

**Village of Spencerport
ARB/Planning Board
August 5, 2008**

Present

Chairman Robert Garlick
Joseph Slominski
Denny Marra
Craig Byham
David Wohlers
Alternate Bill Rutter

Absent

Others Present

Donna Stassen, Planning Board Secretary
Keith O'Toole, Village Attorney
Jack Crooks, Village Building Inspector
Ted Rauber, Village Board, Liaison

Joan Quigley
Dr. Cellura
Robert Bringley
Bruce Schmidt

Public Hearing

The application of Dr. Jerry Cellura for site plan approval for a 220 sq. ft. building addition to an existing dental office located at 17 West Ave, Spencerport, NY 14559. Such property zoned Commercial B-2.

Robert Bringley of Marathon Engineering will be representing Dr. Cellura's application.

Mr. Bringley: Dr. Cellura's family dentistry has been at this location for a number of years. Dr. Cellura is looking at putting on a small addition on the front of the building. Two weeks ago we went in front of the Zoning Board and received 2 variances; one for site coverage and a side setback. The existing building is 2 ½ feet from the property line and the proposed addition will be 2 ½ feet also from the property line.

The addition will be 11ft. wide and 22 ft. long, architecturally what we would like to do is keep the theme in character with the existing building. What we are doing is taking the façade and bringing it out 22 feet. The building will still be all brick.

The entry way will be upgraded to match the original architecture. In addition to that there are some minor interior upgrades, carpeting, drywall etc.

This is not a big project but will add a lot to the Village.

Planning Board/ARB
Minutes

Page 2

Craig Byham: Where will air-conditioning unit be moved to?

Mr. Bringley: That will be moved a little closer to the building on other side and there will be landscaping around the unit.

Chairman Garlick reviewed comments from Village Engineer Scott DeHollander's letter dated July 25, 2008. (Letter filed)

- Grading and discharge of roof runoff
- Sidewalk closure during construction

Mr. Bringley responded:

- The downspout will be reconnected to new roofline, runoff will drain into sanitary sewer
- If sidewalk needs to be closed at anytime during construction Village DPW Superintendent Tom West will be notified.

Joan Quigley: Where will the new front steps be located in proximity to the public sidewalk?

Dr. Cellura: There are not any new steps existing entrance staying as is.

At this time the following resolution was offered.

SEQR Resolution
August 5, 2008

Introduced by Chairman Garlick
Seconded by Denny Marra

Resolved that the Village of Spencerport Planning Board has determined that the application for a new addition for Dr. Cellura Dentistry located at 17 West Ave as shown on the site plan map prepared by Marathon Engineering located at 2101 Mt. Read Blvd and dated 6/19/2008 is an unlisted action.

Furthermore the Board has accepted and completed the Short Environmental Assessment Form and finds the action will not result in any significant adverse environmental impact based on two approved zoning variances for setback and lot coverage.

Ayes: Garlick, Marra, Slominski, Byham, Wohlers

Nays; none

**Resolution No 8/08
August 5, 2008**

**Introduced by Chairman Garlick
Seconded by Craig Byham**

Resolved, that the Village of Spencerport Planning Board hereby grants contingent preliminary and contingent final approval for proposed 220 sq. ft building addition for Dr. Cellura Dentistry located at 17 West Ave, Spencerport as shown on the site plan map prepared by Marathon Engineering dated June 19, 2008 contingent upon the following items.

1. Address comments from Village Engineer Scott DeHollander of MRB Group dated July 25, 2008.
2. Address Planning Board comments regarding curb at east property line and connection of proposed down spouts to existing lateral.
3. Co-ordinate with DPW Superintendent Tom West and Building Inspector Jack Crooks regarding potential closing of sidewalk and storm lateral connection.
4. Notes regarding items 2 & 3 shall appear on plans along with any other Village of Spencerport general notes required by DPW Superintendent Tom West and Building Inspector Jack Crooks.

Ayes: Garlick, Marra, Slominski, Byham, Wohlers
Nays; none

ARB

Certificate of Appropriateness
Dr. Jerry Cellura
17 West Ave, Spencerport NY

Chairman Garlick: You have indicated that the building materials for the new structure are going to be the same as what currently exists.

Dr. Cellura stated that they were able to find bricks that match the existing brick.

After Board discussion the following Certificate of Appropriateness was granted.

**Resolution 8/2008
August 6, 2008**

**Introduced by Chairman Garlick
Seconded by Denny Marra**

Resolved, that the Village of Spencerport Architectural Review Board on August 6, 2008 hereby has issued a Certificate of Appropriateness to Dr. Cellura.

Notice of Decision

Resolved, that the Village of Spencerport ARB has issued a Certificate of Appropriateness to Dr. Cellura for an addition on building located at 17 West Ave, Spencerport NY.

Said addition shall meet the following requirements.

1. Addition shall be constructed as shown on plans prepared by Marathon Engineering, 2101 Mt. Read Blvd dated 6/19/08.
2. Materials shall be as referenced in the aforementioned plans.
3. All work shall be done in accordance with existing national, state and local building codes.
4. After construction is completed the applicant shall submit a photograph of the completed addition to the Village Clerk for file.

Ayes: Garlick, Marra, Slominski, Byham, Wohlers

Nays: none

Approval of Minutes

Motion made by Chairman Garlick seconded by Craig Byham and carried unanimously to approve the minutes of July 1, 2008 as amended.

New Business

Kevin Riccotta stated to the Board his interest in serving on the Planning Board as an alternate. Trustee Rauber will make a recommendation to the Village Board to appoint Kevin as an alternate.

Adjournment

Motion made by Chairman Garlick seconded by Joseph Slominski and carried unanimously to adjourn the meeting at 7:45 p.m. to go into a workshop session.

