

**ARB/PLANNING BOARD
MINUTES
SEPTEMBER 4, 2007**

Present

Absent

Chairman Robert Garlick
Denny Marra
Joseph Slominski
Ronald Muraco
Craig Byham

Also Present

Village Attorney, Keith O'Toole
Village Engineer, Scott Dehollander
Village Trustee, Theodore Rauber
Jack Crooks, Building Inspector
Thomas West, DPW Superintendent
Jack Linder, Electric Superintendent
Donna Stassen, Planning Board Secretary

John Burgstrom
Kris Schultz
Greg Fenlong

87 Lansmere, Rochester
129 S Union Street, Spencerport
286 Caroline Street, Rochester

ARB

Application of Greg Fenlong, Canal Town Custom Apparel located at 4-6 Slayton Ave for signage.

Mr. Fenlong stated that he is located in the back of the plaza he will also have retail space inside LaMont Awards.

Proposed signage will be:

- a rectangular sign 4' x 6'
- white background with blue and black print
- applied vinyl graphics on .063 aluminum
- mounted on brown corrugated aluminum

Location of sign will be on the front right side of LaMont Awards storefront.

Craig Byham stated that the board is looking for consistency with the other signage in that plaza. The board is asking that the sign have rounded edges.

Attorney O'Toole stated that metal signs are not allowed per code.

Chairman Garlick read aloud permitted materials that are allowed.

After Board discussion the following Certificate of Appropriateness was granted.

This is to certify that the Architectural Review Board has granted approval for a Certificate of Appropriateness to Canaltown Custom Apparel, Inc., located at 4 – 6 Slayton Ave for signage.

NOTICE OF DECISION

1. Sign shall be mounted in a safe manner; applicant is responsible to insure safe mounting.
2. Sign material shall be Dioband or Lumalite with lettering made of high performance vinyl.
3. Corners of sign to be scalloped or rounded.
4. Size sign shall be 4' x 6'.
5. Colors shall be white background with blue graphics and black lettering as shown on submitted application.
6. Applicant shall submit a letter from Morgan Management approving proposed sign and location to the Village Clerk prior to installation.
7. Telephone number shall be allowed.
8. Sign shall be kept in good condition as determined by the VOS ARB.

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

Craig Byham: This is the only sign that you have been approved for; there are other signs placed in the berms directing traffic to the back those have not been approved.

Planning Board

Conceptual Approval
Prusha Subdivision
48 Bauers Cove

Kris Schultz, engineer for this project will be representing the applicant this evening.

Kris Schultz: The wooded lot was purchased additionally with the lot where the existing home sits. The applicants are looking to build on lot 2 at this time and maybe in the future develop or sell lot 3.

The initial plan is to remove the detached garage to facilitate the driveway which will have shared access.

The lot sizes are large lot 3 is just under ½ an acre, lot 2 is almost 7/10th of an acre.

There is quite a fall beneath the canal path and the property itself; this is a heavily wooded area. We are not presenting houses that would be sitting on top of the canal so to speak.

The sewers will be pumps.
Disturbance to existing trees will be minimal.

Kris Schultz reviewed the Village Engineer comments and doesn't see any show-stoppers.

Kris Schultz stated that at this point they are really just looking for concept so they can continue the review and send plans off to other agencies.

Scott Dehollander stated that his comments were technical in nature and agreed with Kris Schultz that there doesn't appear to be any show-stoppers.

Attorney O'Toole requested that the next set of plans graphically depict the location of the common driveway easement, the common driveway access easement should also be for utilities. We will be requiring a letter from the Attorney General evidencing that there is approval for a CPS 7 or similar approvals.

Attorney O'Toole also questioned the installation of the E-1 pumps.

Tom West: As long as the E-1 pump goes into the gravity sewer the DPW is not responsible.

Discussion ensued regarding the E-1 pumps.

Jack Crooks: It is paramount if approved that these will be E-1 systems and not Gould and that they are properly installed.

Jack Linder stated that looking at the plans he does not see gas lines, this will be an important consideration. The house will need to be heated by gas and not electric.

These are sizeable homes and will require pad mount transformers that are tricky to get in after the fact. This will require a switching enclosure which is another box that is going to be in front of the home.

Chairman Garlick requested that the scale is increased on the next set of plans.

Kris Schultz stated that they hope to be ready for preliminary next month.

Fallone Site-Plan
148 S Union

Kris Schultz, engineer for this project will be representing Mr. Fallone's application this evening.

Chairman Garlick: It looks like things have been scaled back a bit.

Kris Schultz: Yes, long story short, we weren't too successful at coming to an agreement with the Village regarding offsite improvements and the cost involved.

The drive-thru has been removed from the plans and the upstairs apartments have also been removed.

The current plans have the upstairs being used for office space and the downstairs being used for retail.

The building has been scaled back a bit; Larry Fennity is working up elevations for the building. The building will look very much like it was originally proposed.

Chairman Garlick: Is your client still interested in pursuing the drive-thru.

Kris Schultz stated that yes his client would still like to do the original plan with the drive-thru but wants to move forward in the interim with the scaled down plans

Chairman Garlick stated that there has been some talk of perhaps creating a special drainage district.

