

**VILLAGE OF SPENCERPORT
PLANNING BOARD /ARB
MINUTES
DECEMBER 5, 2006**

Present

Absent

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

Others Present

Dave Willard, Village Engineer
Keith O'Toole, Village Attorney
Trustee Theodore Rauber, Liaison
Thomas West/Highway Superintendent
Jack Linder/Electric Superintendent
Donna Stassen, Secretary Planning Board

Patrick Laber/Schultz Associates
Jeff Verno/Gators Restaurant
David Jenco
Jackie Sullivan
Dave Connors
Joan Quigley

124 S Union Street
42 Nichols Street
8 Canalside Drive
2 Canalside Drive
160 Maplewood Ave
151 Maplewood Ave

PLANNING BOARD

Public Hearing

The application of Tony Collichio, 5310 Ridge Road, Spencerport, NY for site plan and subdivision approval for the purpose of creating 2 single family homes and one duplex to be known as the Collichio Subdivision. Such proposed subdivision to be located on Evergreen Street tax parcel 086.120-0002-005.

Chairman Garlick stated that there will be no decisions made this evening on this application.

Patrick Laber of Schultz Associates will be representing the Collichio Subdivision.

Mr. Laber: This is the remaining parcel in the area between ErieView Landing and Canal Landing off of Canalside Drive and Evergreen Street. The parcel is just over 9/10 of an acre. The proposal is to put in three (3) lots. Lot 1 & Lot 2 closest to the canal and accessed off Canalside Drive would be single family lots. Lot 3 will be a duplex accessed off Evergreen Street. Development of Lot 1 & Lot2 is dependent on everything pending with the Canal Landing Subdivision in that area. Their access would be via a private drive.

- Utilities would be extended sanitary sewer, water.
- Storm system along private drive will also be connected to Canalside Drive
- Lot 3 will get utilities and access from Evergreen Street & Glen Carin Court intersection.

- The private drive and utilities accessing Lot 1 & Lot 2 may also be used for Lot 17 & Lot 18 from ErieView Landing which will allow us to keep the area near the existing house on 15 Evergreen Street a little cleaner.
- Grading wise, the lots generally grade from SW towards the Canal and we are keeping that grade.
- Lots do not meet Village of Spencerport depth requirements and will need to go to Zoning.
- Sanitary sewers will drain to pump station on Ballard, my client is aware that he will need to contribute to the cost of those improvements.
- The water upgrades in that area are still an on-going issue.

It was noted that Mr. Collichio is not in a big hurry to get this done, but with Canal Landing proceeding forward with preliminary approval, he thought it was time to at least bring his project in front of this board and get your feelings and comments.

Dave Willard reviewed his comments from letter dated December 4, 2006. (file)

Highlights

- Dave Willard stated that because of the changes to Section 1 of the Erie View Landing Subdivision re-approval process will be required. His recommendation to accomplish this is to re-review the changes as part of the Collichio Subdivision approval.
- A homeowners association is recommended for the four lots.
- A 15 ft wide easement recommended going into Lot 1 & Lot 2.
- Zoning variances will be required.
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Dave Willard: This area is under the threshold for Phase 2 storm -water compliance and doesn't need to be compliant. But, neither is the Gollel subdivision to the east and this area drains to a different direction than the rest of the subdivision, it drains towards the northeast to an existing pipe that goes under the canal. Dave asked Pat Laber what the developer was planning on doing.

Pat Laber: As you just said we are under the threshold and didn't plan for any permits from the DEC.

Dave Willard suggested working together with Mr. Gollel the other developer and to be included with any plans they have in progress.

Dave Willard the watermain on Canalside Drive is noted as a 4 inch existing watermain this is not even there.

Pat Laber agreed that this is actually a 1 inch service, he has been talking to Randy LaDieu and the other developer and a 6" water main is proposed.

Pat Laber stated they intend to use utilities that are already in place so they don't have to disturb Glen Carin Court, both sanitary and water.

