

Planning/ARB Minutes
March 7, 2006

Present

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

Absent

Joseph Slominski

Others Present

Donna Stassen, Planning Board Secretary
Dave Willard, Village Engineer
Tom West, Highway Superintendent

Richard Giravol
Kris Schultz
Jackie Sullivan
Dan Hogan
Joan Quigley
Ross Gates
Richard Gollel
Frank Gollel

ARB Meeting

The Galley Restaurant
94 Union Street
Signage

Ross Gates is representing the application of The Galley Restaurant for signage to be located at 94 Union Street.

Mr. Gates stated to the Board that he is proposing to use the original Pilot House sign from 1977, which was found on the premises. Only the name will be changed on the sign. He thought it would be nice to resurrect the sign in hopes of retaining the character of the building.

Chairman Garlick: What is the material of the projecting sign?

Ross Gates: It is hand-carved out of hard wood the letters will be 6 1/2 inches. It is a beautiful sign I was surprised to see it was still in the basement.

Ron Muraco: Is it a double-sided sign?

Mr. Gates: Yes it is.

Chairman Garlick: Do you plan to overlay the Stuey's sign to read The Galley?

Mr. Gates: Yes, those are vinyl letters they will be removed with a heat gun and our letters will be put on. I haven't given any thought to lighting the sign at this time.

Carol Nellis Ewell: I think you might want to consider replacing the bracket; it appears not to be in the best of shape.

**Planning Board/ARB Minutes
March 7, 2006**

Page 2

Mr. Gates: It is a strong bracket suitable for carrying that sign. As soon as the weather breaks the whole front of the building will be painted including the bracket.

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

Projecting Signage & Building Mounted Signage

- Size and colors shall be as submitted by applicant to ARB.
- Work shall consist of 3-d letter overlay of name and brass date plate over existing features.
- Sign shall not be lit.
- Applicant shall be responsible and assure that the sign and mounting is secured in a safe and appropriate manner and that the existing support is safe and appropriate for sign mounting as intended.
- Building mounted sign subject to the same requirements as listed above.
- Stuey's overlay to be completed with high performance vinyl.
- The signs 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, Byham

Nays: none

Planning Board

Richard Giravol of LaDieu Associates will be representing the application for Canal Landing Subdivision.

Chairman Garlick stated that the board was not pleased with the level of submission that was received for preliminary approval the submission therefore is deemed conceptual since it does not meet the minimum requirements for preliminary approval.

Mr. Giravol: I apologize I have not been involved in this project. We did find comments raised from the January workshop meeting and will address those quickly:

- The storm water pond has been developed to be on both the properties.
- Easements will be granted as desired.
- Issue of wetlands, not sure, if the Village wants that property dedicated to them or put them into the lots to make them deep lots.
- Street alignment questions, it appears that the Village owns those properties. A turnaround can certainly be located.

Trustee Rauber: Were you actually able to find that data at the county.

Mr. Giravol: I actually used the tax maps.

Trustee Rauber: We need to see proof of ownership of that road.

**Planning Board/ARB Minutes
March 7, 2006**

Page 3

Mr. Giravol: There were questions regarding providing sidewalks and streetlights. These plans do not show those and I am not sure how my client feels about that.

I also have comments from Mr. Crooks, the biggest concern appears to be the setback issues and how the Board wants us to proceed with that.

Chairman Garlick: Back in October 2005 when Mr. Gollel appeared in front of the board, we spoke of having the plan show what the development would look like if it were built to code. The board is still asking for such.

Chairman Garlick stated that a checklist had been furnished for site plan submittals to the Planning Board if another copy is needed Mr. Giravol can contact the Village Office.

Richard Gollel: I understand the setbacks from the dedicated roads are 50 feet is that for private drives also?

Tom West: Yes, that is for all roads.

Mr. Gollel stated that he has no objection to installing sidewalks and streetlights.

Tom West: We are going to run 3 phase some will be underground. A five- foot easement from the gutters will be needed to place the poles.

Mr. Gollel shared with the board renderings of how the buildings will look.

Since the submission is considered conceptual, no action was taken on this application at this time.

Erie View Landing

Kris Schultz engineer for the project distributed new drawings.

Kris Schultz: By tearing out Evergreen Street, we are able to get all but 6 units on gravity now.

Chairman Garlick: Let me get this straight you will be able to gravitate everything but 6 houses; you will only need the pump station for 6 houses.

Kris Schultz: Yes, also the force main will only be 350-400 feet all within the right of way.

Tom West: Are you going to lower the sewer on Evergreen?

Kris Schultz: Yes, we are going to reline this whole section and get it deep so we will be able to get all these houses on gravity.

Tom West: How deep?

Kris Schultz: 12 feet.

Dave Willard: Have you heard anything back from the Water Authority?

**Planning Board/ARB Minutes
March 7, 2006**

Page 4

Kris Schultz: We are 99% sure that the line will run from Trimmer Road.

Kris Schultz: We are asking for assistance from the Village for obtaining the easements. Our understanding is they are looking for 5 feet on the west side and 3 feet on the east side.

Mr. Hogan: Is there a time- frame on getting the easements?

Chairman Garlick: Once we get the maps from Kris, the village will proceed.

Mr. Hogan: Will we get a design for the power lines?

Tom West: Jack Linder needs a final map and than an engineer will supply that information.

Mr. Hogan: Our goal is to begin construction on May 5, 2006; I think that is a reasonable goal.

Chairman Garlick read into the record comments submitted from The Town of Ogden Conservation Board. (file)

Chairman Garlick: I appreciate your efforts, lets get the changes made for submission next month, and we can proceed forward for contingent preliminary approval.

Unfinished Business

Village Signage

Business location signage remaining issues

- Funding
- Mapping/ boundaries

Resolved

- Including next years budget there will be funds available.
- MRB will submit quotes for mapping only and for overlapping with businesses.
- Boundaries will be Trimmer Road to Gillet Road, and OPTL Rd. to Route 31.

Street Signage

- Use the village seal showing the half moon for the top of the sign.
- Initially the signage will be placed in the central business district.

New Business:

Tom West handed out copies of the Phase 2 Storm Water Regulations to the Planning Board for their review; comments will be returned to Chairman Garlick and forwarded to Tom West.

Approval of Minutes

Motion made by Chairman Garlick seconded by Denny Marra and carried unanimously to approve the minutes of February 7, 2006 as amended.

**Planning Board/ARB Minutes
March 7, 2006**

Page 5

Adjournment:

Motion made by Chairman Garlick seconded by Ron Muraco and carried unanimously to adjourn the meeting at 8:30 p.m.