

**Minutes of the Town of Perinton
Planning Board Meeting of August 20, 2014**

Planning Board Members Present

Mark Anderson, Chairman
T.C. Lewis
James P. Brasley
Craig Antonelli
Sandra Neu

Absent

Norm Gardner
Kenneth O'Brien

Conservation Board Members Present

Barbara Wagner
Jerry Leone

Town Officials Present

Robert Place, Town Attorney
Thomas Beck, Commissioner, DPW
Robert Kozarits, Town Engineer
Michael Doser, Director Code Enforcement & Development (CED)
Stephanie Stussman, Acting Planning Board Clerk

Absent

Lori Stid

Mr. Anderson called the meeting to order at 7:30 pm, introduced the Board and staff present, and explained the procedures. He states that Janders Run Subdivision was advertised but has withdrawn from tonight's agenda and has been rescheduled to 8/20/14.

Sign(s):

Mt. Rise United Church of Christ, Perinton Nursery School, Congregation Etz Chaim – 2 Mountain Rise

Adrian Luh, Board of Directors, Perinton Nursery School, presented the sign application to the Board. Both Perinton Nursery Group and Congregation Etz Chaim use the facility and both groups wish to have signage added onto existing Mt. Rise Church sign so that people know where they are located. People don't notice that the facility is there and they have received comments from people stating that they didn't realize that they were located at the site. They will add flat panels on each side of the sign.

Mr. Doser states that CED issued comments as follows:

Reference Code: : Section 174-7 B(1) : A sign or bulletin board customarily incident to places of worship, public schools, public buildings, hospitals, nursing homes, libraries, museums, social clubs or societies, which sign or bulletin board shall not exceed 16 square feet in area and shall be located on the premises of such institution. The top of such sign shall not be higher than eight feet above the ground.

- 1. The existing sign is approximately 22 sq. ft.; the applicant is proposing to add two signs below the existing sign, consisting of 5.4 sq. ft. each, for a total of 10.8 new signage. The total to be 32.8 sq. ft., a variance will be required to allow total signage to be 32.8 sq. instead of 16 sq. ft.**

CED feels that the existing sign likely pre-dated the sign Code.

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

Mr. Anderson supports the application and the variances. He feels that for this type of use 16 sq foot is restrictive and what they are proposing is reasonable. The three uses are distinct from one another and the building is very well screened by vegetation. The signs are tasteful. He would like to see the Town revisit this for a potential Code change for this type of use as it is a bit restrictive for the size. He feels that 32 square feet would be an appropriate size.

Mr. Lewis supports the sign and the variance. He inquires if the sign is two sided. The applicant states yes, and about ½ of the year will not be very visible going east on Route 31.

Mr. Brasley supports the sign and the variance. He agrees with Mr. Anderson and feels that the Code is too restrictive for this type of use and 32 sq. feet makes more sense.

Mr. Antonelli supports the application and the variance.

Ms. Neu supports the application and the variance. She expresses some concern that the foliage will restrict one side of the sign from being viewed at certain times of the year.

Mr. Lewis made a motion to approve sign application submitted to the Town on 7/17/14, subject to the following conditions:

1. Applicant to obtain necessary variance(s) from the ZBA.

Mr. Lewis acknowledges that the sign is oversized, but questions if the current Town Code for this type of use is too restrictive and perhaps 32 sq. ft would be more appropriate.

Mr. Brasley seconds the motion.

Motion carries 5 – 0.

Mr. Anderson encourages the applicant to communicate with Mr. Doser as to the Zoning Board of Appeals variance application that is the next step.

Massage Heights – 6687 Pittsford Palmyra Road (Perinton Hills)

Charles Mills, on behalf of Perinton Hills and Massage Heights presented the sign application to the Board. The sign is internally illuminated. The sign is white. This is a national organization with 180 locations and they all have this sign. This is a successful pattern around the country.

Mr. Doser states that CED issued comments as follows:

Reference Code: Commercial District: Section 174-9 D(2) :Building-mounted signs shall not exceed 1 1/2 square feet of area for each linear foot of the first 100 linear feet of building frontage, plus one square foot of sign area for each linear foot over 100 linear feet of building frontage. No such sign shall exceed 200 square feet in area.

