

PERINTON TOWN BOARD MEETING
1350 Turk Hill Road, Fairport, NY 14450
Wednesday, April 24, 2013

PRESENT:	James E. Smith	Supervisor
	Patricia S. Knapp	Councilperson
	Joseph H. LaFay	Councilperson
	Peg S. Havens	Councilperson
	Stephen Van Vreede	Councilperson

ALSO PRESENT: Robert Place, Esq., Town Attorney; Thomas C. Beck, Commissioner of Public Works; Jennifer A. West, Town Clerk; Debbie Brown, Deputy Town Clerk; Michael Doser, Director of Code Enforcement and Development; Jeffrey Myers, Commissioner of Recreation and Parks; Chris Fredette, Conservation Board; T.C. Lewis, Mark Anderson, Planning Board.

Supervisor Smith called the meeting to order at 8:00 pm and introduced the Board and staff present.

Councilperson Havens made a motion, seconded by Councilperson LaFay, that the minutes of the Town Board meeting of April 10, 2013 be approved as submitted by the Town Clerk.

Ayes: Knapp, LaFay, Havens, Van Vreede
Nays: None
Abstain: Smith

ORDER FOR HEARING
REZONING REQUEST
MASON ROAD NORTH OF ROUTE 31
RESIDENTIAL B TO PLANNED DEVELOPMENT DISTRICT

Supervisor Smith explained that this meeting is the first step in a process that is set forth in the Town Planned Development District (PDD) code and that when the Town put the PDD code together its aim was to be inclusive and to maximize public involvement with the process – from beginning to end. He further stated that the Developer, Pridemark Homes, was before the Town Board to present a revised proposal publicly which would provide the public an opportunity to see it, ask questions, etc. Supervisor Smith stated that this is not the forum for comment – merely for questions to be asked and answered and if this process moves forward, there will be full opportunity for input and expression of opinion. He continued by stating that the next step is for the Town Board to refer the application to the advisory boards: Planning, Conservation and HAC. This allows them to offer feedback to the Town Board and that that referral would likely occur at this meeting.

Jim Barbato, Jr. and Jim Barbato, Sr. of Pridemark Homes, Mark Costich of Costich Engineering and Nancy Smyth of Rochester Presbyterian Homes attended to explain the new proposal.

Jim Barbato, Jr., Pridemark Development, started his presentation by explaining what had changed since the 2012 proposed project and key points follow:

- The overall density was reduced from 174 to 160 units, which is approximately an 8% reduction. The current plan is 4 units per acre if the wetland area is included. With wetlands removed, it is 4.9 units per acre.
- The unit reduction was primarily in the apartments. 22 apartments and 2 single family homes were removed, and 10 townhouses were added.

- The Greenhouses were relocated away from the residences on Broadmoor to the planned residential business area along Mason Road.
- The pond areas were re-designed and pulled away from adjacent neighbor's properties.
- The apartment buildings were moved adjacent to the open space wetland area. This creates the most significant buffer from the surrounding neighbors and minimizes the height of the buildings. The finished grade of the apartments will range from 15 to 28' lower than Mason Road.
- The community was pulled back from Mason Road creating a better buffer to the neighbors across the road.
- They have moved the single family homes and relocated the community center that were fronting on Mason Road. On the previous plan the homes and community center fronting on Mason Road were approximately 100' back from the property line. On the current plan, the single family homes are 160' back and the first Greenhouse is approximately 200' back from the property line.
- They have created an open space area next to the historic cemetery, which they feel respects the cemetery area more than the previous plan. They also plan to create a park setting with a patio area, outdoor seating, bike racks and trail connections. This area will be accessible to residents of the new community, as well as the surrounding area. The plan shows a parking area for use by Perinton residents that want to park and access the Crescent Trail network.
- The alignment of the road and structures were straightened out in accordance with the sub-area plan guidelines.

Mr. Barbato stated that they believe that the new plan (Creekstone) is consistent with the goals of the Town Comprehensive Plan with the growing 55 and over demographic clearly identified and also with the Egypt Subarea plan. He further stated that Creekstone is consistent with the subarea plan as far as density per each zone.

