

**Planning Board /ARB Meeting
January 3, 2006**

Board Members Present

Chairman Robert Garlick
Carol Nellis Ewell
Denny Marra
Craig Byham

Board Members Absent

Joseph Slominski
Ronald Muraco

Others Present

Donna Stassen, Secretary Planning Board
Trustee Theodore Rauber, Liaison Village Board
Jack Crooks, Building Inspector
David Willard, Village Engineer
Thomas West, Superintendent Public Works
Attorney Keith O'Toole, Village Attorney
Kris Schultz
Bill Willett
Joan Quigley
Thomas Michelson
Sandy Hope

45 Evergreen Street
Spencerport Masonic Temple
53 Evergreen Street

Planning Board

Erie View Landing

Kris Schultz of Schultz Engineering will be representing the applicant Daniel Hogan.

The plans showed the development which will consist of 19 single- family residences.

Kris Schultz: Preliminary plans have been completed and distributed to Monroe County Planning, Village Engineer, and Village Attorney for their review and comments. There will be a work session later this week with the other developer to make sure that we are all in line.

Letters from Village Attorney, Village Engineer, and Monroe County DRC were reviewed at this time.
(file)

Comments

- There has been some co-ordination between his firm and the engineering firm representing the property to the south. The idea is that the dedicated road that heads southerly will be a loop to Amity Street.
- The lots will be minimum lot sizes designed to the zoning code.
- The developers both plan on building and living in this development.
- The style of the houses will be in line with Bauers Cove.
- In addition to the dedicated road, there will be two private roadways.
- Proposed name of Erie View Trail has been approved by 911.

- Sidewalks not proposed for this development.
- Traffic flow patterns will need to be addressed.
- Pond construction changed to 1 on 4 slope with a single widened safety bench.
- Hopes are to share development of pond with other developer.
- All CAD drawings were shared with other developer.
- The Village will need an easement to maintain the pond.
- The Village does not wish to own the pond.
- Developer agrees to install oversized grades on all catch basins on Erie View Trail to help intercept gutter flows before they enter the cemetery.
- All storm drainage easements will be reviewed and approved by Village Attorney.
- Tom West prefers as many homes as possible on gravity vs. E-1 systems.
- Underground telephone cable along DPW access road will be depicted on plans.
- Negotiate a permanent easement from DPW for waterline.
- Intent is to connect into main on Evergreen Street.
- All flow will be directly off Trimmer Road.
- Developer to keep as many trees as possible, Village recommends at least two trees per lot.
- Homeowners association is planned for the private drives.
- Private roads to be designed to specs to allow for heavy trucks.

Attorney Keith O'Toole: The separation between lots 17 & 18 you made reference to a driveway, I do not see a driveway between those two houses. How will you get equipment between there for work.

Kris Schultz: Do you mean for in the future if you decide to build a deck back there?

Attorney O'Toole: Yes, also for drainage improvements should that be required.

Kris Schultz: The distance and the slopes are very typical of many of these lots. If you take the minimum lot size the village allows and the minimum side setback allowed that leaves a side lot that won't allow a truck between houses.

Attorney O'Toole: That is a zoning issue.

Kris Schultz: Those regulations determine how we determine minimum lot sizes.

Chairman Garlick: That is the minimum we can allow, we are not bound by those figures. The board can double or triple that. This is something we might do to improve the separations between the houses.

Kris Schultz: There is an old existing easement that ran along the east side of the estate property; it was originally used for horses to get to the canal. It has run with the land ever since.

Attorney O'Toole: The easement needs to be shown on the plans.

Chairman Garlick suggested removing one of the lots, and having more room for access along the canal should it becomes necessary.

Kris Schultz: I will relay that to my client.

Denny Marra: If that easement could be used for recreation that is fine, other than that any easement they own is strictly a public right of way.

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Attorney O'Toole: I am not advocating whether you do it or not, you can run a sidewalk up to that lot line to the canal, which would be dedicated to the village.