1. **The linear front of the tenant space is 21 feet, The total allowable is 31.5 sq. ft. (21x 1.5= 31.5)**
2. **The total proposed signage is 26.9 sq. ft.**
3. **The proposed new signage building signage meets Town Code.**
4. **The CED Dept. recommends approval of the proposed new signage, with the condition that a sign permit be issued within 6 months.**

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

Ms. Neu supports the sign request. She asks that the holes from previous signage be patched.

Mr. Antonelli inquires if the wording body and face is lit. Mr. Mills states those words are not lit. The words Massage Heights are lit. Mr. Antonelli inquired if the logo is lit and Mr. Mills states it is not lit.

Mr. Brasley supports the sign as submitted.

Mr. Lewis inquires why the wording body and face are on the sign; do they also do feet and hands? Mr. Mills does not know.

Mr. Anderson supports the sign as submitted. He likes the idea that it is white during day and at night instead of the previous red sign. He is happy that the logo is not lit as it keeps it toned down somewhat.

Ms. Neu made a motion to approve a sign application for sign submitted to the Town on 8/1/14, with the following conditions:

1. Applicant to obtain building permit within 6 months.

Mr. Lewis seconds the motion.

Motion carries 5 – 0.

Wegmans – 6604 Pittsford Palmyra Road

Art Pires, Project Manager, Wegmans, presented the application to the Board. He asks the Board to take into account the size of the building and the distance setback from Route 31 and Route 250. He submits into the record an exhibit showing the perspective distances from Route 31 and Route 250 showing existing façade and proposed façade with signage. The signage on the front façade is 530 sq feet today which includes Wegmans, Pharmacy & Food. The new building will have 721 sq ft. Wegmans increases by 1 sq ft. Pharmacy decreases in size and the Market Café is increased. This is barely visible from Route 250, even in winter months. He states that this is a corner lot. The signage is not substantial and is appropriate for the scale and the setback of the building. The signage is tasteful and appropriate.

Mr. Doser states that CED issued comments as follows:

Reference Code: Commercial District: Section 174-9 D(2) :Building-mounted signs shall not exceed 1 1/2 square feet of area for each linear foot of the first 100 linear feet of building frontage, plus one square foot of sign area for each linear foot over 100 linear feet of building frontage. No such sign shall exceed 200 square feet in area.

1. **The applicant is proposing four signs on the front (south elevation) and two signs on the east elevation.**
2. **The front elevation signage is (1) Wegmans (436 sq. ft.- exceeds Town code requirement) (2) Pharmacy – 50 sq. ft. (3) Market Café- 144 sq. ft. (4) EIFS Icon – 91 sq. ft., the total south elevation to be 721 sq. ft.**
3. **The east elevation signage is (1) Market Café – 144 sq. ft. (2) Pub – 84 sq. ft. the total east elevation to be 228 sq. ft.**

4. **This application is scheduled for August 25, 2014 ZBA meeting, to allow the total building signage to be 949 sq. ft. instead of 538 sq. ft. and to allow the individual Wegmans sign to be 436 sq. ft. instead of 200 sq. ft.**
5. **The CED Dept. recommends approval of the proposed new signage, with the condition the applicant obtain all necessary variances, and that a sign permit be issued within 6 months.**

Wegmans is unique and is the largest retail operation in Perinton. The signs are not out of character with a retail operation of this size.

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

Mr. Anderson supports the request. He asked if the wording "The Pub" is the name of the restaurant. Mr. Pires states it has not been decided if it is a restaurant or a pub. The name will be "The Pub" either way. Mr. Anderson inquires if "The Pub" will have its' own entrance and Mr. Pires states that is the intent, but has not been finalized. Mr. Anderson states that if it had its' own entrance that would be the rationale for him to have a dedicated sign. The signs are in scale. The signs are tasteful. The size of the building can support the size of the proposed sign. He supports the variances being requested. Tops has been approved in the past for oversized signage for their large building.