The following individuals commented or had questions regarding the presentation:

Susan Wojciechowski, 7 Conover Crossing
Karilyn & David Hansen, 10 Conover Crossing
Bronwen Orner, 7581 Pittsford-Palmyra Road
William Guche, 39 Broadmoor Trail
Darlene Wisnewski, 41 Boardmoor Trail
Paul Grim, 81 Broadmoor Trail
Susan Prener, 7 Wolfboro Drive
Amy Hunter, 22 Folkside
Michelle Hook, 35 Broadmoor Trail
Judith McNulty, 647 Thayer Road
Mr. and Mrs. Dunn, 17 Mildenhall Ridge
Chris Fredette, Conservation Board

Several residents questioned the plan as far as its compatibility with the Egypt Subarea plan relative to density and what the "planned residential business" would be. Chris Lopez, a professional planner and author of the 2003 Egypt Subarea Plan, verified that the developers plan is consistent with the Egypt Subarea plan from a density perspective and gave an explanation of the meaning of "planned residential business." Mr. Barbato stated that the planned residential businesses would be the community center and greenhouses in the plan.

Other residents questioned the rental approach and having apartments in the mix of offerings. Mr. Barbato referred to the marketing study stating that this meets a broader segment of the market and that they are catering to empty nesters and seniors. He further stated that the market study has been updated with the Longwell plan impact

and is available in the Town Clerk or Code Enforcement and Development Offices for the public to read.

Another individual asked about the tax impact of this proposed project and Supervisor Smith stated that there will be no net gain to the Town but that the tax dollars would be spread out over more properties which may result in a few pennies per thousand reduction in an individual's tax rate.

Another individual asked about the ponds, stormwater and runoff. Mr. Costich explained that all will be engineered to strict NYS guidelines and that the Town Engineer will be involved.

Others asked about the impact of traffic on the area and Mr. Barbato stated that a Traffic Impact Study was completed for the proposed development by SRF Associates and that Erdman Anthony had reviewed the study for the Town. Both organizations found that "no significant adverse traffic impacts are anticipated at the study area due to the proposed development". Another resident asked whether the impact of the proposed Longwell PDD was considered in the study and Mr. Barbato stated that it was. Supervisor Smith added that the traffic study documents are available for public review in the Town Clerk and Code Enforcement and Development Offices.

A resident asked for details regarding the greenhouses and Nancy Smyth of Rochester Presbyterian Homes stated that they have been in the assisted living business since 1925 and that there are four homes in the Pridemark proposal with 12 bedrooms each. There would be two entrances to the greenhouses off Mason Road and each of the four homes would be self-contained with residents eating in the home, etc. Pridemark would build the four homes for the Rochester Presbyterian Homes organization and sell them to the Rochester Presbyterian Homes.

Supervisor Smith reiterated that the next step in the process is for the Town Board to refer the application to the Town advisory boards.

Councilperson LaFay made a motion, seconded by Councilperson Van Vreede to refer the application to the Town's Planning Board, Conservation Board and Historic Architecture Commission.

Ayes: Smith, Knapp, LaFay, Havens, Van Vreede
Nays: None
Unanimously Approved

ORDER FOR HEARING REVISED TOWN OF PERINTON FEE SCHEDULE

Code Enforcement and Development Director Doser stated that the Town has not updated its fees for building permits and Planning/Zoning Board applications in a substantial length of time and that a study of neighboring municipalities has determined that the Town's fees are significantly less expensive for similar permits and applications in Fairport, Penfield, Victor and Webster. Mr. Doser is proposing to increase the fees to the level of the municipality that is the least expensive of those identified above in the research, specifically:

- Building Permits
 - \$.15 a square foot for a residential building permit (\$25 minimum)
 - \$.20 a square foot for a commercial building permit (\$100 minimum)

- Planning Board applications
 - Site plan applications
 - \$250 application fee for preliminary approval
 - \$250 for final approval
 - \$200 re-advertising fee for pending items.
 - Subdivision applications
 - \$100 for concept approval (Major)
 - \$250 for preliminary approval (Major)
 - \$250 for final approval (Major and Minor)
 - \$200 re-advertising fee for pending items (Major and Minor)
- Zoning Board applications
 - \$50 for residential
 - \$100 for commercial

Mr. Doser further stated that the goal of the Town is to have those directly involved in the building and development of real property in Perinton, pay their fair share of the burden of municipal inspection, planning and oversight costs. Mr. Doser asked the Town Board to set a Public Hearing to consider this matter.

