

**Planning Board/ARB Minutes  
August 1, 2006**

**Present**

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

**Absent**

Craig Byham

**Others Present**

Donna Stassen, Secretary Planning Board

Kevin Morgan  
Andy Petrosky  
Tom Friedo  
Gary Barton  
Anthony & Alba Alongi

Morgan Management  
Bergman Associates  
Sppt. Fire District  
Sppt. Fire District  
Grandpa Sams/ 138 S Union Street

**ARB MEETING**

**Village Plaza Renovations & Signage**

Mr. Lacroix: We haven't changed much from the original plans we submitted, the changes are a little more of Greek revival architecture.

Signage, we are not presenting any individual sign but what we are doing is presenting the theory of signage.

Quarter Board ¾ inch with both ends rounded. Signage should not be too busy; (examples shown) geometry is kept simple as opposed to cutting something out with a chain saw.

Gary Natale will be making the signs he has been involved in this process. Gary would actually meet with each merchant each sign would be based on a sign to sign basis. Morgan Management would like those signs judged by these standards.

Chairman Garlick: If we approved this system I don't believe you would have to come in front of this board each time for approval.

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Mr. LaCroix: I would rather have you police the signage, working along with Gary Natale basing it on this system. (file) This is good logical simple signage and we are hoping that the merchants will come onboard.

Having Gary Natale come in front of this board I think is appropriate he is the guy who pounds the nails, you will know exactly what you are getting because he will bring material and color samples.

All we are trying to do is give you a system that you can adjust as you wish.

Carol Nellis Ewell: How would you envision a sign for M&T?

Mr. Lacroix: We are suggesting for M&T and IGA to keep the same exact graphics use the same exact oval except that it is on a lit board. We can't afford to loose these tenants, they essentially comply.

Carol Nellis Ewell stated her position is that each merchant should come in front of this board for signage approval.

Denny Marra: I agree but with standards in place it makes our job much easier.

Mr. LaCroix submitted colors which are traditionally used for shutters, and stated those colors are usually good colors for signage.

The canal was built in a Greek revival era and that is why we are staying with Greek revival architecture, there were some crazy colors during that era but I think we are leaning towards more of a conservative canal town theme.

Carol Nellis Ewell: I was not at the last meeting I am having a little trouble digesting the yellow.

Mr. LaCroix: The logic was sort of the same logic that was used on Pittsford Plaza they did that in yellow and brought it back to life and that is what we are trying to do here. We are trying to take an old tired dog-eared plaza and bring it back to life.

Other changes to the plaza are bringing in more landscaping, and closing up the wind tunnel. A stop sign will be placed for pedestrian safety.

Carol Nellis Ewell: Is it cost prohibitive to use brick?

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Mr. LaCroix: Yes, there is a limit to what we can do, but the look will be new and refreshing. And we will take control of signage.

Chairman Garlick asked if the board felt that the proposed sign criteria submitted by Mr. LaCroix should be reviewed by Larry Fennity.

The board was in agreement that the guide submitted would not require any additional review.

**Resolution 8/2006**  
**August 1, 2006**

**Introduced by Chairman Garlick**  
**Seconded by Joseph Slominski**

Resolved that the Village of Spencerport ARB has approved signage as presented by Richard LaCroix on August 1, 2006. Furthermore, Morgan Management has established that same sign system created by Gary Natale to be used as a guide for the Village Plaza residents when they appear in front of the ARB for sign approvals.

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

**Grandpa Sam's Sidewalk Café**  
**148 S Union Street**

Chairman Garlick: The ARB is charged with the landscaping aspect which would be the selection of furniture used for the sidewalk café.

Mr. Alongi: Code Enforcement Officer Kevin Kelly and I measured out the sidewalk and the furniture fits the requirements.

Mr. Alongi: The furniture would be wrought iron.

Denny Marra: The three tables that you are proposing will they be for your business? Half the time what happens is that Abbott's customers will be sitting at your tables.

Mr. Alongi: I am not going to be making a stink if Abbott's customers sit at the tables.

Denny Marra: Will the tables be used for outdoor eating?

Mr. Alongi: They will be used for outdoor eating Abbott's knows the tables belong to us.

Mr. Alongi: The outdoor seating will only be in front of our business.

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Denny Marra recommended that the wrought iron design match the design of the tree mats.