Mr. Lewis supports the sign application. This is a large building with a lot of activities going on inside of it. He likes the clock.

Mr. Brasley inquires what colors the signs are during the day and what color are they at night. Mr. Pires states that they are white during the day and red at night, with the exception of "The Pub". That will be yellow and purple during the day and yellow and purple at night. Mr. Brasley inquires about the plate, glass, and fork. Mr. Pires states it is more of a mural and is not lit. Mr. Brasley supports the sign application and the necessary variances.

Mr. Antonelli supports the application and the necessary variances. It is to scale and looks good. He asks Mr. Doser if CED counted the mural as a sign. Mr. Doser states yes.

Ms. Neu supports the application and variances.

Mr. Anderson states that Mr. O'Brien is not present tonight, however he did make comment as to the application. He supports the signage except for the sign identifying the Pub as he felt it was unnecessary.

Mr. Brasley made a motion to grant sign approval for sign application received by the Town on 8/6/14, subject to the following conditions:

1. Applicant is to receive any necessary variances from the Zoning Board of Appeals for oversized sign package and oversized individual Wegmans sign.
2. The signs pharmacy, Wegmans and the two market café signs are white during the day and red at night. The Pub sign will be yellow/gold and purple both day and night, and the fork, plate and glass logo is to be unlit.

Mr. Antonelli seconds the motion.

Motion carries 5 – 0.

Nifty Bar Grinding & Cutting Solutions, Inc. – 450 Whitney Road West

David Ferro presented the application to the Board. This is a replacement sign for a sign that has been up since 1976. Their business has a logo for 5 years now and they wish to add that to the sign. They will do all the cutting and the lettering themselves.

Mr. Doser states that CED issued comments as follows:

Reference Code: Industrial District: Section 174-9 E (1): Building-mounted signs shall not exceed a total area of 1 1/2 square feet for each linear foot of building frontage to a maximum total area of all signs permitted for each building of 200 square feet. Where the frontage is on more than one street, each sign area shall be computed with regard to the frontage on each street.

1. **The applicant is proposing to replace the existing sign (29 sq. ft.) with a proposed new sign (29 sq.)**
2. **The linear front of the building is 99 feet, The total allowable is 148.5 sq. ft. (99 x 1.5= 148.5)**
3. **The proposed new signage building signage meets Town Code.**
4. **The CED Dept. recommends approval of the proposed new signage, with the condition that a sign permit be issued within 6 months.**

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

Mr. Anderson feels this is an attractive sign and the business has been there a long time. The building and the site are well maintained. He inquired what the nature of the business is. The applicant states that they do cutting and grinding from foam to titanium, and steel.

Mr. Lewis likes the sign and is a better identification of what the business is.

Mr. Brasley supports the request.

Mr. Antonelli supports the request.

Ms. Neu supports the request and is a better identification of what the business is.

Mr. Lewis made a motion to grant sign approval for sign application received by the Town on 8/11/14, subject to the following conditions:

1. Applicant to obtain a sign permit within 6 months.

Ms. Neu seconds the motion.

Motion carries 5 – 0.

New Application(s):

Janders Run Subdivision. Parrone Engineering, as agent for Tomax Homes, Inc., owner of property located 200 feet south of Pebble Hill Road and Ledgemont Drive (tax account # 166.06-3-59.1), **withdrawn - to be rescheduled** requesting concept, preliminary, and final subdivision approval under Section 278 of Town Law for an 18-lot single family subdivision on approximately 10 acres of land.

Presenter: Parrone Engineering, Robert J. Steehler
Zoned: Residential B

Perinton Hills Apartments – 600 – 900 Perinton Hills Office Park. Costich Engineering, PC, as agent for Uniland Development Company, as agent for Interwest Holdings I, LLC, owner of property located at 687 Moseley Road - buildings 600 through 900 Perinton Hills Office Park Road (tax id #180.05-1-33.11) requesting final site plan approval and preliminary and final subdivision approval to subdivide one lot into two lots for construction of a residential development project that will provide 60 apartment units in six buildings.

