

**Planning Board/ARB Meeting
August 2, 2005**

Board Members Present

Chairman Robert Garlick
Carol Nellis Ewell
Denny Marra
Joseph Slominski
Ronald Muraco
Craig Byham

Board Members Absent

Others Present

Donna Stassen, Secretary Planning Board
Trustee Theodore Rauber, Liaison Village Board

Eleanor Nichols	40 Evergreen Street
William Murphy	
Darryl Mosher	4 West Ave
Richard Gollel	630 East Ave
Elizabeth Ferris	
Frank Ferris	31 Ballard Ave
Allie Pavone (Flaherty Funding)	84 S Union Street
Ms. Albano	39 Slayton Ave

Public Hearing

The application of Clair Development, LLC Dan Hogan, 3001 Brockport Road, Spencerport, NY for the purpose of creating new west and south property lines on Lot#1, of the Davison Estate Subdivision. Such newly created lot to encompass 1.527 acres on property located at 15 Evergreen Street, Spencerport, NY 14559.

Chairman Garlick stated to the audience that the hearing tonight would be solely on breaking out this 1.5-acre lot. As the project gets developed by Mr. Hogan there will be another public hearing for the site plan at that time there will be actual plans showing lot lines, water, drainage and other pertinent issues.

Daryl Mosher of Schultz Associates will be representing the application for Clair Development.

Mr. Mosher handed out revised plans, which have mostly technical changes.

Mr. Mosher: The parcel is a total of nine acres; we are asking to convey one lot off this parcel including the house and barn at about 1.5 acres, this will leave about 7 acres of land to be developed later. The house will be serviced by all existing services. This is purely a change of property lines. There will not be any impact on the neighborhood.

Chairman Garlick: We have letters from Village Attorney Keith O'Toole, and Village Engineer David Willard, Kris Schultz, and Daniel Hogan.

Attorney Keith O'Toole's letter generated a number of comments, since then he has received correspondence from Schultz Associates addressing his comments. Keith has resubmitted another letter requesting, four conditions (file).

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Mr. Mosher stated that the comment from MRB to add the correct signature lines on the map would be corrected on the Mylar.

Eleanor Nichols: I will be happy to see someone in the house.

Chairman Garlick: I will recommend at this point that we go forward with SEQR approval and grant contingent preliminary and contingent final approval. Such approvals to be conditional on the applicant addressing the concerns from the Village Attorney, Village Engineer and the Building Inspector.

At this time, the following resolution was offered.

Resolution No. 8/2005.1

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

Therefore be it resolved that the Village of Spencerport Planning Board has determined that the application for Clairol Development, LLC Dan Hogan, for sub division approval for property located at 15 Evergreen Street is an Unlisted Action per sub division map prepared by Schultz Associates, dated July 14, 2005. Furthermore, the Board has accepted and completed the Short Environmental Assessment Form and finds that the action will not result in any significant adverse environmental impact.

Resolution No. 8/2005.2

**Introduced by Joe Slominski
Seconded by Chairman Garlick**

Therefore be it resolved that the Village of Spencerport Planning Board grant contingent preliminary and contingent final sub-division approval for the application of Clairol Development, LLC Dan Hogan for the purpose of creating new west and south property lines on Lot #1, of the Davison Estate Subdivision. Such parcel is located at 15 Evergreen Street as shown on sub-division maps prepared by Schultz Associates, and dated July 14, 2005.

Such approval is contingent upon the following items:

1. Applicant must address comments of Village Attorney Keith O'Toole's letter dated August 1, 2005 to satisfaction.
2. Applicant must address comments of Village Engineer David Willard's letter dated August 1, 2005 to satisfaction.
3. Applicant must address comments of Building Inspector Jack Crooks letter dated August 1, 2005 to satisfaction.

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

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ARB Application

M&T Bank/39 Slayton Ave
Ms. Albano/Bank Manager

Chairman Garlick: You have installed a banner.

Ms. Albano: Yes, I had permission from Building Inspector Jack Crooks the sign was installed about 2 weeks ago.

Ms. Albano shared pictures of the banner with the Board.

Ronald Muraco: How long will the banner be up?

Ms. Albano: I was asking for 60 days from approval that would give us about 90 days the same as last year.

Chairman Garlick: Our code specifies a 30-day approval, I looked up what we did last year and we had granted a 30-day approval with an extended approval for 30 days per Building Inspector Jack Crooks.

You can contact him after the thirty days, for an inspection and the proper paperwork for the extension.

At this time, the following Certificate of Appropriateness was granted:

This is to certify that the Architectural Review Board has approved the application of M&T Bank for a banner to be located at 39 Slayton Ave, Spencerport, NY for a Certificate of Appropriateness on August 2, 2005 as outlined in the Notice of Decision below.

Notice of Decision
Banner

- Banner previously installed by permission of the Code Enforcement Officer.
- Banner meets the requirements of the letter submitted to the ARB by Ms. Albano dated July 15, 2005.
- Said approval granted 30 days beginning August 3, after such 30-day period applicant may contact Building Inspector Jack Crooks and request a 30-day extension. Only one 30-day extension may be granted.

Flaherty Funding/84 S Union Street
Allie Pavone

Denny Marra: Who is doing the sign?

Ms. Pavone: Signs Now, the wooden 2 ft x 6ft frame was given to us; it fills the space exactly where the previous sign was. The sign will have an aluminum backing in it with vinyl lettering for our logo.

Chairman Garlick: Will the sign be placed on the building where the siding is darker?

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Ms. Pavone: Yes, the sign will cover that space.

Chairman Garlick: Is the access right under the sign.

Ms. Pavone: Yes

At this time, the following Certificate of Appropriateness was granted.

This is to certify that the Architectural Review Board has approved the application of Flaherty Funding for a business sign to be located at 84 S Union Street, Spencerport, NY for a Certificate of Appropriateness on August 2, 2005 as outlined in the Notice of Decision below.

Notice of Decision

Signage

- Size, material and color scheme shall be submitted to the ARB on August 2, 2005.
- Sign shall be mounted on the building face at the same height as adjacent signs.
- Sign shall be fastened to the structure by an appropriate and safe method.
- The sign shall not be lit.
- The sign shall be kept in good condition as determined by the Village of Spencerport ARB.
- After installation, the applicant shall submit a photograph of the completed installation to the Village Clerk for the file.

Approval of Minutes

Motion made by Chairman Garlick seconded by Denny Marra and carried unanimously to approve the July 2, 2005 meeting minutes

Adjournment: Motion made by Chairman Garlick seconded by Joseph Slominski and carried unanimously that the meeting be adjourned at 8:00 p.m.

