

**Planning Board Meeting  
April 5, 2005**

**Board Members Present**

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

**Board Members Absent**

**Others Present**

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

Tom Pavone/ MRB Group  
Larry Fenity/ Renauto & Fenity Architects  
Craig Byham

**Public Hearing**

Chairman Garlick opened the public hearing at 7:05 p.m. with the application of the Village of Spencerport for site plan approval for the construction of a building to be utilized by tourists visiting the Village of Spencerport. Such building to be on property owned by the Village of Spencerport located at 20 East Ave, Spencerport, NY.

Tom Pavone of MRB Group & Larry Fenity of Renuto & Fenity Architects will be representing such application this evening.

Larry Fenity stated that the committee is very excited seeing a couple years of work coming to fruition, things are within reach relatively soon.

Larry Fenity noted the following:

- The structure has been placed at an angle to the parking lot essentially parallel to the canal and the walkway, down the hill a little way from the original proposed location.
- The new placement fits into the hill better away from the deep slopes.
- New site will improve handicap access; will be able to have a winding trail to a ramp.
- Building will sit on the lower level made out of concrete.
- With landscaping and a berm, the building will not sit up too high on the southern face.
- Interior will be a large open space with an office.
- Restrooms and shower will be downstairs.
- Decking will be installed around the outside of the building.

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Larry Fenity: If the men who are renovating this building continue to do the kind of job that they have been doing you will be very proud of this building. They are doing a heck of a job.

Tom Pavone will speak regarding the technical side of the project. A revised plan was distributed to the Board.

Tom Pavone: We are looking for an easement between two properties on Union Street as shown on the plans. The project will need two easements a 15ft and 5ft easement, a total of 20 feet for both a sanitary sewer and a water service. The Spencerport DPW would construct both the sanitary connection to the existing manhole and the 2- inch copper service out to the property line. At that time, the Water Authority would than make a service connection. Once we get the easements, we will submit to the agencies for their approvals.

Chairman Garlick: How deep will the sanitary be throughout the area?

Tom Pavone: It is very shallow throughout the low spot 3 ½ feet deep, than will go against the elevation after that.

Tom Pavone: Gas services will not be required; the building will have electric heat. Those are the utility issues.

Tom Pavone: A silk fence has been installed for erosion control during the construction phase of the project.

Ron Muraco: Will the wood burning stove remain in the building?

Tom Pavone: No.

Chairman Garlick: This work is proposed to be done by village employees; usually we have notes on the plans.

Building Inspector Jack Crooks stated that general design criteria should be put on the plans.

Keith O'toole stated that the Village Attorney would draw up easements.

Trustee Rauber representing the Trolley Depot Committee:

- The building was donated to the Village of Spencerport last month for \$1.00 and is now sitting on leased land, which expires June 1, 2005.
- The building will be called the Davison Museum of Transportation and Communication.
- The target date for moving the trolley is May 23, 2005. The mover will begin prepping the building this month to set the building up in case of any hidden barriers he will be prepared.

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- The move will take one day and will be overseen by the Village DPW & Electric Superintendent.
- The facility will be a branch of the Ogden Farmers Library.
- MRB will be overseeing the pre-site work.
- After the structure is raised and in place the foundation will be created

Trustee Rauber praised both Larry Fenity and Tam Pavone for all their help and the time they have donated to this project.

### **SEQR**

#### **Resolution No 4/2005**

**Introduced by Chairman Garlick  
Seconded by Ronald Muraco**

Resolved that the Village of Spencerport Planning Board has determined that the Trolley Station renovation and relocation application located on East Ave adjacent to the Erie Canal with plans prepared by Renuto & Fenity Architects dated 9/2/04 and revised 2/28/05 is an unlisted action.

Furthermore, the board has accepted and completed the short EAF form and finds that the action will not result in any significant adverse environmental impact.

Ayes: Garlick, Nellis-Ewell, Marra, Slominski, Muraco  
Nays: none

#### **Resolution No 4/2005/a**

**Introduced by Chairman Garlick  
Seconded by Ronald Muraco**

Resolved that the Village of Spencerport Planning Board hereby grant contingent preliminary and contingent final site plan approval for the Trolley Station renovation and relocation application. Such building is located on East Ave adjacent to the Erie Canal. Plans prepared by Renuto & Fenity Architects dated 9/2/04 and revised 2/28/05.

Such approvals contingent upon completion of the following items:

- Plans to be submitted and approved by the Monroe County Health Department, Monroe County Water Authority and the Village of Spencerport Superintendent of Public Works and the Village Attorney regarding sanitary sewer, water, construction standards and easements.
- In addition, the standard village construction notes shall be added to the plans.

Ayes: Garlick, Nellis-Ewell, Marra, Slominski, Muraco  
Nays: none

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**Approval of Minutes:**

Motion made by Chairman Garlick seconded by Carol Nellis Ewell and carried unanimously to approve the minutes as amended.

**Unfinished Business:**

Nothing requiring Board action.

**New Business:**

The Planning Board has made a formal recommendation to the Village Board to appoint Craig Byham as an alternate to the Planning Board.

**Adjournment:**

Motion made by Chairman Garlick seconded by Denny Marra and carried unanimously that the meeting be adjourned at 8:10 p.m.