Presenter: Costich Engineering, Michael Montalto
Zoned: Apartments

Mr. Montalto states that with him tonight is Kevin Kirk, Uniland and Jim Fahy, the architect on the project presents the application to the Board as per letter of intent as shown below:



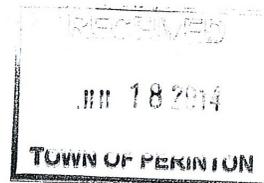
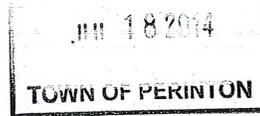
**COSTICH
ENGINEERING, P.C.**

July 18, 2014

Project No. U170

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

Re: Perinton Hills Apartments
600-900 Perinton Hills Office Park
Site Plan - Subdivision Application



Dear Lori:

On behalf of our client Uniland Development Company, we are submitting revised materials to the Planning Board for Site Plan approval and Subdivision approval for the above reference project. We are requesting the project be added to the Planning Board's August 20th, 2014 agenda for Site Plan and Subdivision approvals.

The plans have been revised to address the Planning Board's conditions of preliminary site plan approval as stipulated at their June 04, 2014 hearing.

A two lot subdivision of the property is now planned to accommodate the owner's financing needs for the project. Both parcels are to be retained by Uniland. Reciprocal Access Easements will be provided for the Town Attorney's for review prior to obtaining any plan approvals. The lot being created for the apartment units complies with the Town Code requirements for lot size.

ENGINEERING • LAND PLANNING • SURVEYING

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

To aid in your review attached please find the following:

- Fifteen (15) Copies of this Letter of Intent
- Fifteen (15) Copies of the Site Development Drawings
- Fifteen (15) Copies of the Subdivision Plan
- Fifteen (15) Copies of the Building Elevations & Floor Plans
- Fifteen (15) Copies of the Site Plan Application
- Five (5) Copies of the SWPPP Report
- One (1) Site Plan Application Fee Check in the amount of \$500.00

We look forward to appearing before the Board at its August 20th hearing. In the meantime if you should have any comments, questions or require additional information please contact our office.

On June 4, 2014, they obtained preliminary site plan approval with the following conditions:

1. Satisfaction of any remaining concerns of the DPW.
2. A pedestrian access plan be developed to enable access to and from the site to the adjoining properties to the satisfaction of the DPW & submitted to the Town as part of final site plan approval request.
3. Applicant to provide elevations for all 4 sides, including building heights, colors & materials.
4. Applicant to incorporate feedback received from the Planning Board tonight in regard to the elevations, in particular, the rear elevations to be more aesthetically pleasing.
5. Applicant to submit detail for lighting fixtures, which are to be a more residential look and feel.
6. Applicant to provide detail for the retaining walls.
7. Applicant to provide detail for any safety features for vehicular traffic.
8. Applicant to provide enhanced corner details, gable details with a variety of materials, especially the rear of the building on the main access drive and the fronts of all of the other buildings.
9. Applicant to provide detail on the playground/recreation area.

Mr. Montalto reviewed each of these conditions and what has changed with the project because of them. He acknowledges receipt of the most recent review comments. They have addressed those with the DPW. The elevations have been revised to define building heights a little better. The lighting fixtures are now a pole top mounted lantern (LED fixture), so it is dark sky compliant. The number of fixtures was reduced from 36 to 29. They have added retaining wall detail to the plans. They acknowledge that they did not address details on the playground. It is just going to be a commercial version of a swing-set and slide. If the project ever moves forward with the rest of the lands that are currently used as office buildings potentially being developed as additional apartments the playground area may then expand. Parking spaces on entrance drive have been removed. Landscaping has been augmented to help create more of a sense of arrival. Site grades have been lowered to reduce the amount of import material and have reduced about 1000 cubic yards. The sanitary sewer has been made shallower. They reviewed and made some changes to the storm water management facility between the plaza and the apartments. They are minimizing runoff to the creek and increasing runoff to the stormwater management facility. There is no increase in water surface elevation with this proposed plan. As to naming the access to Route 250 and Route 31 as private drives; they will discuss this with Mr. Mills and submit to 911. The individual garages will have the garbage service being totes to eliminate the dumpster enclosure. The turn-around will remain. The lights would then also be removed in this area where they were originally showing the dumpster enclosure. The final plans would reflect this change if agreeable. They are providing 181 parking spaces where 180 are required. They are proposing to subdivide the land for reasons of financing; it will still be the same owner. They are proposing a two lot subdivision; 6.4 acres that is the apartment portion and 5.6 acres that is the remaining office buildings being separated for financing purposes.

