

ARB/PLANNING BOARD MINUTES
MAY 1, 2007

Present

Chairman Robert Garlick
Denny Marra
Joseph Slominski
Ronald Muraco
Craig Byham

Absent

Others Present

Trustee Theodore Rauber/Liason Village Board
Tom West, DPW Superintendent
Jack Linder, Electric Superintendent
Jeffrey Kosmala, Village Engineer
Donna Stassen, Secretary Planning Board

Tom Frideo
Dan Pieters
John Quigley
Tina Mogab
Richard Mogab
Jacquelyn Lacroix
Richard LaCroix
Joan Quigley
Richard Mogab Jr.

Chairman Garlick read aloud Carol Nellis Ewell's letter of resignation from the Planning Board.

ARB Reviews

Signage

Taste of Texas Bar-B-Q
122 So Union Street

Richard Mogab will be presenting the sign application.

Mr. Mogab stated that the family will be opening their restaurant next week at 122 So Union Street. He is looking for approval to hang the two signs which were submitted to the Planning Board.

Chairman Garlick: What will the sign material be?

Mr. Mogab: Sign board made of a high density wood product, carved out and painted the same as other signs on Union Street.

Chairman Garlick: Both signs will be made of wood?

Mr. Mogab: Yes.

Chairman Garlick: Do the colors shown on your submittal represent the true colors for the signage, what color is the background for the wall mounted sign?

Mr. Mogab: This is a pre-existing sign the background will be painted dark grey with vinyl lettering.

Chairman Garlick: What are the colors of the letters on the wall sign?

Mr. Mogab: Light brown with a dark brown star in the middle.

Denny Marra: Have you been working with a sign-maker?

Mr. Mogab: Yes, we have gone to two; Natale Signs and Dan Azzolina.

Chairman Garlick: Is the sign lighted?

Mr. Mogab: The wall sign is not lit.

Ron Muraco: Are the colors chosen within your logo?

Mr. Mogab: The sign is already grey, we are just painting it a darker grey and the current logo which is red white and blue we are changing to brown to match the building.

Chairman Garlick: What materials will be used for the over hanging sign.

Mr. Mogab: MDO plywood with vinyl lettering.

Ron Muraco: Will the spotlights remain on the building?

Mr. Mogab: Yes.

Ron Muraco: Is the hanging bar in pretty good shape to hold the sign?

Mr. Mogab: Yes, the hanging sign is considerably less in size than the other sign.

Craig Byham asked if they had given any thought to taking the shape of the state out and perhaps making the sign oval shaped with the state imprinted.

Craig Byham feels that would be more along the lines of the canal town theme.

Chairman Garlick stated that if you look up and down Main Street the signs are mostly rectangular, or with scalloped edges and would like to see the applicant come up with something along those lines. He has no objection with using the state outline but inside of a sign that is rectangular with scalloped edges.

Chairman Garlick stated that they would approve the wall mounted sign at this time but would like to see something different for the hanging sign.

After board discussion the following resolution was offered:

Resolution No. 5/07
May 1, 2007

Introduced by Chairman Garlick
Seconded by Denny Marra

Resolved that the Architectural Review Board hereby grants approval to Tina Mogab for 1 sign to be located at 122 So Union Street, Spencerport, NY with the following conditions:

1. Sign shall be located at the existing south sign wall location.
2. Sign size shall be 84" x 42" as shown on application.
3. Color shall be a dark grey background with light brown vinyl lettering with a dark brown star.
4. Sign shall not be lit.
5. Sign shall be mounted in a safe manner; applicant is responsible to insure safe mounting.

Sign shall be kept in good condition as determined by the VOS ARB.

Ayes: Garlick, Marra, Slominski, Muraco, Byham

Nays: none

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

Next on the agenda is the application of:

Morgan Management
Spencerport Village Plaza
Slayton Ave/Façade

Architect Richard LaCroix will be presenting the application.

Mr. LaCroix: When we presented the project last year we were just about ready to begin construction then about a week later IGA pulled out so everything stopped. Besides IGA pulling out drugstores generally usually have a clause in their lease about having a grocery store nearby so we are a little bit concerned about the other tenants too. What we did was in as much as we were not going to have a major tenant we would have several other stores and have designed a new front. Tonight we are presenting the alternative (drawing B) plans.(file) There is a possibility of someone taking over the whole building in that case we are asking for approval for both designs to allow us to do either or. Jack Crooks has both set of drawings they are not a whole lot different. It is pretty much just a makeover of the front. The ends of the building remain the same the materials will not change either. The only effect is a little different curb cut arrangement sidewalk out front we will have to come back with that.

The Village of Spencerport is looking at extending East Avenue and some of the buildings may need to come down. That will all happen over a period of time.

We are lucky to have Morgan Management they have never lost their interest in this project and are actively looking for tenants.

