

VILLAGE OF SPENCERPORT
PLANNING BOARD

May 2, 2002

BOARD MEMBERS PRESENT:

Chairman Robert Garlick
Denny Marra
Tom Fairbrother
Joe Slominski

Board Members Absent:

Carol Nellis-Ewell

OTHERS PRESENT:

Margaret Gioia/Planning Board Secretary
Stephanie Tandle 111 West Ave. Newark N.Y.
Brian Tandle 179 Church St., Victor N.Y.
Karl Joyce 111 West Ave. Newark N.Y.
Mark Melich 1577 W. Ridge Rd., Roch. N.Y.
Tom West/Superintendent of DPW
Jack Crooks/Building Inspector for Town and Village
Ted Rauber/Village Trustee
Keith O'Toole/Village Attorney

Call to Order:

Motion was made by Chairman Garlick and seconded by Denny Marra and carried unanimously that the minutes for May 2, 2002 be approved as read.

Public Hearing:

Chairman Garlick: Opened the Public Hearing for 41 West Ave., Karl Joyce, New Dimensions for a photographic studio.

Karl Joyce:

Karl went over the plans: 1- large building is for camera room.
2 Carriage house use for office space.
3- 2nd Floor homeowners apartment.

The above plans were on the original proposal. The Zoning Board didn't give zoning approval for the apartment on 2nd flr.

Would like to have camera room with digital imaging and would continue to rent out the 3 apartments. There is no shade in the back yard. Would like to work together with the landscaping company. It would be nice to have this land, with great parking, close to downtown.

Chairman Garlick:

Commented that the board needed more information before they would give Final Site Plan Approval.

Chairman Garlick:

Asked Tom West if he went over the plans he said he did a little bit with Jack Crooks. He did have a concern about the drainage in the back yard. Being that it was going into the parking lot, which we talked about putting in a catch basin with 6 in to 8 in piping. It would need to be a brand new catch basin.

Tom West:

Suggested to put 8-inch pipe to catch basin.

Jack Crooks:

Suggested to relocate the catch basin, because it would not be good to keep it there, where there is a lot of traffic. It should be relocated.

Chairman Garlick :

Had no objection to moving the catch basin.

Tom West:

Said that he would need a pre-cast catch basin if left in driveway.

Chairman Garlick went through the Preliminary Sub-division and Site Plan CheckList and the comments that he had were as follows:

- (1) Clarification on plans, existing and proposed.
- (2) Show water and sewer lines in the Village Street.
- (3) Trench details for sanitary and water service, and storm.
- (4) Sewer tank details
- (5) Pavement restoration details.
- (6) Driveway paving within the right of way detail.
- (7) Change storm to 6 or 8 inch.
- (8) Grading contours to southern end of property.
- (9) Check condition of existing catch basin (Tom West).
- (10) Show erosion control.
- (11) 100-year flood zone.

Chairman Garlick also had some notes:

- (1) Water and sewer service shall be installed in accordance with the rules and regulations of the Village of Spencerport.
- (2) Building construction and renovation shall be in compliance with the New York State Uniform Fire Prevention. And building code and energy conservation code.
- (3) All construction of improvements shall be in accordance with the design criteria and construction specification for land development for the Village of Spencerport.
- (4) The developer shall comply with the NYS Building Codes and regulations for construction of all below grade trenches and confined spaces.
- (5) The developer shall keep public streets and roadways clean of debris leading to and from the project site. Through out the project duration to the satisfaction of the DPW.
- (6) It is the responsibility of the developer to provide adequate soil erosion control devices during construction. If in the opinion of the Village adequate erosion control devices are not in place, the Village may call for placement of additional temporary erosion control measures, which may include sediment fences, swells, check dams and/or sediment basins, as necessary until ground cover has been reestablished.
- (7) Notify underground facilities protective organization (UFPO) two (2) workdays prior to digging, drilling or blasting at 1-800-962-7962 for a utility stakeout.

Chairman Garlick asked if the Planning Board had any other comments?

Tom Fairbrother:

Had a concern about the propane tanks.

Jack Crooks:

Commented that the applicant has been to Zoning Board for use variance to be secured for a photographic studio.

Denny Marra:

Denny said he would like to see a copy of the variance that was issued by the Zoning Board. And if there was a variance given for parking, where is it for handicap parking?

Denny Marra:

Asked if there was a driveway on the westside of the house.

Tom West:

Tom, replied yes.

Chairman Garlick:

What we need to do is to have the Wagner property driveway shown on map.

Chairman Garlick brought to the board's attention about the comprehensive letter from Jack Crooks.(See Attachment).

Jack Crooks:

Commented that you can't have a 3 story wood frame structure used for residential living. It is a pre-existing attic.

Tom Fairbrother:

Commented about the carriage house be used for housing.

Jack Crooks:

What they are proposing to do with the carriage house in terms of housing, we would need to see some specific plans. For instance how it is supposed to be finished. Make sure that it is compliant with code. The code is about to change in July all though there is a 180 days grace period.

Tom West:

Tom West: What are you going to with the refuse?

Karl Joyce:

Replied: We really don't have a lot of refuse. But was open for ideas.

Tom West:

You are allowed 3 cans. You can set up a commercial account with the Village of Spencerport. Whatever is put in the dumpster will be weighed and billed.

Denny Marra:

Are you going to be doing all your own imaging on the property?

Karl Joyce:

We will show the images to the customers and do some printing of them, but the rest will be outsourced.

Denny Marra:

Are you going to be using chemicals?

Karl Joyce:

No, all we use is water.

Tom West:

Commented on the concern he had about the West Ave. Project going on this summer. Will be ready to start in mid July and start paving in August. The water and sewer connections from the property to the sewer and water should be prior to roadwork.

RESOLUTION: 05/02

INTRODUCED BY: CHAIRMAN GARLICK
SECONDED BY: DENNY MARRA

The Planning Board resolved that the application regarding Karl Joyce/New Dimensions of 41 West Ave. is tabled.

Furthermore, the public hearing will be held open till next month.

Ayes: Garlick, Slominski, Fairbrother, Marra

Nays: None

Chairman Garlick introduced Ted Rauber/Village Trustee. Code review committee to go over to what is feasible or not.

Ted presented some ideas that he had for the Planning Board:

- (1). Parking & traffic study, opportunity for the Planning Board to work on East Ave. extension. Considering turning East Ave. into a 2- way street. Extending the east of the plaza.
- (2) Town of Ogden bringing back to the Municipal Board of 1992 Plan of Parks and Recreation.
- (3) Sewer Moratorium in the Village, what would it mean for the Village cost wise.
- (4) Architectural Review Board should migrate to Planning Board.

Ted asked what area would the Planning Board like to work on?

Chairman Garlick:

Replied: The Comprehensive Plan and ARB(Architectural Review Board).

Chairman Garlick asked Keith O'Toole if the Planning Board is to have a Public Hearing for the Comprehensive Plan?

Chairman Garlick gave a Mr. O'Toole a copy of the long form SEQR completed by the Planning Board last year and gave it to the Village Board for its use

Keith O'Toole:

Replied: Yes, before we go there we should have the SEQR documents together.

Jack Crooks:

Commented on the Fee Schedule, the way that Jack determines the Fee Schedule is by simple business practice. I figured out what our costs were and then back into that is based on number of applications we have.

ADJOURNMENT:

Motion was made by Chairman Garlick seconded by Denny Marra and carried unanimously that the meeting be adjournment at 8:30.