They are moving the buildings slightly to meet criteria. There are a number of utilities in this area. The sidewalk system has been revised. There is a main sidewalk connection out to Route 250. There is a collector sidewalk that connects to Perinton Hills Plaza. They depict a sidewalk to be north of Denny's. They are in discussion with Mr. Mills who is not in support of this location for the sidewalk.

Mr. Fahy gave a presentation on the apartment home elevations. He submitted colored renderings into the record of the front and rear/side elevations. There is a big demand for this type of living unit in New York, Pennsylvania, Connecticut and Ohio. There is private entry to each unit. There is a private entry garage to every unit. They look like a townhouse type of unit, but are apartment home styles where they are apartment flats on top of one another. They are geared towards living to the rear and have either a covered patio or covered balcony. There are 10 units to each of the apartment buildings. There are 2 one bedroom units, 4 two bedroom units, 2 two bedrooms and a study, and 2 three baths. All of the 2 and 3 bedroom units have 2 full baths and the 1 bedroom unit has one full bath that has access from the master and the main living space. He reviewed the ornamentation around the entire building. It is the same amount of detailing on the sides and rear of the building as is on the front. The packet that the board has shows two color schemes. One is a lighter color scheme with Sierra Brown as the main siding with Canyon Ridge as the main accent. The second color scheme is called Autumn Leaf, which is more of an olive color with a little bit of a brown hue in it. The accent shade in the gables is called Shoreline and is very dark. All of the roofs will be weathered wood. He passed out samples of paint and shingles around to the Board. The color scheme is earth tone. All of the trim will be white and the windows will be white. Garage doors on the lighter color rendering are the same color as the body of the building; that is Sierra Brown. On the Autumn Leaf the garage door will be white with white trim.

Mr. Anderson asked for questions or comments from the Conservation Board. Mr. Leone states that the Conservation Board provided a SEQR recommendation as part of preliminary site plan approval. They have a thorough understanding of this application and have met with the applicant and are prepared to make a SEQR recommendation for the application before the Board tonight.

Mr. Anderson asked for questions or comments from CED. Mr. Doser states that the Town Board rezoned this area to Apartments earlier this year. The project is consistent with Town Planning Comprehensive Plan of 2011. They do request that the applicant work with CED on re-naming the private drives to address concerns with emergency responder identification. An access easement needs to be acquired for the new parcel that is being created for access to Routes 250 and 31. He understood from tonight's presentation that dumpster enclosures will be eliminated. Is the applicant proposing individual totes? Mr. Montalto states that there will be individual totes for each garage.

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

Perinton Hills Apartments
Requesting final site plan approval & Preliminary/Final Subdivision Approval

DPW Comments:

General

1. The applicant's engineer needs to submit a Letter of Credit estimate for all the proposed site work to be reviewed by the D.P.W.
2. The applicant's engineer needs to provide descriptions for all easements that are proposed to be abandoned and for new easements proposed for this project. The Town will only accept an easement over the new sanitary sewer. The new storm sewer will remain privately owned.
3. Label all access drive widths on the site plan.
4. Take off old references to pedestrian crosswalk on west side of existing parking lot.
5. Provide a sidewalk ramp for the new sidewalk west of Building 600. Proposed sidewalk should not end at an existing parking space.
6. Add signature blocks to plans.
7. On drawing CA 500, eliminate the wire mesh from the concrete sidewalk detail and instead increase the thickness to 5" and specify fiber mesh shall be added to the mix.
8. Revise special note on sidewalk detail that prohibits draining parking lots over walkways, since the project requires this type of drainage in order for flow to be directed to bioretention areas.
9. Adjust snow storage areas to avoid conflict with proposed sidewalks.