A motion was made by Councilperson Havens, seconded by Councilperson LaFay, that 8:00 pm on May 22, 2013 at the Perinton Town Hall, 1350 Turk Hill Road, Fairport NY be set as the time, date and place for a Public Hearing to discuss the proposed changes to the 2013 Code Enforcement and Development fee schedule as listed above.

Ayes: Smith, Knapp, LaFay, Havens, Van Vreede
Nays: None
Unanimously approved

APPROVE NEGATIVE DECLARATION UNDER NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW ACT – LONGWELL PROJECT

Supervisor Smith stated that the SEQRA action for the Longwell project would be an unlisted action because the changes to the approved PDD are minor and will not have any significant impacts on the environment. The Town Board has also received comments from the Planning and Conservation Boards in support of a negative declaration under SEQRA and from Monroe County.

Councilperson LaFay made a motion, seconded by Councilperson Van Vreede, that the proposed Longwell Planned Development District located south of Pittsford-Palmyra Road east of Thayer Road and west of Loud Road be given a Negative Declaration under the New York State Environmental Quality Review Act (SEQRA) because the PDD will in no way negatively affect the environment.

Ayes: Smith, Knapp, LaFay, Havens, Van Vreede
Nays: None
Unanimously approved

AUTHORIZE DECLARATION OF SURPLUS RECREATION AND PARKS EQUIPMENT AND AUTHORIZE ITS SALE

Recreation and Parks Commissioner Myers requested that the following equipment be declared as surplus so that it may be sold at the municipal auction in Palmyra, NY on May 11, 2013.

Parks

- K2500 Chevrolet Heavy Duty pick-up (2005)
- C2500 Chevrolet Heavy Duty pick-up (2007)
- John Deere Riding Mower (1997)
- Ferris Mower (2003)
- Toro Groundmaster Mower 455D (2000)
- 2 each Stihl String Trimmers FS 85RX (2004)
- 2 each MTD Yard Machine Push Mowers (2002)

Commissioner Myers added that the Recreation Department has cycled out some equipment in the fitness area and requested that it also be declared surplus so that it may be sold at an online auction administered by the same organization that conducts the live equipment auctions (Roy Teitsworth, Inc.).

Recreation

- Life Fitness Elliptical Summit Trainer
- 4 Each Life Fitness 95T Treadmills (2008)

Councilperson Van Vreede made a motion, seconded by Councilperson Havens to declare the Parks and Recreation equipment as surplus, as outlined by Commissioner Myers above and to authorize the sale of the equipment through live and online auction as described above.

Ayes: Smith, Knapp, LaFay, Havens, Van Vreede
Nays: None
Unanimously approved

AUDIT APPROVAL

A motion was made by Councilperson LaFay, seconded by Councilperson Van Vreede that Audit #4 for April 2013 be approved for the Town of Perinton, pursuant to Town Law, and the Town Clerk presented duly verified bills as follows:

APRIL AUDIT

General Fund	139,096.76
Town Outside of Village	79,777.41
Recreation	172,427.55
Highway General Repair	6,681.26
Highway Snow & Miscellaneous	97,235.39
Joint Sewer	10,032.85
Debt Service Sewer	886.18
Perinton Ambulance	1,072.00
Fairmont Hills Maint Dist	320.00
Basin Canal Port	3,748.50
Jefferson Ave Sewer Project	180.00
Indian Valley Sewer Project	<u>301,079.90</u>
	\$812,537.80 Total

The above items were numbers 88138-88359 .

APRIL MANUAL 1

General Fund	85,663.49
Town Outside of Village	5,016.74
Recreation	30,470.63
Joint Sewer	8,857.43
Midlands Lighting Dist	443.04
Lake Lacoma Lighting Dist	15.45
Meadows Lighting Dist	463.61
Deer Run Lighting Dist	1,563.51
Misty Meadows Lighting Dist	<u>119.74</u>
	\$132,613.64Total

The above items were numbers 88103-88106, 88117-88123, 88135-88136.

Ayes: Smith, Knapp, LaFay, Havens, Van Vreede
Nays: None
Unanimously approved

There being no further business before the Board and no further questions from the audience, the meeting was adjourned at 9:15 pm.

Respectfully submitted,

Jennifer A. West
Town Clerk