

**VILLAGE OF SPENCERPORT
PLANNING BOARD
ARB MINUTES
MAY 2, 2006**

Present

Chairman Robert Garlick
Denny Marra
Ronald Muraco
Craig Byham

Absent

Carol Nellis Ewell
Joseph Slominski

Others Present

Jack Crooks, Building Inspector
Dave Willard, Village Engineer
Keith O'Toole, Village Attorney
Trustee Theodore Rauber, Liaison
Tom West, Highway Superintendent
Jack Linder, Electric Superintendent

Edward Galan	500 S Union Street
Paul Seifert	500 S Union Street
Brian Grinnell	428 E Manitou Road
Jackie Lacroix	107 Maplewood Ave
Richard Lacroix	107 Maplewood Ave
Randy LaDieu	40 Cedarfield Commons
Kevin Morgan	Morgan Management
Frank Gollel	630 East Ave
John Clarke	DDS Engineers, LLP
Joan Quigley	
Jong Kim	40 Cedarfield Commons
Dave Connors	160 Maplewood Ave

ARB Meeting

Eddies Family Restaurant
500 S Union Street
Sign Application

Applicant Edward Galan is requesting approval to install signage on property located at 500 S Union Street.

Mr. Galan: I understand that the reason why this sign was not approved last month was because I was not here.

Chairman Garlick: I have a concern that this sign is different from the other signs in this plaza.

Mr. Galan: What is different?

Chairman Garlick: The size and location the rest of the businesses have signs placed above the top of the doors.

Mr. Galan: This is a separate building I think it will look good. A small sign on a big building will look awkward.

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Chairman Garlick: We are looking for consistency. We have a standard that we are trying to achieve.

Mr. Galan: That is the opinion of one member.

Chairman Garlick: We will hear from the rest of the board.

Ronald Muraco: It is not one person's opinion; we are trying to maintain some kind of consistency for the signage in the village. The signs in the village have sculpted edges.

Mr. Galan: I would be happy to do that. We took down the sign that was up before from Jim's Restaurant because it was old. That sign had been there for 15 years.

Ronald Muraco: As we go forward with the sign regulations, we are trying to maintain consistency. We can't do anything about a sign that was there before but going forward we can do something to create a new standard.

Mr. Galan: On a main road, you need a bigger sign. It is very ridiculous to have a little sign on a big building.

Denny Marra: Is the sign made?

Mr. Galan: Yes.

Denny Marra: Approvals should have been in place before you had the sign made.

Mr. Galan: Since there was already a sign on the building, I didn't know. I could have just painted the old sign and left it up.

Chairman Garlick: You still would have needed to come in front of this board.

Mr. Galan continued speaking in hope of persuading the board to allow the proposed signage.

Chairman Garlick stated that the bottom line is the board is looking for consistency with the rest of the plaza.

Ron Muraco: Can you understand the need for some kind of organization.

Mr. Galan: Yes, how did you establish that you can't have lights on a sign?

Chairman Garlick: We are looking to establish and maintain a canal town theme in the village there wasn't interior lighting back when.

Mr. Galan: Yes, a hundred years ago, but we have to change with the times.

Mr. Galan: If you said, signs could only be 20 x 20 and everyone in the village had signs that size that would be consistency.

Chairman Garlick: We have your opinion and your application we will now discuss this as a board.

Chairman Garlick: Are we all in agreement regarding consistency and maintaining the signage style in the plaza.

The board members agreed that the location and the size of the sign submitted are not favorable. The sign should be designed to fit in the soffit underneath the overhang, which is consistent with the rest of the plaza.

At this time, the following decision was offered:

Resolution 5/2006
May 2, 2006

Introduced by Chairman Garlick
Seconded by Denny Marra

Resolved that the Village of Spencerport Architectural Review Board hereby deny the sign application of Eddies Family Restaurant located on property at 500 S Union Street, Spencerport. Such denial is based on the board's findings that the renderings shown were not compliant with the code. Furthermore, such applicant was advised to resubmit renderings consistent with the other signage in the plaza located at 500 S Union Street, Spencerport.

Ayes: Garlick, Marra, Muraco, Byham
Nays: none

Morgan Management
Village Plaza
Facade restoration

Attorney Carl Esler stated to the board that he is here tonight representing Morgan Management this is the first step in making significant improvements to the exterior of the Village Plaza.

Mr. Esler: We thought that the best thing to do before we get to the point of figuring out cost and estimates was to come in front of the board to make sure that we are meeting the village requirements for the canal town theme. At this point, I am turning this presentation over to our architect Dick LaCroix.

