

**Planning/ARB Minutes
February 7, 2006**

Present

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

Absent

Others Present

Donna Stassen, Planning Board Secretary
Dave Willard, Village Engineer
Tom West, Highway Superintendent
Jack Crooks, Building Inspector

Kris Schultz
Lauren Muraco
Elsie Cond
John Quigley
G. Sage
Jackie Sullivan
Dan Hogan
Mary Ferris
Frank Ferris
Don Riley
Sandy Hope
Mabel Hope
Donald Callene
Joan Quigley
Rev Lance Gunyo
Bill Zurowski
Bernard Roach
Meg LeBeau
Eileen Magin

**Slayton Place Restaurant
Signage**

Elsie Cond is representing the application of Slayton Place for signage to be located at 54 Slayton Ave.

Ms. Cond stated to the Board that the restaurant was opened in October and they have been without a sign. They have been waiting for the landlord to redo the façade; it appears that might be too far down the road.

Ms. Cond stated that the proposed sign would be on the west side of the building, and only one sign for now. The sign will be lit with the existing light, which has been repaired.

Chairman Garlick: The style of lighting we are looking at is different, but we have heard there will be changes with the new owners.

The colors shown on drawings do not show the true colors, which will be forest green and burgundy.

Carol Nellis Ewell: The colors are somewhat what Movie Gallery has now.

Ms. Cond: The sign will be a little shorter but a little taller than the last sign.

At this time, the following Notice of Decision was granted:

Signage

- Sign shall be 48" x 152".
- Sign material shall be single sided MDO and letters shall be high performance vinyl.
- Colors shall be burgundy and forest green on white background.
- Sign shall be fastened to fascia in a safe manner.
- Sign shall be lighted with existing lights. Lighting shall be reviewed pending future plaza modifications.
- 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.

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

Nays: none

**Masonic Temple
Elevator**

Resolution 2/2006
Feb 7, 2006

Introduced by Chairman Garlick
Seconded by Denny Marra

Resolved that after further review and letters of recommendation from the Chief of Police, Fire Marshall, and Architect Larry Fennity the application for an elevator to be installed at the Masonic Temple located at 134 S Union Street be granted final approval.

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

Nays: none

Planning Board

Public Hearing

The application of Clariol Development, LLC for a single-family residential lot subdivision and construction of one dedicated roadway, two private drives and a storm water pond. Proposed sub-division to be known as Erie View Landing located on property at 15 Evergreen Street.

Chairman Garlick stated that a meeting had taken place last week with the residents of Evergreen Street to discuss the impacts this development would have on their street. Comments have been received back from the residents and will be discussed later in the meeting.

The engineer for the project Kris Schultz gave an overview of the project.

- Development is the north half of the old Davision Estate.
- Will consist of 19 single-family homes.
- The original home will remain.
- A loop road will be generated.
- The road will be a dedicated road, and all of the utilities will be turned over to the Village after developed by the developer.
- Lots will be serviced with all utilities.
- A pond will be developed behind lots 7&8 so that the storm water generated by the new pavement will run down to the pond, discharge to the west to the existing wetland, and take its course that way.
- The plan has been reviewed and comments have been received from village representatives.

Sandy Hope: I was concerned about the barn not going with the house.

Kris Schultz: An architect has looked at this lot and could use this barn. This would allow the lot to run right through to Erie View keeping many of the trees. Unattached garages are not desirable.

John Quigley: Where will the water come from?

Kris Schultz: The water for drinking and fire protection will come from down the DPW road. A new water main was installed from Trimmer Road right behind the DPW, the idea is to pick up that water main and bring it down the road and north into the site.

John Quigley: What are you going to do with Evergreen Street?

Kris Schultz: To be honest we are not sure yet.

Chairman Garlick: We had a meeting last week, which you attended, and I believe that the neighbors have a letter to present to the board.

Sandra Hope read aloud the letter from the residents. (file)

Joan Quigley: Back in August the lot the estate is on was sub-divided is that still the case.

Kris Schultz: No, the sale on the house fell through and that sub-divide was never filed with the county.

Meg LeBeau: How big are the houses going to be?

Kris Schultz: Hard to say, probably in the vicinity of 2000 -2800 sq feet.

Meg LeBeau: Will only two story homes be built?

Dan Hogan: No.

Meg LeBeau: Will the houses be on village electric?

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Chairman Garlick: Yes, but the heat source will be natural gas only.

Meg Lebeau: When do you think construction will begin?

Kris Schultz: As soon as we can get through this process.

Meg Lebeau: We have low water pressure on West Ave, which I am sure you are aware of.

Tom West: According to the Water Authority in the year 2007, they will be relining all the mains in this area and this will mean better water flows.

Dave Willard: There are two options on the table now; one option is to extend the water at the DPW down the road to provide water to just the subdivision. The other option is to take water up off West Ave and Evergreen Street and reline those mains. The developer is deciding which would be the most economical way to proceed.