Subdivision Map

1. Revise description for proposed Lots 1 and 2 to be "Proposed Lot R-1A1" and "Proposed Lot R-1A2", and don't show labels for Lot R1B or Lot 2 as they are not part of the subdivision.
2. Add signature lines for Town Attorney and Town Clerk.

Utilities

1. The proposed extension to the sanitary sewer is currently shown to be 14 feet deep at manhole S-1. DPW does not believe the proposed sewer needs to be this deep to service the proposed apartments, and should be installed at a shallower depth. Provide profile for both the proposed additions to the sanitary and storm sewers.
2. Specify that the existing sanitary sewer along the east side of the proposed building 700 is to be removed to just outside the existing manhole and the end of the pipe is to be plugged.
3. Revise the Sanitary and Storm Sewer notes on sheet GA 110 to state that Sanitary Sewer mains shall be PVC SDR-35, and storm sewer laterals shall be PVC SDR-35. Add a note that connections to the storm sewer are to be accomplished with insert-a-tee connections.
4. Storm drainage captured in structures DA-1 and DA-2 as well as rooftop run off from buildings 1000 and 1100 should be directed to the bioretention area prior to going to existing structure DA.
5. Add note to the utility plan that all sanitary laterals outside of the easement are private.
6. Clarify watermain note #3 on CA 110 and whether mains are to remain private or not.
7. Provide a catch basin detail for proposed drainage structures on this project.

Grading/Erosion Control

1. Show the location for the proposed Stabilized Construction Entrance.
2. The design calculations for the retaining wall north of Buildings 600 and 700 shall include vehicle loading surcharge.

SWPPP

1. Provide a note on the plans that states soil restoration/decompaction (at least 24" depth) will be performed prior to placing topsoil needed for all lawn areas and new vegetated swales to justify Curve Number values as proposed in the SWPPP.
2. Provide completed Notice of Intent for review.
3. Confirm existing pond can handle additional flow being diverted to it, and that water surface elevation under design storm events doesn't exceed elevation 545.0 to avoid impacting water quality unit installed for Walgreens.

CED Comments:

1. Handicapped signs need to say "permit required".
2. Provide an access easement to Route 250 and Rte 31 along existing access roadway to avoid landlocking proposed rear lot.
3. Provide lot coverage information on the subdivision plan (as well as the site plan), and show zoning data for "Apartment" Zoning.
4. Considering naming the access drive from Rt 31 and 250 as a Private Road to address concerns with emergency responder identification.

Mr. Kozarits thanks the applicant for addressing comments the past couple of days. DEC regulations have been met. The applicant has done more than is required. Sidewalk component still is an issue, but other than that the DPW is prepared to move forward.

Mr. Beck states that he has spoken with Mr. Mills about the sidewalk and Mr. Montalto is correct in his understanding of where things currently stand. The major issues have been addressed and DPW is prepared to move forward.

Mr. Anderson asked for questions or comments from Attorney Place. Mr. Place states that procedurally a new determination of SEQR should be made for the subdivision and a re-affirmation of SEQR for site plan. He recommends a new park fund contribution determination, to cover the request for subdivision approval. Mr. Anderson states that the Planning Board already required that with preliminary site plan approval. Mr. Place would like the applicant to provide reciprocal access easements for his review as a condition of approval.

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

Ms. Neu really likes the changes in the elevations. There is a lot of detail and she likes the color schemes. She expresses concern about width of the head trim compared to the jam trim and the sill trim. They look the same on the drawing, which is a strong

architectural element, and wants to make sure that is accurate. Mr. Fahy states that they are the same. She likes the light fixtures that have been changed.

Mr. Antonelli likes the plan. The building improvements look great. It sounds like stormwater is under control. There are some outstanding issues with DPW and Town Attorney. He likes the sidewalk; it would be ideal if they could get what they want, but is prepared to go forward with what they are showing now.

