a lot more in the future. His concern is with the architecture of the buildings. Conover Crossing should be a guideline for this development as far as architecture. He would like to see a variety of roofs, colors and materials and shapes. He would like to see more view sheds of the apartments from all locations now and in the winter. This will help him make a decision on the height of the proposed apartments. If this property were to be developed all as single family homes, traffic would still be an issue. He doubts that this project will have any more traffic than if it were to be developed the way it is zoned right now. If intersections at Mason and 31 and Mason and Ayrault have issues already; this is not enough of a reason to deny this project; it will only be a small impact on the big picture. He understands that traffic is an issue, but this proposed project will not affect it significantly.

Mr. O'Brien supports the project. The applicant has made numerous changes to the project over the years at the request of the Town and neighbors. He states that there are a lot of people his age who no longer want to maintain their own property. He does all of his own maintenance right now, but many of his neighbors don't. The height of the proposed apartments is ok. They are in a low spot and he doesn't think that it will really be an issue for the neighbors. He thinks the building in the front is more offensive. Perhaps the color changes of the proposed structure will help. He states that everyone sees other people's buildings on neighboring lots; that is just the way it is.

Mr. Antonelli supports the project. He likes the architecture. He would like to see a variety of colors. There is engineering that needs to be done for storm water management. The proposed location for these apartments are the best location on the site. He thinks the pool area should be moved back further and have buffer. There is already a lot of traffic here. If this project were to be developed in a conventional fashion, he doesn't think that the traffic impact would be any more or any less. They did a great job following the Egypt Subarea report. Drainage is an issue that the DPW is looking at. He thinks that three story apartment is ok. If you have a two story house with a walk out basement, that is three stories. Existing homes already look at other people's homes. Perinton has rolling hills. This will be a nice looking building and it is proposed to be 600' away from any existing home.

Mr. Gardner supports the concept of the plan. He disagrees with having straight roads and right turns. He feels that the roadway should conform more to the topography. When he thinks of a Hamlet, he doesn't think of what is being proposed here. He thinks that this proposal look like a mobile home park. He doesn't like the layout at all. He doesn't think it represents the character of the Hamlet. He doesn't think that there are very many hamlets with three story apartment buildings in them and he doesn't feel that a three story structure will fit in with the character of the Hamlet. He is not comfortable with the design, the layout of the streets or the layout of the lots. The architecture is nice. He would expect to see more village greens, a central spot for congregating; not at Route 31 or down to the cemetery. He feels that the stormwater management will be worked out. He feels that if this project were to be developed as to what it is currently zoned today; there would be more of an impact to traffic than this proposal. He would like to see information on traffic impact if it is done with the current zoning and what would the impact be if it is developed with what is being proposed. The difference is what the Board should be looking at to determine any impact of traffic.

Ms. Neu states that drainage, traffic impact and the apartment height are the issues. She likes the elevations. She is pleased that there will be other colors. She feels that a lot of roof will be visible on the community center than sides of the building. She feels that she needs more information in order to go forward.

Mr. Anderson asked if there were any other questions from the audience, and there were none.

Mr. Anderson asked Mr. Barbato if they will "stop the clock", and Mr. Barbato agrees to do so.

Mr. Anderson made a motion to defer a SEQR recommendation to the Perinton Town Board, defer preliminary and final subdivision approval for a two lot subdivision and defer preliminary and final site plan approval for a Planned Development District to develop a 39.9 acre parcel at the northeast corner of the intersections of Pittsford-Palmyra Road and Mason Road for a 160 unit residential development consisting of single family detached single story homes for rent, single story townhomes for rent, three apartment buildings with one and two bedroom units for rent, four Green House style assisted living homes, open space park amenity, two garage buildings for resident storage, a storage/maintenance garage for property management, and a community center, pool, cabana building and leasing office, until such time as:

1. The applicant addresses the concerns that have been identified tonight, specifically the concerns of the DPW with a focus on drainage.
2. Applicant to provide enhanced view sheds for the apartments from all directions and different seasons of the year.
3. Applicant to provide view sheds for the patio homes and townhomes from all directions and different seasons of the year, with sensitivity to the view of the roofs.
4. Applicant to complete an archeological study of the site.
5. Applicant is to provide to the Planning Board the results of the traffic study and a comparison of the traffic impact if it were to be developed under existing zoning and what is being proposed today.
6. The applicant has "stopped the clock".

Mr. Lewis seconds the motion.

Motion to defer carries 7 – 0.

Discussion: Recommendation to Town Board – proposed code change Section 208 Town Code –outside dining approval.

Mr. Doser, Director of Code Enforcement and Development, provided an overview of the code changes including the background and desired outcomes for the change to the Code.

Currently the Zoning Board of Appeals grants a special use permit to allow outside dining and may require site plan approval by the Planning Board. In practice, in nearly all cases, the Planning Board does provide site plan review and approval, plus written recommendations to the Zoning Board of Appeals. The review process / assessment of outside dining requests involves primarily issues related to site plan rather than special use permits, and requires of the applicant a two step process before two Town Boards. The Planning Board believes a one step approval process will streamline the process while also ensuring adequate review and protections.

All seven members support the Code changes as proposed.

ZBA – 8/26/13

Craig Tesler (Premier Sign Systems, LLC), as agent for property owned by Higgins Henderson, LLC and located at 6819 Pittsford Palmyra Road, requesting a variance of the Town of Perinton Sign Code Section 174-9 B, to allow one building mounted sign (40" x 108" – 30 sq.ft.) instead of a freestanding sign.

The Planning Board recommends approval of the aforementioned variance because the adjacent business has a similar situation and has an approved building mounted sign. Eliminating a free standing sign is a good compromise for adding a single building mounted sign. The applicant is the owner of the building and has directed his tenants to use only the directory signs provided on the building for their business sign exposure. These directory signs are in lieu of a multitenant free standing sign or additional individual building mounted signs. The Planning Board has approved the requested building mounted sign, pending Zoning Board approval, and has made a condition that no additional tenants be placed on the building mounted sign.

Clark Patterson Lee, as agent for Fairport Baptist Homes, owner of property located at 4646 Nine Mile Point Road, requesting a variance of the Town of Perinton Zoning Ordinance Section 208-27 "Public Building and Grounds", to allow a front canopy addition to set 50 feet from the front property line instead of 100 feet.

The Planning Board recommends approval of the aforementioned variance because the request works well with the approved site plan and the existing building is a structure without a well defined entrance. This application and request allows for a defined covered entrance to be built. The canopy and its setback request will not deter from the existing traffic flow or green area. The new structure will be a good amenity to the site and cannot be accomplished easily any other way.

There being no further business before the Board, the meeting adjourned at 10:50 PM.

Respectfully Submitted,

Lori L. Stid, Clerk