Dan Hogan: I may be able to shed a little bit of light on this, the information I received is that it would be four times more the cost to come down West Ave and tear up the road, that has now come off the table. The access would have to come through the west from the DPW. This might also change the timing for when the water authority relines the main.

Joan Quigley: What are the dimensions of the lots?

Kris Schultz: The lots vary; they are all 12000 square feet in size. All the lots meet the minimum size requirements or are larger. All the homes are proposed for single family.

Sandy Hope: Will there be a sign that says Erie View Landing? We don't want a sign.

Chairman Garlick: When you say you don't want a sign, do you mean you don't want a sign where their street starts, or you don't want one on Evergreen Street, a, b, or both?

Sandy Hope: Both

Dan Hogan: If we put up any sign, it would probably be at the entrance to the private road temporarily to show the lots for real estate purposes.

Chairman Garlick: A temporary sign may be needed to direct traffic during construction if the loop is not finished.

Mabel Hope: Will the school buses be going down our road? (Evergreen Street)

Chairman Garlick: I would say yes.

Joyce Quigley: At a previous meeting, the board had stated they would like to see the number of houses behind the estate house reduced.

Chairman Garlick: That was a recommendation, as far as I know we are still at three houses.

Dan Hogan: What we did is reconfigured the lot to meet the size requirements.

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Mabel Hope: Will there be trees on each lot?

Dan Hogan: We have minimized which trees we will take out.

At this time 7:27 p.m., the Public Hearing was closed.

Chairman Garlick stated that there would not be any approvals granted this evening.

Dave Willard: I have reviewed the Full EAF and the plans submitted but did not see any differences with the plans. I have recapped on some of the issues with my letter dated 2/7/06. (Filed)

Chairman Garlick: We also have a January 23 letter in regards to the pump station.(Filed)

Dan Hogan: I talked a little bit to Jack Linder and what he was telling me is that if he had to run a 3-phase service it would be pole on pole going down the street. I don't know if anyone has figured the maintenance cost. The pump station would be dedicated to the Village and the costs for maintenance. I don't know if there are any restrictions on burying the lines. This definitely is not in the flavor of what we are trying to create with this subdivision.

Jack Crooks: The new design criteria suggest that all utilities need to be underground.

Tom West: There is a possibility of 3 phase coming through the cemetery.

The following are issues that need to be resolved for this project.

1. Evergreen configuration.
2. Removal of existing pavement
3. Easements/temporary easements
4. Tree removal
5. Sidewalks
6. Evergreen Street/coordinated project with the Village and the developer.
7. Evergreen Street resident's letter.

Jack Crooks: The plans show a turnaround on Mr. Gollel's property, should Erie View and the project to the south not develop in the same timing I would advise the board to get a temporary easement from Mr. Gollel to place that turnaround.

Chairman Garlick: We have addressed that issue.

Kris Schultz: We have run that by Mr. LaDieu and that will be available.

Jack Crooks: That will need to be resolved before final filing incase there becomes a change of ownership.

Randy LaDieu: Our intent is to make application for the southern parcel we hope to be on the agenda next month for preliminary.

Dan Hogan requested a workshop with the village to address the additional cost restraints. Dan Hogan stated that the layout of this project may need to be changed to make it feasible.

Dan Hogan: I would also like to keep on the table the discussion regarding the pump station.

Dan Hogan: There could also be an additional 60,000 dollars depending on what happens with the cemetery so we are pushing 350,000 – 400,000 dollars in unexpected costs. As you can imagine that is restrictive for an 18-lot subdivision project.

Carol Nellis Ewell: What happened with St. Johns, I thought they were on board with everything?

Dan Hogan: There is a small area 35 ft X 70 ft that we would need to tie into their road; they were planning to use that area for pillars.

We might be able to mediate something there is some land back by the wetlands that is high and dry. We would be able to fill in that area to help them out.

A workshop meeting will be set up for the week of 2/20/06.

Unfinished Business

Resolution 2/2006
February 7, 2006

Introduced by Chairman Garlick
Seconded by Joseph Slominski

Resolved that the Planning Board hereby deny without prejudice the tabled application of John and Mary Marello for the re-subdivision and site plan approval for Lot 1 of the Bauers Cove Subdivision-Section 2.

Furthermore be it resolved that the applicants have 90 days to resubmit such application without fees.

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

Appointment of Officers for 2006

Motion was made by Ronald Muraco seconded by Joseph Slominski and carried that the officers from the year 2005 remain the same for the year 2006.

Chairman: Robert Garlick
Vice Chairman: Carol Nellis Ewell

Approval of Minutes

Motion made by Chairman Garlick seconded by Ronald Muraco and carried unanimously to approve the meeting minutes of January 3, 2006 as corrected.

Adjournment

Motion made by Ronald Muraco seconded by Joseph Slominski and carried unanimously to adjourn the meeting at 8:30 p.m.