Mr. Brasley did not support the project in June as there were a lot of unknowns. It seems that everything has been taken care of now and is in favor of the project as proposed. He thanks the applicant for all their hard work. He likes the changes to the architecture. He supports removal of the dumpsters and will make it look better. The private drive should be re-named and the applicant is to work with CED towards that. He likes the wider window trim on all four sides of the windows on all four sides of the buildings. He would like to see a sidewalk about by Denny's on Route 31 and hopes that in the future the plaza owner will support this as it will improve pedestrian access for both the plaza and the apartments. He encourages the applicant to try to continue to work with the plaza owner to that end.

Mr. Lewis feels it is a beautiful looking plan. There are 6 buildings with ten units per building; correct? Mr. Montalto states yes. Mr. Lewis asks how many parking spots are being provided and Mr. Montalto states 181; 180 is required. The count includes one in each garage and in the parking lot. They did not count drives in front of the buildings. Mr. Lewis feels that this plan will help for overflow parking. Mr. Lewis asks how big the units are. Mr. Fahy states that 1 bedroom units are about 950 sf, 2 bedroom units range from 1080 – 1170 sf, 2 bedroom & study is about 1265 sf, and a 3 bedroom is a little over 1300 sf. They feel that the rental rate will be about \$1.15 - \$1.20/sf.

Mr. Anderson feels this is a good project. It is an upscale offering. The site issues seem to be resolved. A pedestrian plan has been addressed and the elevations are a dramatic improvement. The color scheme is very contemporary looking. He is prepared to move forward.

Mr. Anderson questions SEQR determinations. Mr. Place recommends a separate SEQR determination is made for subdivision approval and a SEQR re-affirmation for site plan approval.

Mr. Leone states that the Perinton Conservation Board has met with the applicant's representative, reviewed the initial and modified drawings and supporting documentation provided by the applicant following preliminary site plan approval. As a result of the following findings, the PCB recommends a negative SEQR determination for this application based upon:

1. The project will provide walkable access to nearby commercial facilities;
2. As a redevelopment of a demolition site, the proposed buildings will aesthetically blend in well with the existing and neighboring apartments buildings;
3. The project is consistent with the recent Town Master Plan.

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

Mr. Lewis seconds the motion.

Motion carries 5 – 0.

Mr. Brasley made a motion to grant preliminary subdivision approval to subdivide one lot into two lots for construction of a residential development project that will provide 60 apartment units in six buildings, for plans received by the Town on July 18, 2014, subject to the following conditions:

1. Satisfaction of any remaining concerns of the DPW.

Mr. Antonelli seconds the motion.

Motion carries 5 – 0.

Mr. Brasley made a motion to grant final subdivision approval to subdivide one lot into two lots for construction of a residential development project that will provide 60 apartment units in six buildings, for plans received by the Town on July 18, 2014, subject to the following conditions:

1. Satisfaction of any remaining concerns of the DPW.

Mr. Antonelli seconds the motion.

Motion carries 5 – 0.

Mr. Anderson states that preliminary site plan approval was granted on 6/4/14 and asks the Conservation Board if they are prepared to re-affirm their SEQR determination. Mr. Leone states that the Conservation Board re-affirms their SEQR recommendation as provided to the Planning Board on 6/4/14.

Mr. Anderson made a motion to re-affirm a Negative Declaration of SEQR for site plan approval for reasons as cited by the Conservation Board on 6/4/14 and also there have been no significant changes to the project.

Ms. Neu seconds the motion.

Motion carries 5 – 0.

Mr. Anderson made a motion to require the applicant to make a contribution to the Town Park fund for 60 units to support the implementation of the Parks and Recreations goals as outlined in the Town Comprehensive Plan.

Mr. Lewis seconds the motion.

Motion carries 5 – 0.