Attorney Keith O'Toole: While the Village owns Canalside Drive, the right of way: the pavement stops after the driveway for one of the existing houses, 2 Canalside Drive. You really can't develop that land until that occurs. In terms of filing a sub division map are we doing that now or after the other improvements are constructed?

Pat Laber: It is going to be the same as ErieView and Canal Landing I think it will be held up by the Health Department making sure that the water comes through as acceptable.

Attorney O'Toole: The concern is always what happens if one of those other projects doesn't actually get constructed for some other reason. Are you going to give us a letter of credit which covers the extension of Canalside Drive?

Pat Laber: Absolutely not, if they don't go through this project will come back in with a totally different design.

Attorney O'Toole: Maybe the thing to do Mr. Chairman is to hold the mylar until such time as we have the letter of credit in place for the other projects.

Pat Laber: We are fully aware that we are at the mercy of the other subdivision.

Chairman Garlick: As far as Mr. Hogan's map now changing what is your recommendation as far as re-filing.

Attorney O'Toole asked if Mr. Hogan's map had been filed yet.

Mr. Laber: It has been filed, there will not be any changes that will require us to refile.

Attorney O'Toole: We need to pull the map that has been filed and see if those plans show anything that is inconsistent with this plan. If there are than this plan will need to be filed while the lot lines for 17 & 18 will not change they will show an overlay.

Superintendent West: It is very important that we have storm water control on that site because that will be going right into that siphon, we don't want any sediment going into that from construction.

Pat Laber: Has anything been asked of that project in regards to Phase 2?

Dave Willard: There are two issues, Phase 2 compliance and also the capacity of the siphon that goes under the canal. We have found that the water that is being fed to the upstream side of that siphon is being done so without any permits from the Canal Corp., we are going to try to take those out and do away with that. They are 6 inch pipes and they are putting a lot of water into that siphon once you take those out now you have basically developed available capacity in the siphon.

Chairman Garlick: Where do those connections come from?

Dave Willard: I think one of those is a permit the town put in back in the 80's which stipulated only during drought conditions and once failure to pay yearly fees occurred than it goes away. Jack Crooks told me that fee hasn't been paid in years. So, someone is going there and re-priming that siphon every spring we don't know who it is.

Tom West: There is a fifty foot setback from the canal on that property. It would be a good idea for the homeowner to go ahead and make any necessary improvements to the shoreline. It could be years before the Canal Corp. makes any improvements.

Denny Marra: Is it possible on your next submission to give existing grades on 40 Evergreen Street and 2 Canalside Drive? It appears that everything is draining that way.

Pat Laber agreed to such request

Dave Jenco: I live at 8 Canalside Drive I have a concern with Lot 1 & Lot 3; the water comes down the road and turns into my yard and into the canal. Tom West said there would be some kind of a gutter system installed; I appreciate listening to you and hearing that you are addressing my concern with the drainage.

At this time the public hearing was closed.

Chairman Garlick: There will be a lot of coordinating with the other developers, there appears to still be a long way to go.

No action was taken on this application at this time.

ARB MEETING

The application of Gators Bar & Grill of 42 Nichols Street, Spencerport for two signs one to be mounted on the building and one to be mounted on the directory sign on property located at 42 Nichols Street, Spencerport, NY 14559.

Jeff Verno the manager of Gators Bar & Grill will be representing the application this evening.

Jeff stated that the sign will be 4' x 8' and will be hung above the window facing Nichols Street. The sign will be made of aluminum and painted white with vinyl letters.

Chairman Garlick: Why are you going with an oval vs. rectangular like the rest of the other signs in the plaza?

Jeff Verno: The actual sign is rectangular but our logo on the menus is oval we were trying to match the emblem.

Craig Byham: It doesn't look like any of the other businesses though.

Chairman Garlick: We were looking for some consistency within the plaza, the rest of the signs are rectangular.

Jeff Verno: The other signs are actually in a different part of the plaza, this sign stands alone.

Denny Marra suggested a black border with scalloped edges would break it up making the sign appear to fit in better with the rest of the signs in the plaza.

Mr. Verno was agreeable to such changes.