Mr. Alongi stated that they are very similar

Chairman Garlick read aloud Section 110 of the Village code pertaining to sidewalk café's.

Chairman Garlick stated that the board approves of the furniture and that is basically the limit of the ARB duties. Mr. Alongi was advised to go to the Village Clerk and follow the rest of the guidelines to obtain his permit.

Chairman Garlick asked that the dimensions be put on the drawings.

Motion was made by Chairman Garlick seconded by Ron Muraco and carried unanimously to issue a Certificate of Appropriateness to approve the landscape features for a sidewalk café for Grandpa Sam's located at 138 So Union Street with the following conditions.

1. Tables and chairs should be of wrought iron commercial grade iron.
2. Certificate of Appropriateness is for "landscape furniture" only all other requirements pursuant to Section 100 of the Village Code must be met by the applicant.

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

Nays: none

## **PLANNING BOARD**

Spencerport Fire District  
Station

Andy Petroski from Bergman Associates will be representing this application for concept approval.

Mr. Petroski stated that the District started with a location study and decided they wanted to stay in the Village it is the center of their calls and the center of the volunteers. A needs assessment was done it quickly became obvious that there is a need for a new building.

The two lots proposed for the location are zoned differently, this application will need to go in front of the Zoning Board that step won't be taken until we know we have a project. We are pointing out the variance issues hoping for a recommendation from this board to the Zoning Board of Appeals.

Parking is for 38 spots now the new location would be for 45 spots.

The meeting room would seat 125 people.

The design right now is to make the building look more residential to fit in the neighborhood. Design drawings were reviewed by the board.

Roof to be pitched with a gabled peak representing a residential pitch.

Drive-thru bays

Primary vehicles will exit on Lyell Ave

Carol Nellis Ewell: Will traffic have to be blocked to allow the vehicles to get out?

Mr. Petroski: The new radius will improve this situation.

Carol Nellis Ewell: A few people have approached me in regards to where the funding will come from for this project. I just wanted to bring that to your attention and wondering about that. People are very tax sensitive.

Mr. Petroski: NYS Local Finance Law mandates that a Fire District go to a referendum to spend money on a capital improvement project that they don't have. If they had the money they could do a permissive referendum.

Denny Marra: Are you still proposing a full basement?

Mr. Petroski: Underneath the non-apparatus.

Denny Marra: Reason being?

Mr. Petroski: Inexpensive and good area for training space. Multi-functional space.

Carol Nellis Ewell: It looks great but it seems too small, there is not enough parking now. Has any consideration been given to the other stations?

Tom Friedo: One of the things that we have to do is we have to keep two pumpers, a rescue and a ladder in the village to retain the best fire rate for the Village residents if we move that to another station it would cost the average resident about 50-80 dollars more a year for their fire insurance. Consequently it is a catch 22.

Discussion ensued in regards to the needs for a village meeting room located in the Fire Hall.

Ron Muraco: Do the majority of the fire calls come from that firehouse?

Tom Friedo: Yes.

Ron Murraco: I had the opportunity to go over to the firehouse tonight before the meeting and I have a pretty keen idea of why we need a new fire hall. This building is 30 years old it has outgrown its use the ventilation is poor and the traffic flow is awful. I am in favor of this project 100 percent.

Tom Friedo stated that the intent tonight was to get the ball rolling and the Planning Board seemed like the best place to start.

Chairman Garlick: I personally don't have any problems with the project there is still a lot of work to do.

Carol Nellis Ewell asked what the cost of the project is.

Mr. Barton stated the ballpark figure is \$50000000.00.

Tom Friedo stated that once the project goes through the referendum process than they will bring the application back to this board for approvals.

Mr. Petroski stated that the Fire District meets the second Thursday of each month the meetings are open to the public and suggested the Board come and sit in on one or more of the meetings.

### **Unfinished Business**

#### Squier Property

Chairman Garlick shared pictures of the Squier backyard after the recent storm. The Mayor and Tom West are looking at the water coming out of the retention pond and they have made maintenance repairs along with installing a larger catch basin. The village will be regarding the back.

#### Development Regulations

Chairman Garlick handed out updated copies of the regulations.  
(File)

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**Approval of Minutes**

Motion made by Chairman Garlick seconded by Ron Muraco and carried unanimously to approve the July 11, 2006 minutes as amended.

**Adjournment**

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