Mr. Brasley made a motion to grant final site plan approval for construction of a residential development project that will provide 60 apartment units in six buildings, for plans received by the Town on July 18, 2014, subject to the following conditions:

1. Satisfaction of any remaining concerns of the DPW.
2. Applicant shall continue to work with the Perinton Hills plaza owner and the Town staff to see if a pedestrian access is feasible to Route 31 near the existing Denny's restaurant. This is a goal of the Planning Board, and the Board realizes that the applicant may be unable to obtain this.
3. Applicant shall submit access easements for review and approval from the Town Attorney prior to final signatures on plans.
4. Applicant shall eliminate the dumpster shown on the site and will instead provide individual garbage totes for each apartment within the garages.
5. Applicant shall work with CED to re-name private drives for the ease of visitors and emergency vehicles finding the property.
6. All four sides of each building elevation shall contain the wider elevation window trim on all four sides of each window.
7. Color palette, showing which colors on which buildings, shall be added to final plans submitted for signature.

Mr. Lewis seconds the motion.

Motion carries 5 – 0.

Discussion:

ZBA – 8/25/14. Mr. Anderson states that the Board has reviewed these requests and provided comments as follows:

BME Associates as agent for Greg Polisseni, owner of 97.9 acre parcel located on the west side of Victor Road, south of its intersection with Keck Road, tax account number 194.02-1-15.1 requesting the following variances of the Town of Perinton Zoning Ordinance:

Section 208-14 R (1) to allow a proposed garage to be 8,125 sf. and 35 feet in height instead of 600 sf. and 20 feet in height. Section 208-14 G to allow a proposed accessory building (pool house) to be 630 sf. instead of 200 sf.

Said property being located in a Residential Sensitive District.

The Planning Board recommends approval of the aforementioned variances because the requests for the oversized structures will not affect the site. The current property is extremely a large and can accommodate the proposed structures. The plan is to have only the proposed structures on this property. These structures will fit into the character of the neighborhood nicely and will be setback from Victor Egypt Road; therefore they will not be easily seen by the general public.

Art Pires, Project Manager Wegmans Development Group, as agent for Wegmans Food Markets, Inc., owner of property located at 6604 Pittsford-Palmyra Road, requesting an amendment to a previously approved area variance on 2/27/01 under Town of Perinton Zoning Ordinance Section 208-14P, to allow an 80' clock tower. The amendment is to change conditions # 1 & #3 to allow three internally lit clock faces; one on each of the east, west, and south tower faces instead of the previously approved one clock face on the south side, and to allow up lighting, one on each side of the tower at the base of the steeple, providing for architectural up lighting of the tower for the three clock faces instead of no lighting allowed.

Said property being located in a Commercial District.

The Planning Board recommends approval of the aforementioned variance because the request is minimal. Allowing the additional clock faces will not negatively affect the character of the site and will help customers see the time from 3 different angles, in lieu of one angle. The Board also recommends architectural "up lighting" with the understanding the lighting will be a "wash" instead of complete illumination of the clocks. The architectural lighting should be at a lower level of lighting and should focus on the structure, not the clocks themselves.

One Planning Board member recommends denial of the variances as the member does not feel the tower should have any clocks on the structure. The Board member cannot support additional clocks for this reason.

Art Pires, Project Manager Wegmans Development Group, as agent for Wegmans Food Markets, Inc., owner of property located at 6604 Pittsford-Palmyra Road, requesting a variance of the Town of Perinton Sign Code Section 174-9 D (2), to allow the total building signage to be 949 sq. ft. instead of 538 sq., and further to allow the individual "Wegmans" sign to be 436 sq. ft. instead of 200 sq. ft.

Said property being located in a Commercial District.

The Planning Board recommends approval of the aforementioned variances because the requests are minimal given the building size. The proposed structure is very large and additional signage will not be cumbersome. The proposed signs are scaled

appropriately to the building. Allowing the larger signs will not negatively affect the character of the site and will help customers identify the building better from Route 31.

The Planning Board has no comment on the remaining applications.

Minutes 8-6-14

Mr. Lewis made a motion to approve the minutes of 8/6/14 as submitted.

Ms. Neu seconds the motion.

Motion carries 4 – 0, with one abstention of Mr. Antonelli, due to absence.

There being no further business before the Board, the meeting adjourned at 8:53 PM.

Respectfully Submitted,

Lori L. Stid, Clerk
(As transcribed from audio recording)