Mr. LaCroix: We are here tonight for the IGA building, the east wing and the west wing. We are staying with the Canal Town Theme, which means to us Greek Revival Architecture this was the primary architecture being used at that time and was carried through the Village.

At some point Mr. Goldstein decided to pave right up to the building and took all of that landscaping out. We are reintroducing some of the landscaping that was once there.

The primary area is a three-foot strip in front of the main wall of the building. That three-foot line will be carried out and back towards the Chinese restaurant. Those changes will soften that whole look.

Vinyl shingles will be used they are maintenance free no upkeep; for the most part they look like a painted shingle.

On the building, the center part is the entrance we will be using a product called azak, which looks sort of like a white painted board. (Examples were shown) Azak is being used more and more for trim.

One of the things that wasn't shown on your plans is the area where the carts are stored; the same shingles will be used. It is economical and these shingles will not chip when hit by shopping carts.

Mr. LaCroix: The greenhouse will remain that rhythm will run along the front. A product call E.I.F.S. will be used for finishing. This material is on the new Greece Town Hall.

E.I.F.S. is a special product and everyone thinks they can do it but we know only a few people who do it well.

Mr. LaCroix: The brick wall will remain in the back, that doesn't mean that the brick wall is consistent it just means that there are so many dollars and how to use them best.

Mr. LaCroix: We would like to get started this summer.

Mr. LacCroix stated that signage would be brought back to this board.

Ron Muraco: My hat is off to you for your design and to Mr. Morgan for putting all this money into the Village. This is a true testament to the Village and speaking personally, I appreciate that.

Jack Crooks: Will the renovations to this part of the plaza be done in stages?

Mr. LaCroix: No, if done in pieces it would cost a lot more.

Chairman Garlick: Architect Larry Fennity has looked at this project and has submitted a favorable review. (File)

Chairman Garlick: What will the main colors be?

Mr. LaCroix: Beige and off yellow,

Chairman Garlick: Village Attorney Keith O'Toole has indicated that E.I.F.S. is not a permitted material. This board has the discretion to allow different materials.

Chairman Garlick asked what other materials could be used instead of E.I.F.S.?

Mr. LaCroix: We looked at plywood; the sizes needed would have to be cut and fit and would show the seams. In addition, plywood would be high maintenance.

After further review, the following Notice of Decision was granted:

Morgan Management for Supermarket and Mini Mall building facade restoration

1. Architectural improvements shall be as shown on submittal to ARB dated 4/11/06 and presented 5/2/06.
2. Materials and colors shall be as presented.
3. Signage shall be considered under a separate application.
4. This Certificate of Appropriateness is for architectural standards only. The applicant is required to obtain all necessary permits and receive all required approvals associated with the building rehabilitation construction.
5. After completion of project, the applicant shall submit a photograph of such to the Village Clerk for the file.

Ayes: Garlick, Marra, Muraco, Byham

Nays: none

Planning Board

The application of Fred Loos of 148 Canal Road, Spencerport, NY for subdivision and site plan approval to subdivide property located at 13 N Union Street into two (2) lots. Also proposed is to attach a house to the existing barn.

John Clark from DDS Engineer will be representing the Loos application.

Mr. Clarke: This is approximately a 19,000 square foot property containing an existing barn and an existing home. This home is served by public utilities. Mr. Loos is proposing to subdivide the property into two lots the first lot will contain the existing home and will be 8,000 square feet. The second lot to the north that will be 11,000 square foot and will contain the existing barn we are proposing to attach a house to the barn. A new driveway will be installed on lot #1. Both lots are substandard and will need variances. Lot #1 will need three variances, lot area, depth and width. Lot #2 will need lot area and lot depth.

Our intention tonight is for conceptual approval and a recommendation to the Zoning Board for the required variances.

Denny Marra: Will you have to approach the State of New York for an entrance and exit?

Mr. Clarke: Yes, I just received the comments from the village engineer nothing on there appears too earth shattering.

Denny Marra: Will the house be attached to the barn?

Mr. Clarke: I don't know the specifics of the architecture, but that is my understanding.

Chairman Garlick: You are not showing the guide-wires or sidewalks on the plans. The village codebook has a checklist for subdivisions. One of the items on that checklist is to show on the plans all the properties within 200 feet. That would give us an idea of the sizes of the lot around this proposal. I would be reluctant to make a recommendation to the Zoning Board that we have no objection to the proposed layout if the D.O.T. says that you are not going to put a driveway there. If possible, get that squared away and get a letter of approval from the D.O.T.

Superintendent West: I am concerned about this house; Mr. Loos calls the village, NYS and the town three times a year or more regarding the flooding. That is a natural drainage for those houses. Something will have to be done about the drainage that also falls under the jurisdiction of NYS.

