

**VILLAGE OF SPENCERPORT
PLANNING BOARD/ARB MINUTES
SEPTEMBER 6, 2006**

Present

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

Absent

Others Present

Donna Stassen, Secretary
Theodore Rauber, Liaison
Jack Crooks, Building Inspector
Thomas West, Highway Superintendent
Village Attorney Keith O'Toole
Village Engineer, Dave Willard

Richard Gollel	630 East Ave
Glenn & Susan Goodridge	57 Evergreen Street
Frank Gollel	630 East Ave
Nancy Dill	42 Nichols Street
Joan Quigley	
Sandra A. Hope	53 Evergreen Street
Larry Fenity	85 S Union Street

ARB

Attorney Keith O'Toole
52 Nichols Street
Signage

Attorney Keith O'Toole stated that he is applying for an addition to an existing monument sign located at 52 Nichols Street. The existing sign is in essence a monument sign that provides directory type information with the name of the two other attorneys and the street number.

Attorney O'Toole distributed color renderings of the sign to the Board for their review.

The plan is to add a dual sided sign panel below the existing sign board on the monument sign.
Attorney O'Toole: Pursuant to Section 809 of General Municipal Law, I am an attorney one of my clients is the Village of Spencerport, if you are looking for any legal advice I can't provide it on this application.

The sign addition is made out of HDU which is a synthetic material it is carved just like redwood or cedar. The material gives the sign depth it is also lower maintenance than wood, it doesn't warp like wood. There will be a gold trimmed edge, the background will be white and the letters will be sandblasted into the surface and than painted black.

The sign is designed to comply with the ARD regulations it is an addition to a preexisting sign that predates the adoption of the Local Law where the ARD regulations were put into place.

Chairman Garlick: Is the preexisting sign lighted?

Attorney O'Toole: No.

Chairman Garlick asked if Attorney O'Toole intended to light the addition to the sign.

Attorney O'Toole: No.

Denny Marra: How will the sign be fastened?

Attorney O'Toole: There will be a backer board affixed between the post and the sign blanks on either side will be affixed to the backer board. The sign will be professionally produced and installed.

At this time the board offered the following resolution.

Resolution 9/06
September 6, 2006

Introduced by Chairman Garlick
Seconded by Ronald Muraco

Resolved that the Village of Spencerport's Architectural Review Board issues a Certificate of Appropriateness to Attorney Keith O'Toole of 52 Nichols Street for the placement of an additional sign at same location.

Such sign addition shall meet the following requirements:

- Sign shall be made of HDU with engraved graphics.
- Sign shall be 16" x 46" as shown on application dated August 15, 2006.
- Color shall be white with black letters and gold border.
- Sign shall be mounted in a safe manner appropriate for the type of installation.
- The sign shall be kept in good condition as determined by the Village of Spencerport ARB.

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After installation, the applicant shall submit a photograph of the completed installation to the Village Clerk for filing.

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

Nays: none

Nancy Dill

Betty's Quilting Etc.

42 Nichols Street

Signage/Store & Directory

Nancy Dill stated to the board that she is applying for two (2) signs one to be attached to the building at 42 Nichols Street which will be the same size and design of the existing signage. The other to go on the directory sign at the road which will also be the same size and design as the other existing business signs listed.

Color sign renderings were distributed to the Board for their review.

Chairman Garlick: Are both signs aluminum?

Ms. Dill: Yes.

Chairman Garlick asked what type of materials the graphics would be made of.

Ms. Dill: Painted on the aluminum.

Ronald Muraco: What space will you be taking over at the plaza?

Ms. Dill: Suite 6, which used to be the tanning salon.

Denny Marra: Is your sign going on top of Chilango's?

Ms. Dill: Yes, Chilango's sign will be moving down and I will go in their spot.

Chairman Garlick: No signs will be allowed above Chilango's sign any new signage will have to go below that sign.

Ms. Dill: I am not positive which sign I am going to end up with.

Chairman Garlick: Are you proposing to light the sign?

Ms. Dill: Three sets of recessed soffit lights will be installed.

Denny Marra: Is the sign made?

Ms. Dill: No.

Denny Marra: Who is the sign maker?

Ms. Dill: Frank Stanton from Medina.

Ronald Muraco asked if colors submitted for the signs were pretty close to the natural colors.

Ms. Dill; Yes, but they are a little more vivid.

At this time the Board offered the following resolution.

Resolution 9/06/B
September 6, 2006

Introduced by Chairman Garlick
Seconded by Joseph Slominski

Resolved that the Architectural Review Board has issued a Certificate of Appropriateness to Nancy Dill /Betty's Quilting of 42 Nichols Street for signage at same location.

Such sign shall meet the following requirements:

Sign shall be made of aluminum with painted graphics.

Sign size and configuration shall be as shown on application dated 8/11/06.

Lighting for building shall be provided by three recessed lights mounted in the soffit.

Sign on monument sign is to be installed in a manner that will not increase the height of the existing monument sign.

Signage shall be mounted in a safe manner.

Signage 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 filing.

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

Nays: none

Planning Board
Canal Landing

Jung Kim of LaDieu Associates is representing the Canal Landing Application tabled from July 12, 2006.

Mr. Kim: There will be 12 single family homes and 33 condominium units on one parcel of land which is lot #1.

Condominium lots will be maintained by the association governed by New York State. All units will be three unit buildings with 2 car garages. The setback for this subdivision is 50 ft from edge of gutter giving plenty of space for parking.

Since the last meeting this plan has been revised taking into consideration all public comments and also the village engineers latest comments dated August 29, 2006.

Mr. Kim stated that he had met with Jack Crooks, Dave Willard, Tom West and Mr. Gollel to review the major issues. The meeting was productive and most of the issues were addressed.