Scott Dehollander: With future development around this parcel the center of this Village will be going under significant redevelopment and with that comes efforts to try and predict what the best use and fit is for this area. We have evaluated the project against the principal issues that we are aware of: traffic, parking and drainage issues. The redevelopment of this area with the reduced foot prints seems to have only minimal impacts on the future use of this proposed area.

This building fits within an envelope that accommodates most vehicles making right hand and facilitating a left hand turn lane at East Avenue. The largest vehicle that we would expect to see making a complicated maneuver to the right would be a school bus size vehicle and that is accommodated by this building location and the future plans for this intersection. Larger vehicles would need to find an alternate entrance point but that seems to be able to be addressed by the adjacent developers plan.

The parking issues have minimized with the change of apartment units to office space on the new plans.

Relative to the drainage issues, we have some out of the box idea as far as what may work. There will be recommendations made to the Village Board for their consideration.

Attorney O'Toole: There should certainly be a calculation as to the required parking relating to the use and square footage. Since the applicant is no longer interested in providing any parking spaces whatsoever I wonder if a three story building is the way to go a two story building might be more appropriate.

I would suggest that we are very clear on the architectural renderings and materials actually asking for physical samples to verify exactly what we are getting.

Trustee Rauber stated that he feels that the building should be three stories; a two story would look out of place with the rest of the existing buildings.

Tom West stated that the parking and drainage are still issues that need to be addressed.

After further discussion the following resolution was offered.

Resolution No. 9/07
September 4, 2007

Introduced by Chairman Garlick
Seconded by Craig Byham

Resolved, that the application for Fallone Enterprises to construct a 3 story building on property located at 148 S Union Street is tabled at this time. Such action was taken pending any further investigation in regards to drainage.

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

Collichio Subdivision
Evergreen Street

Kris Schultz, engineer for this project will be representing Mr. Collichio's tabled application this evening.

Kris Schultz: My client and Mr. Hogan met and realized that they could help each other out with costs and the overall planning for the area. In the interim Mr. Collichio wanted to get the plans back in to the Village for your review. The plans in front of you are what we would consider as logical improvements to the project.

- Changing out the road access to lots 17 & 18.
- Servicing the utilities to these lots through the extension of the private portion of Canalside Drive.

Kris Schultz stated that a meeting is scheduled with the Village regarding utility connections.

Scott Dehollander: The key item here is integrating the utilities amongst the three projects and that integration is really a technical matter. We are not adding a significant amount of infrastructure we are just making sure that it goes to the right spots that can be done behind the scenes without making a lot of issues for the Board we will work directly with the applicants engineer and Tom West as well.

One other issue and that is related to access from lots 17 & 18 of the Hogan Subdivision. My fresh look at this project discovered that those lots appear to be landlocked, that may not be a bad thing provided it is defined in the code that lots are not necessarily required to provide frontage in the right of way.

Attorney O'Toole: I share Scott's concerns, flag lots tend to cause a lot of problems. My recollection was that lots 17 & 18 of the Hogan project actually had a common drive which originally ran down across what is now lot 19 towards Evergreen Street. I think they are abandoning that access point and hooking it up towards Canalside Drive, the problem is that part of Canalside Drive doesn't actually exist right now. I would make approval of this project conditional upon a dedication of Canalside Drive to the Village and the utility improvements connections. Having relocated the access points for lots 17 & 18, basically what they have created with those two lots along with lots 1 & 2 is a requirement for a new Attorney General approval for a CPS 7 and I would like to see that provided to the Village as a condition of approval prior to releasing the Mylar.

Kris Schultz stated sanitary and storm sewer easements will be granted to the Village.

Chairman Garlick asked if the two existing homes on Canalside Drive on private services will be hooked up to the new water and sanitary mains being installed for the Canal Landing Subdivision per previous discussions with Mr. Gollel.

Tom West stated that adding those two services was a stipulation put on Mr. Gollel's approval.

Denny Marra stated that personally he would like to see all single family homes in that area, and questioned why they are proposing a duplex.

The Planning Board was in agreement that they would prefer to see only single family homes in that area.

Kris Schultz stated he would share that information with his client.

Craig Byham asked if variances would be required.

Kris Schultz: The required lot size is 80ft x 150ft; the lots have the width but not the depth. When we developed Mr. Hogan's property the lots met the depth but not the width this board was comfortable with the size of the lots and didn't require us to go to zoning this is the same type of situation.

After further Board discussion the following resolution was offered.

Resolution No. 9/07/a
September 4, 2007

Introduced by Chairman Garlick
Seconded by Ronald Muraco

Resolved that the application for Tony Collichio for site-plan and subdivision approval for three residential lots located on property at Evergreen and Canalside Drive is tabled.

Furthermore, the Planning Board has advised Kris Schultz to speak to Mr. Collichio in regards to changing proposed duplex to a single family home which would better fit the character of the neighborhood.

Ayes: Garlick, Marra, Slominski, Muraco, Byham

Approval of Minutes

Motion made by Chairman Garlick seconded by Denny Marra and carried unanimously to approve the August 7, 2007 meeting minutes as written.

Adjournment:

Motion made by Chairman Garlick seconded by Ronald Muraco and carried unanimously to adjourn the meeting at 8:30 p.m.

