

Planning Board Minutes

June 1, 2004

Present

Chairman Robert Garlick
Carol Nellis Ewell
Denny Marra
Joseph Slominski
Ronald Muraco
Jackie Sullivan

Absent

Others Present

Jack Crooks, Building Inspector
Trustee Theodore Rauber, Village Board Liaison
Donna Stassen, Secretary Planning Board

Bud Nichols, Trolley Station Committee Member
Bernard Cubitt, Trolley Station Committee Member
Larry Fennity

Approval of Minutes

Motion made by Chairman Garlick seconded by Joseph Slominski and carried unanimously to approve the May 4, 2004 minutes as read.

New Business

Conceptual Approval
Trolley Depot Station

Bernie Cubitt: I initiated the program of restoring and saving the Trolley Stop Station by contacting Maxine Davidson about 2 weeks after Dave Williams died. Dave moved into the depot in 1947 and made it his home. I visited there in 1998 in the winter and talked to him, and took some pictures, and I thought what is going to happen to this building when Dave is gone.

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When I contacted Maxine, I told her that we needed to restore and preserve this building for the Village, and she agreed. A strong committee was formed, along with architect Larry Fennity, and the project has come along. Last fall work began on the building. There are 25 volunteers signed up.

Bernie Cubitt and Bud Nichols presented a slide presentation showing the progress that has been made on this project.

- Slides showing original condition of Depot
- Slides showing depot when used as Dave Williams residence, which includes changes and additions the Williams made over the years. (14 feet added on to original 30 ft, making the building 44 ft X 16 ft.).
- 4ft overhang in back is the original.
- The structure is very good sound wise about 85-90% intact from the original structure.
- Patty Uttaro, Ogden Librarian, supplied the committee with actual photographs.
- The committee worked all winter long on the project thanks to the Village supplying electric, a wood burning stove for heat, bathroom facilities were also available.
- None of the original wainscoting was left on the structure, there is brand new exterior siding all milled to meet specifications.
- On the upper portion above the chair rail all the original cedar shingles were left intact that was a big savings, they only need to be cleaned and painted.
- The added extremities were removed, by an army truck and cables provided by a village resident.
- The Village DPW has provided equipment and dumpsters saving a lot of work and money.
- There is a two- year lease on the property, at the end of two years the chicken coops, and the old barns need to be removed and bulldozer leveled.
- Suburban News and R-News are very interested in the progress of this project; both are keeping a continuous pictorial record. Their interest is much appreciated the news has spread around to a great extent.
- A private logging mill in Arcade was able to duplicate the original materials it looks just like it did 100 years ago. Also, reproduced wainscoting later on in the project for the chair rail.
- Many of the details were authentic in the restoration project.
- The color matches as close as possible using the overhang.
- The overhang needed extra support for transporting purposes.
- The original service window remains intact.

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- Tail extensions were installed to the front of the building; fortunately, the back of the building was not cut off.
- A laser level instrument was set up to swing around the interior and around the basement. By swinging, that around the building and making the points to put the nails in, this is what is called a benchmark, so we can measure down to the floor and up to the ceiling, to find out what is off.
- Slate roof was removed and in good condition, slate will be sold, often used by crafters.
- Marvin Windows replaced the windows; they did a wonderful job with replicating what the existing windows looked like. This was the largest expenditure so far the cost was \$2900.00
- A trolley depot cart donated by Jimmy Hall has been restored, and will be used on site.

At this time, the slide presentation was completed.

Larry Fennity distributed conceptual site plans to the Board.

Larry Fennity: This site plan right now is based on looking at the drainage canal, right now, we are waiting to see if there is some future discussion about possibly modifying that drainage canal, if that happens that will change our plans a fair bit. Right now, we have a very steep slope; we want to make use of that and have direct access from the upper level to the deck, which is the same as the upper level of the trolley. The lower level coming right off of the circular device here which will be modified; will grade right with the lower level where the restrooms will be located. They will both be handicapped accessible, we will not have to worry about getting from one area to the other without creating a 100-foot ramp, or an elevator. Obviously, we have a very tight sight here. We have been playing with moving the building, but right now, this is the best location we have, it gives us the ability to use this space in front. It ties in with the upper level, and we are able to keep from removing a very nice tree in this area.