- Swales/grading

- Canalside Drive drainage

- Sidewalk along Canalside Drive

- Trees/ what trees will be saved

Inadequacy of existing pump station is being addressed per Tom West's request
Dave Willard: Right now it is a single phase pump station the problem is you can not get two pumps in there the way it is configured. Tom West has asked for an extra pump.

Mr. Kim: Mr. Gollel will touch upon receiving building permits before adequate water pressure is obtained.

Mr. Gollel: I would like to receive building permits and begin building and wait for the C of O until relining is completed.

Dave Willard: We have run into some problems with the northerly portion of the subdivision with getting approvals from the Health Department because of the low fire flows. With the density of this project being almost double and the Village issuing building permits, and what could happen I don't think that building permits should be issued prior to the re-lining of the water mains to protect the Village.

Tom West: I have an update, I met with the Water Authority last Friday and they are going out to bid in December or January there will be a main right down Big Ridge to Union Street, they will be replacing the main all the way down Union Street.

Dave Willard: I recommend that you do not issue building permits until the relining occurs. I am not sure when the developer wanted to start building.

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Mr. Golle: I would like to start building; when you are building multiple units it could take up to nine months to complete.

Chairman Garlick: I don't know how that would affect your insurance rates without having adequate fire flows.

Denny Marra asked Tom West if building up in that area would affect the fire flow.

Tom West: Any thing will affect the fire flow there isn't any up there. I think that Mr. Hogan has been limited to 4 houses.

Dave Willard: I am not sure if there is anything in writing on his restrictions, we told him no C of O's would be issued until the relining is complete. I know it would be changing the rules mid-stream but this is a different situation twice the density.

Mr. Golle: It really isn't any different, they are asking me to pay for half of the improvements and I am not willing to pay for that if I can't have the same rights as Dan Hogan. I don't want C of O's I just want to be able to start building. To be successful you have to have a product available to sell in the springtime.

Chairman Garlick: We don't have the ability to respond to that.

Attorney O'Toole: Insurance is not our issue certainly once structures are put up it puts tremendous pressure on us to approve them. If we don't approve them it is almost like begging for a lawsuit because of all the money tied up, which is why the requirement for the building permit is up front. Generally speaking you get your infrastructure installed before you start issuing building permits.

Mr. Golle: The infrastructure for the units along Evergreen are installed, those first units are important.

Chairman Garlick: So, basically you are looking at getting started on units 1 – 6, I don't think I can give you an answer for that.

Mr. Golle: I don't need an answer tonight, but I would like an answer when I receive final approval.

Dave Willard: It is a liability issue too.

Dave Willard will provide minutes from pre-construction meeting in regards to this issue for the boards review.

Jack Crooks: There is a significant concern about drainage for the seven units to the northeast, and the drainage from St. Johns. We would like the developers engineer to find out what is going on with the siphon underneath the canal. It is the developer's responsibility to handle his offsite drainage and unless he can contain all of this drainage onsite, which would mean some kind of pond or something to reduce the rate of off flow we are just adding water to an already bad situation. It is our obligation to keep that situation from getting any worse.

Tom West: All village trees removed will need to be replaced somewhere else in the village. Also, I want to reiterate Jacks concerns with the drainage, those issues will need to be resolved.

Jack Crooks: One other issue that has come to light, the last property on Canal Side currently has an independent sewer line that goes out to the right of way and than parallel to the road to the north side of the road all the way to Ballard Ave, and the maintenance has been the property owners responsibility when we put the new sanitary and storm sewer lines in we would like to have those properties connected to those lines.

David Willard stated that the water line will need to be included in those connections.

Chairman Garlick: There are several items which need to be taken care of to get the submission up to snuff with the preliminary checklist which you have.

Your submittal shows a drainage easement to the Village of Spencerport for the wetlands what is the purpose of that.

Mr. Kim: That just limits anyone from entering the property.

Chairman Garlick asked Attorney O'Toole to clarify the zoning requirements for condo usage per his previous letter.

Attorney O'Toole: Condominium is a form of ownership, since the revision has been made subsequent to my letter they are indicating one lot which would contain a condominium and single family homes are allowed in an R-2 District.

Chairman Garlick: At this point I think that we are headed in the right direction. There is a lot left to do before we can recommend preliminary approval.

Chairman Garlick submitted a list of items to be addressed by the developer.

Mr. Golle: Is there anyway to achieve preliminary approval at this meeting.

Chairman Garlick: We have to complete the SEQR review before we make any decisions.

Mr. Golle: I was here at the last meeting and I thought that we would be able to achieve preliminary approval at this meeting. If we don't get preliminary at this meeting than we are at least two more months away from a final.

Chairman Garlick: You are a ways from a final, again you have the checklist to go by and you still haven't met half a dozen of those requirements for preliminary. The checklist is very specific with listing the requirements for preliminary and final approvals. At this time the following resolution was offered.

Resolution 9/06
September 6, 2006

Introduced by Chairman Garlick
Seconded by Ronald Muraco

Resolved that the application of Canal Landing is tabled until all comments from Village Attorney, Village Engineer and Planning Board check lists are addressed by the applicant and shown on maps for further review.

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

Nays: none

Unfinished Business:

Squier Property
Development Regulations

Discussion continued on recommended changes to the Development Regulations. Changes have been submitted for review to Village Engineer, DPW Superintendent, Building Inspector and other interested parties for their review.

Discussion ensued in regards to DPW Superintendent's role in field changes.

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Approval of Minutes

Motion made by Chairman Garlick seconded by Joseph Slominski and carried unanimously to approve the minutes of August 7, 2006 as amended.

Adjournment

Motion made by Chairman Garlick seconded by Denny Marra and carried unanimously to adjourn the meeting at 9:30 p.m.