Kris Schultz: If there were a choice between losing a lot and making the other lots 80 ft., I would make the lots 80 feet.

Discussion ensued regarding eliminating one lot.

Craig Byham: Is gas available?

Kris Schultz: Yes.

Chairman Garlick stated that a Full EAF would be required, and that a Public Hearing would be held next month pending the timeliness of the applicant's submission.

Unfinished Business

Motion made by Chairman Garlick seconded by Denny Marra and carried unanimously to grant a continuance for the tabled application of John and Mary Marelo for Bauers Cove Sub Division until the next available agenda.

ARB Meeting

Masonic Temple
133 So Union Street

Mr. Skirment: Since the last meeting, we have resubmitted the drawings with some more detail and notes as the board requested.

Carol Nellis Ewell: Have you considered using the existing entrance, which really is in need of maintenance.

Mr. Skirment: The problem is that it is not handicapped accessible there are several steps to get into the building. The original idea was to put the elevator inside the building and move the existing stairs. The existing stairs would have taken up even more room because of the newer regulations involving risers and tread dimensions. To relocate the stairs would take away retail area also. It just isn't feasible to put the elevator inside the building.

Carol Nellis Ewell: If we do not go that route than I do think the front entrance needs some upgrading, the stairs need repairing

Tom Michelson: The intention is to maintain the entire building, we have been holding off pending the approvals for the elevator.

Carol Nellis Ewell: Have you done a cost study for this project; it seems to me building a new structure is pricey.

Mr. Michelson: It is pricey we are looking at probably \$125,000 - \$175,000 for the entire elevator structure.

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Jack Crooks: We have been working on this project for two years now, as you see in the drawing the elevator is actually pushed into the existing building to meet fire code and get some separation up above the first floor structure.

Mr. Skirment: We have also worked at matching the architectural look to the existing building.

Chairman Garlick: Has the Fire Marshall been contacted?

Jack Crooks: The Fire Marshall and the Police Department have reviewed this. This board can request that a swipe card access be used for security purposes.

Craig Byham: Will the doors be glass, so you can see right through to the elevator?

Mr. Skirment: Yes.

Chairman Garlick: I have read the code on this and I would like to offer a contingent Certificate of Appropriateness.

Chairman Garlick is requesting that Architect Larry Fennity review the drawing.

Trustee Rauber informed the applicant that they would be responsible for the architects review fee.

Resolution 1/2006
January 3, 2006

Introduced by Chairman Garlick
Seconded by Craig Byham

Resolved that the Village of Spencerport Architectural Review Board on January 3, 2006 issued a **contingent** Certificate of Appropriateness to the Masonic Temple, located at 133 S Union Street for construction of an elevator and surrounding structure as outlined in the NOTICE OF DECISION below.

NOTICE OF DECISION

In the opinion of the ARB, the installation of the elevator for second and third floor access to the Masonic Temple at 133 S Union Street as shown on plans submitted by Rodney M. Skirment AIA, dated 12/9/2005 meets the performance goals as outlined in Section 140-67 of the Village Code. The use of natural brick and other elements shown on the plans are consistent with the intent of afore mentioned code section.

The following three items are required to be completed before the Certificate of Appropriateness will be issued.

1. Written documents from both the Fire Marshall and Police Chief indicating their approval of the installation.
2. Review of the submitted plans by Village Architect for concurrence with the ARB's above noted determination. The Village Architects comments if any will be addressed as required by the ARB, prior to issuance of Certificate.
3. Access will be swipe card and cards to be provided to emergency services.

Furthermore, please note that this review is for architectural standards only. The owner shall comply with all local, state and national requirements for this type of construction.

Ayes: Garlick, Nellis-Ewell, Marra, Byham
Nays: none

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Adjournment:

Motion made by Chairman Garlick seconded by Craig Byham and carried unanimously to adjourn the meeting at 8:45 p.m.