Chairman Garlick: It is a little large but I think in light of the area where it will be placed, I don't think it will be out of proportion.

Chairman Garlick stated that as far as the monument sign, he wouldn't be opposed to the same colors and design for signage at the street as long as it fit the sizes of the other signs. But at this time the board will not be approving any monument signage until the plaza owner presents his plans to the ARB for approval.

Chairman Garlick: Will you be lighting the sign on the building?

Jeff Verno: Yes with gooseneck lighting.

Chairman Garlick: We would need to see examples of what kind of lighting you intend to put up on the building beforehand.

At this time the board offered the following resolution.

Resolution 12/06
December 5, 2006

Introduced by Chairman Garlick
Seconded by Ronald Murraco

Resolved that the Village of Spencerport Architectural Review Board issue a Certificate of Appropriateness to Brian Martin for Gators Bar and Grill for a building mounted sign and monument mounted sign to be located at 42 Nichols Street, Spencerport, NY.

Said building mounted sign shall meet the following requirements:

1. Material shall be white aluminum backing with high performance vinyl letters.
2. Colors shall be as shown in the ARB application, green, yellow and purple.
3. Size shall be 4 'x 8' with black border and scalloped edges.
4. Sign shall be mounted in a safe and appropriate manner with applicant responsible for sign mounting.
5. Sign shall be lighted; fixture to be submitted to ARB for review prior to installation. Sign shall be lit until ½ hour after business is closed.
6. The sign shall be kept in good condition as determined by the Village of Spencerport Architectural Review Board.
7. After installation, the applicant shall submit a photograph of the completed installation to the Village Clerk for filing.

Furthermore the monument mounted sign shall meet the following requirements.

1. Material shall be white aluminum backing with high performance vinyl letters and logo.
2. Colors shall be as shown in the ARB application, green, yellow and purple with black border and scalloped edges.
3. Size shall be no larger than the other existing business signs on the monument sign excluding Chilango's.
4. The monument sign panel shall not be installed until the plaza owner presents his plans for monument sign modification to the ARB for approval.
5. The current number and configuration of business sign proposed for the monument sign do not conform to the configuration and height restriction previously imposed by this board. Therefore the plaza owner is required to submit a revised configuration for review and approval.

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

Nays: none

The application of the Village of Spencerport of 27 West Ave, Spencerport for signage to be located on building at same location.

Donna Stassen will be representing the application for such signage.

Donna Stassen stated that the sign will be 38" x 120' with 10 – 12 inch lettering. The sign will have a brown background matching the trim of the building. The material of the sign will be D- Bond aluminum with vinyl gold leaf lettering and border. Sign will be attached directly to the building and will be made and installed by Gary Natale of Natale Signs.

Carol Nellis Ewell would like to see the design of this sign mirrored with the design of the new street signage.

After board discussion the following resolution was offered.

Resolution 12/06 a
December 5, 2006

Introduced by Chairman Garlick
Seconded by

Resolved that the Village of Spencerport Architectural Review Board issue a Certificate of Appropriateness to the Village of Spencerport for a building mounted sign to be located at 27 West Ave.

Such sign shall meet the following requirements:

1. Material shall be made of D-Bond aluminum with high performance lettering on a background color to match the existing trim surrounding the doors and windows to the entrance of the Village Hall.
2. Letters shall be gold leaf bond with the Village logo on the top of the sign as indicated on drawings submitted.
3. Sign shall not be lighted.
4. The sign shall be kept in good condition as determined by the Village of Spencerport Architectural Review Board.
5. After installation the applicant shall submit a photograph of the completed installation to the Village Clerk for filing.

Ayes: Garlick, Nellis Ewell, Marra, Muracco, Slominski
Nays: none

Approval of Minutes:

Motion made by Chairman Garlick seconded by Ronald Muracco and carried unanimously to approve the minutes of November 7, 2005 as read.

Adjournment:

Motion made by Chairman Garlick seconded by Carol Nellis Ewell and carried unanimously to adjourn the meeting at 8:25 to go into a workshop session.