Mr. Clarke: We will be addressing the drainage.

Jack Crooks: There currently is a sanitary easement across the back of lot #1. The parcels to the north running along 259 their leach field systems are in the range of 40-50 years old and borderline functioning. I would like to see that sanitary easement continue across the west side of lot#2 continuing that sanitary to the north boundary of lot#2.

Superintendent West stated that nothing could be built on an easement.

Jack Crooks: It may be worth the effort to get some deep-hole testing at the site of the house to get a better handle on what that ground water level may be in that area based on how slow it is to absorb water. The last thing we want to do is have the basement built so low that the sump pump runs 24/7.

Chairman Garlick: Would that be something that we would do within the next step of this application.

Jack Crooks: If you are just at concept probably not but on the other hand if that information would dramatically affect the level of this basement and cause this structure to be so elevated and alter the grading it may alter to the point where you may not want to do it. Because of the uniqueness of this site the more information, we have the better for making our final decision.

Dave Willard: Are you limited as to how much fill you can put in there, you are connecting to that barn so there is not a whole lot of fill that you can put in there.

Mr. Clarke: There would not be a tremendous amount of fill the only fill brought in would be for the swaling to get the existing water to flow.

Chairman Garlick: Are you aware of what is the magic about keeping the barn?

Mr. Clark: No, I am not.

Superintendent West: I do know that the houses to the north of that property each have 2-3 sump pumps in the crock it is very wet back there.

Chairman Garlick stated that some of these details may be a bit further down the road the applicant is here seeking conceptual approval tonight.

Mr. Clarke asked about his client going to the Zoning Board for variances.

Jack Crooks stated that the applicant should wait before they apply to the Zoning Board until the Planning Board is happy with the project and makes their recommendation.

Attorney O'Toole: Why are we so dedicated to doing the subdivision right now if we don't know that the drainage is going to work? Why not just do the site plan and be done with it.

Attorney O'Toole: What you are creating here is an incredibly substandard lot on lot #1 you would never build a house five feet from the road. You have known drainage problems and the functionality is limited. For example, you could not put a swimming pool up because of the overhead wires and the setbacks required. The risk is you create this lot, which in essence is worthless because you can't build on it and there will be a lot of pressure on you to grant the site plan approval at some future point even though you know the drainage is iffy at that. Or you create a lot which will eventually be foreclosed on by the county because no one will want to pay the taxes on a lot that cannot be built on. This brings me back to my original point.

Chairman Garlick stated that the applicant will have to address these concerns and it will be up to the owner if he wants to proceed with this application.

After further board discussion, the Board offered the following resolution:

Resolved that the application of Fred Loos of 148 Canal Road, Spencerport, NY for subdivision and site plan approval to subdivide property located at 13 N Union Street into two lots and the proposal to attach a house to the existing barn is tabled until the following requirements are met

1. Applicant must receive all necessary approvals from NYSDOT.
2. Plans showing all surrounding lots within the 200 feet.
3. Drainage to be addressed on plans.

Ayes: Garlick, Marra, Muraco, Byham
Nays: none

UNFINISHED BUSINESS

CANAL LANDING

Randy LaDieu will be representing Spencerport Developers LLC.

Mr. LaDieu stated that Mr. Gollel has established a limited corporation to develop this property.

The board reviewed the plans submitted showing a code compliant design of 33 homes and a non-code compliant design showing 38 homes.

Mr. LaDieu: In the meantime, we have submitted a design showed a grading and a utility plan for a 38 home development in order to start the review.

Mr. Gollel has asked us to keep moving forward with this plan.

Ron Muraco: What is your goal tonight?

Mr. LaDieu: The goal actually is to find out the layout, we have had correspondence with the Village Engineer we would like to get together with him and Mr. Schultz in regards to the pond, pump station and the roads. Everyone is very concerned as to the number of units from both sides.

Chairman Garlick: I see no reason for going against the current code requirements. I would like to poll the board members as to their opinions.

The board agreed; they want to see the development layout in accordance with the code.

Mr. LaDieu: Mr. Hogan's houses are closer to the road than what we have proposed.

Chairman Garlick: Those houses are all code compliant.

After further discussion, the board agreed not to take any action on this application at this time.

Chairman Garlick requested that Mr. LaDieu use the checklist and have everything listed on his plans before submittal to the board for preliminary approval.

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Approval of Minutes

Motion made by Ronald Muraco seconded by Denny Marra and carried unanimously to approve the April 4, 2006 meeting minutes as read.

Adjournment

Motion made by Chairman Garlick seconded by Craig Byham and carried unanimously to adjourn the meeting at 8:40 p.m.