By state code we have to keep the building a certain distance off the property line. This pushes the structure a little down the hill, but it fits in pretty well, there is easy access to the parking area. There is nice view from here. We will be playing with the drainage to create a swale, with such a steep slope you have to deal with the water.

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Presently they are developing plans for programming the building, a lot of discussion is still going on. The upper level could be used for a meeting room, museum, renting canoes and Kayak etc.

The lower level will be bathroom and shower facilities for our visitors along the canal, offering these amenities will bring more people to Spencerport.

There will be a walkway all the way around the outside.

Ron Muraco: What is the projection for time on this project?

Larry Fennity: That all depends on one big thing, money. I would estimate they are 6-8 months ahead with construction. I would guess the building would be ready to move this summer. The workmanship has been outstanding. Moving costs will be the factor.

Trustee Rauber: The proposed location is near where it was originally.

Denny Marra: Was the site on the east side of the power station looked at?

Trustee Rauber: Yes, but the proposed East Avenue extension could put it right through there.

Denny Marra: You have some immediate needs now. Personally, I don't think the extension will ever go through.

There is a lot of damage going on behind Diehl's do we want to take the chance of vandalism after all the hard work that has been done on the station.

Parking is a huge issue right now for the businesses on Main Street, would it serve us better if it was moved a bit down, using the plaza parking and allowing for easier access.

Trustee Rauber: It could be a better spot there the plan back in 1999 was to fill in the creek bed with 22 parking places and enhancements with proper shrubbery. Eventually there will be something on that corner lot.

The other thing is the benefit of the land being owned by the Village. East of the substation is Monroe County and Goldstein's property.

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Bernie Cubitt: If bathrooms and showers are not installed as an encouragement for boaters than this building provides nothing more than a museum and a meeting hall. My feeling is putting it there, than we have something.

Denny Marra: I'm not disagreeing, I am just trying to figure out where this project is right now and where do you need to go to make this thing happen. From a financial standpoint where do you stand, as far as getting the building moved?

Bud Nichols: Gary Inzanza is an electrician he has come on board along with High-Qual for heating and Mike Lopresti will be providing some of the site work. A certain amount of fill is required, and this is where the Village will be a major factor in helping with the cost. I am working on the cost projections, Alan Scheg and Carol Coburn are working feverishly on obtaining grant money. We have received donations from Wal-Mart and from private citizens. We have gone to many community groups and churches with this presentation.

Denny Marra: Are you going with cement block or poured concrete?

Larry Fennity: We are working that out right now.

Bud Nichols: We are working with Precision Wall and ICF Block hopefully they will donate some of the cost.

Larry Fennity: I am not nearly as concerned from seeing the outflow of people volunteering to build the lower portion as I am with raising the money for the cost of moving the building. That will be a cost of around \$15,000.00.

Bud Nichols: We have spoken to Ray Brock he will get back to us with a cost. The cost will differ on whether we have the site prepared when it is moved, or if we need to get a crane to move it later.

Denny Marra: Basically, you need to raise money.

Denny Marra: There is a two- year lease; the big thing is if the structure could be moved this fall and on-site by winter.

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Bernie Cubitt stated that vandalism has occurred on the site where it is, because the location is so isolated. It would be safer and more protected bringing it down into the Village.

Jack Crooks: The issue in front of us right now is the support of the Planning Board for this project and the location. Obviously, grading issues and other loose ends remain, but right now, the project needs your approval for the site.

Larry Fennity: We can physically put this building on site, bring the fill in later, and plant the grass, it will be challenging but it can be done.

Discussion ensued regarding filling in the site, and adding additional parking options.

Chairman Garlick: Initially what we are looking for is getting the building onsite and Than the long-range plans after the study is completed.

At this time, the following resolution was made.

Resolution 6/2004

Introduced By Chairman Garlick
Seconded by Ronald Muraco

Resolved that the Trolley Depot Station is granted conceptual site plan approval, the Planning Board is all in favor of the project and the benefit it will produce for the community.

Ayes: Garlick, Nellis-Ewell, Marra, Slominski, Muraco

Nays: none

Adjournment:

Motion made by Chairman Garlick seconded by Denny Marra and carried unanimously to adjourn the meeting at 8:50 p.m.