After board discussion the following resolution was offered:

Resolution No. 5/07/a
May 1, 2007

Introduced by Chairman Garlick
Seconded by Joseph Slominski

Resolved that the Architectural Review Board has reviewed and approves the façade modifications proposed for the former IGA Building submitted by Barkstrom & LaCroix Architects; the Board finds that such proposed modifications are acceptable in keeping with the previously approved Canal Town Theme.

This concurrence with the proposed modifications does not modify the original approval regarding materials of construction or other items related to such previously approved application.

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

Planning Board

Spencerport Fire District
Fire Station No. 1

The application of Spencerport Fire District for the demolition of existing structures, re-subdivision of 2 lots into one and the construction of a new fire station on the combined lots, such property to be located at 175 & 183 Lyell Ave, Spencerport, NY.

Dan Pieters from Bergman Associates will be making the presentation.

Mr. Pieters: Since we met last month the Village Board determined that a special permit wasn't necessary. There was a fire department here on this site and that use will not change. Also the area variances have been waived.

The drawings have been revised based on comments we received.

- Perpendicular parking has been removed along Prospect Street and replaced with parallel parking.
- Sidewalk has been added along with additional landscaping.
- Monument sign has been moved away from front porch and placed closer to corner and will not impede with line of sight.
- Handicap parking spot close to front doors was moved to the south.
- D.O.T. comments have been addressed.

Mr. Pieters: One of the main comments from the D.O.T. is that they didn't want any drainage/runoff heading towards Lyell Ave. The way that we accommodated that is with a trench drain all the way across the front which is a 12 inch drain not your typical 16 inch on top of a culvert pipe which will collect any runoff prior to getting off the districts property and will treat it before it hits the system. Even though they didn't want any sheet runoff there is no way to accommodate that in this layout because of the height and the elevation that this building needs to be.

Mr. Pieters: We are currently discussing things with the MCWA and based on those conversations we will be receiving approval with some minor revisions they are requesting.

Chairman Garlick asked if Heath Department approval would be required.

Mr. Pieters: I don't think so.

Tom West: I agree with the parallel parking on the side, but the way it is proposed drivers will be opening their doors right into traffic. If you move the line in 5 ft, they will not be opening their doors into Prospect Street.

Mr. Pieters: You are asking to have the payment line moved in five feet. I think the further we move the payment whether it is sidewalk or hard surface towards the building the less we will gain on that elevation drop.

Jeffrey Kosmala: I think part of the issue is also the sidewalk is in the right of way right now, if you kick that in at all you would have to have the sidewalk on district property and an easement would be needed.

At this time the board offered the following:

Resolution 5/07
May 1, 2007

Introduced by Chairman Garlick
Seconded by Craig Byham

Resolved that the Village of Spencerport Planning Board has determined that the application for proposed Spencerport Fire District Station No. 1 located at 175/183 Lyell Ave as shown on the site-plan prepared by Bergman Associates, 28 E. Main Street, Rochester NY dated February 2007 with revisions dated April 2007 is an Unlisted Action. Furthermore the Board has accepted and completed the Long EAF and finds that the action will not result in any significant adverse environmental impact.

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

Chairman Garlick asked Jeffrey Kosmala for his comments regarding granting site plan approval.

Jeffrey Kosmala stated there were no show stoppers, mainly just housekeeping issues he also stated that Bergman had done a good job revising the plans as a result of an earlier meeting.

Jeffrey Kosmala advised Mr. Pieters to check with the Health Dept. along with the MCWA; this application will probably require their approvals.

Jack Linder: We are asking that the lighting in this area fit the village theme of lighting along Main Street.

At this time Chairman Garlick offered the following resolution:

Resolution 5/07/a
May 1, 2007

Introduced by Chairman Garlick
Seconded by Ron Muraco

Resolved that the Village of Spencerport Planning Board hereby grants contingent Preliminary and contingent Final Site Plan Approval for Spencerport Fire District Station No. 1, located at 175/183 Lyell Ave as shown on the site-plan prepared by Bergman Associates, 28 E Main Street, Rochester NY dated February 2007 with revisions dated April 2007.

Such contingent approvals are based upon satisfying the following items:

- Address Village Engineers comments from letter dated 3/27/07 and from 5/1/07 meeting.
- Address Monroe County comments from letter dated 4/3/07.
- Obtain approvals from MCWA, Monroe County Health Department as required, Planning Board Attorney, Building Inspector, Electric Superintendent, and DPW Superintendent.
- Sub-Division plan is to be submitted when appropriate.

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

ARB/Planning Board Minutes
May 1, 2007

Page 6

Approval of Minutes

Motion made by Chairman Garlick seconded by Denny Marra and carried unanimously to approve the April 2, 2007 minutes as read.

Adjournment

Motion made by Chairman Garlick seconded by Craig Byham and carried unanimously to adjourn the meeting at 8:00 p.m.