

ITEM 2 (Public Hearing) Application #16-217: 100 Lakeshore Drive, PINNACLE NORTH - PHASE II, Site Plan Review to develop a 21 acre Planned Unit Development site.

- **Building C: 130 dwelling units and 10,225 SF commercial**
- **Building D: 28 dwelling units**

Dave Cox, project engineer from Passero Associates, presented the application along with Betsy Brugg, attorney from Woods Oviatt Gilman, and Dave Hanlon, project architect. He said this is the same concept as was presented at a work session in April 2016, but it's now being presented with the engineering details added.

The Phase I buildings are going up, all remediation for the brownfield has been done, the cap was put in place, parking lot near Hess gas station has been added and sanitary sewer has been directed to the pump station.

Mr. Cox said that Phase II is similar to the 2013 Sketch Plan with the exceptions of residential units lowered from 168 to 158; commercial space from 24,000 SF lowered to 10,225 SF; as well as one parking spot added, 304 spaces to 305 spaces. All SEQR thresholds have remained the same or lower.

Northshore and Muar Streets will remain access sites for construction. A pedestrian pathway will be tied into Kershaw Park.

Comments were received from the Fire Chief and Department of Public Works to have the water main completely wrapped around Phase II and extended out to Muar Street. Changes will be made.

Sanitary sewer was installed to the north of Phase II. One main run will serve the rest of the buildings. The storm sewer will tie into Northshore, Lakeshore and to Muar Street.

Drainage and stormwater discharges to Canandaigua Lake outlet will continue to be quality controlled, which is required. Onsite drainage will have underground sand filters in addition to two bio-retention areas to treat the water and clean before discharge.

All buildings are set at least one foot above flood plain. One exception, building D will be three feet above because there will be a residential units on the first floor.

All lighting will continue to be LED. All landscaping will be similar to Phase I.

Dave Hanlon, Hanlon Architects, addressed architectural designs of Phase II. There will be a similar flavor with different massing and shape from Phase I. Building C with 130 units will have the same footprint as Building B. Facade materials are primarily the same. The facade along lakeshore will be treated a little differently for diversity. Building D will have residential units along the front of the building.

All parking spaces are enclosed within the building. There will be at least one parking space per unit with the exception of Building D having two parking spaces per unit.

Chairperson Mueller opened the public hearing. No one was present. Chairperson Mueller held the Public Hearing open should there be additional information added.

Chairperson Mueller noted that the drainage plan is not consistent with the overall drainage plan of the sketch plan. His concern is that the drainage is being handled on a phase-by-phase basis, with no clear plan for future phases, and how that fits in with the overall SEQ. For example, Phase II now shows 15" pipes, where the original concept showed a 19 x 30" elliptical pipe. He would like to see a revision to the overall drainage plan to determine if it is consistent with original approval. He also suggested that an independent, third-party engineer review the SWPPP and the revised comprehensive drainage report.

Commissioner Taylor asked that the responses to the DPW comments be in writing. Also would appreciate comments from Fire Department and Tree Advisory Committee.

Commissioner Taylor and Commissioner Rhode requested that all lighting be dark-sky compliant.

Commissioner Rhode would like to require the detectable warning surfaces for the sidewalk ramps be concrete or steel, not rubber.

Commissioner Ayers asked if the change to first-floor residential in Building D was not an important change with regard to the consistency with the Sketch Plan.

Chairperson Mueller agreed and suggested that this be forwarded to the City Council so that the City Council may issue a statement of consistency or inconsistency with the approved sketch plan.

Commissioner Rhode moved the Planning Commission **Table** the application so as to collect additional information on the following:

1. Third-party review of the SWPPP and revision to the Comprehensive Drainage report
2. Additional elevations and architectural design, including detail sheets and materials
3. Comments from Fire Department and Tree Advisory Board
4. Written response to DPW comments
5. Detectable crosswalk material
6. Dark-sky compliant Lighting

Commissioner Colliss seconded the motion, which carried with a voice vote (7-0).

Chairperson Mueller	Voting	YES
Vice Chairperson Rhode	Voting	YES
Commissioner Taylor	Voting	YES
Commissioner Colliss	Voting	YES
Commissioner Ayers	Voting	YES
Commissioner Kantz	Voting	YES
Commissioner Beyer	Voting	YES

MISCELLANEOUS

ITEM 1 Referral from the City Council: Ordinance 2016-006; permitting “Fireworks Stores” in the C-3 zone district.

The Commission moved to support the ordinance, but with the following modifications:

1. The use should be allowed by Special Use Permit to allow a case-by-case review of the appropriateness of the site selected and to allow a Public Hearing of such.
2. If the use is to occur in a temporary structure (e.g. a tent), the use should be limited to 30 days.
3. If the use is to occur in a temporary structure, the Use Permit should be renewed with each instance.

ADJOURNMENT:

Commissioner Taylor made the motion to adjourn the meeting at 8:30. Commissioner Ayers seconded the motion, which carried with a voice vote of 7-0.

Richard Brown
Director of Development & Planning

James Mueller
Planning Commission Chairperson