

**Village of Spencerport  
Planning Board/ARB Minutes  
June 2, 2009**

**Present**

Chairman Wohlers  
Denny Marra  
Joe Slominski  
Craig Byham  
William Rutter

Alternate Member Kevin Ricotta  
Trustee Carol Nellis Ewell  
Building Inspector Jack Crooks  
Donna Stassen, Secretary Planning Board  
Village Engineer Scott DeHollander

Kris Schultz  
Lawrence Fennity  
Curt Kenyon  
Joyce Quigley  
Bob Garlick  
Gary Inzana

**Public Hearing**

The application of JLMO LLC of 117 South Union Street, Spencerport for preliminary and final site plan approval to raze the existing two story frame building and construct a new two story office site with residential space on the 2<sup>nd</sup> floor.

Kris Schultz and Larry Fennity will be representing the applicant tonight.

Kris Schultz: The existing building is not feasible to renovate ultimately the decision was made to tear it down and rebuild.

**Absent**

Kris Schultz reviewed the utilities shown on site plan.

Kris stated the following remarks to the Board:

- This is an existing developed site and all utilities are in place.
- The Post Office has a storm sewer independent of this site.
- New building is approximately 2 times the size of the existing building.
- Bottom floor is retail business
- Second floor designed for 2 apartments
- 4 parking spaces out back, 2 spaces are required for each apartment.
- Municipal parking will service the retail business additional parking for retail is not required.
- The foot print of the building is 1856 sq ft per floor.
- Sanitary will be relayed and come in at the same point.
- No dumpsters or totes outside all refuse will be stored inside the building.
- North side of building will be landscaped
- Front of building will have masonry box gardens.

Kris Schultz: The applicant is negotiating with the Post Office to remove the broken wooden guard rail and replace it with a curb stop. This will alleviate more damage to guard rail and cars.

Kris Schultz: Today there are no handicap spaces we are proposing that we make a handicap space on Union Street; this is done in other Villages on Main Street. There is not enough room in the back parking lot to allow a handicap parking space.

Larry Fennity is the architect for the building and shared with the board preliminary drawings of proposed building. Larry hopes to be ready for next months agenda for Architectural Review.

Scott DeHollander: Kris has articulated his strategy for parking at the site. Basically what he is saying is that the need for parking will be balanced with the addition of municipal parking for retail.

We are concerned about the NW parking space and the backing out maneuver you will need to execute a k-turn which may not be possible with the placement of the broken guard rail.

Scott DeHollander referenced Attorney Keith O'Toole's letter regarding lot coverage.

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Scott DeHollander: The hours of operation and the use weren't real clear for the proposal but should be considered for the Board's decision in regards to parking.

Kris Schultz: The retail business hours will be 9 – 5 and there will be 2 apartments upstairs.

Scott DeHollander: There needs to be some consideration for construction staging and how this will work on the site.

Kris Schultz: The contractor who gets this job is going to have to have a secondary place to store materials and schedule deliveries as not to disrupt this whole area.

Scott DeHollander: Notes will need to be added to the plans to address those concerns.

Scott DeHollander asked to see all lighting shown on plans.

Scott DeHollander: The proposed grading matches the existing configuration I think there is an opportunity for a couple of improvements, specifically how the drainage flows toward Union Street some method of channelizing it away from the adjacent parcel and proposed parcel at a minimum expense.

Kris Schultz we are actually in a position where we are potentially diverting some of the storm water which is a good thing.

Scott DeHollander: I would like to keep the option of storm sewer extension or the addition of a catch basin open and on the table. For the most part it looks like the strategy for managing storm water remains the same.

Kris Schultz: Last week we had a heavy rainfall and nothing ponds on the site.

Scott DeHollander: Ownership of storm sewer that exists around the building needs to be shown on site plan plus any easements need to be shown on plan.

Kris Schultz: I think the storm sewer may be private.

Scott DeHollander: I would like to highlight one comment from Attorney Keith O'Toole regarding lot coverage, have you addressed this comment?

Kris Schultz read aloud from Section 140-5 Definitions for lot coverage and accessory structures and nowhere does it say that parking is part of your lot coverage therefore this parcel falls within the criteria and will not require a variance. Our building coverage is at 34%.

Scott DeHollander: Is there a reason why you are not proposing cross access between the Post Office and your lot?

Kris Schultz: The Post Office will not take any liability for cars passing through their parking lot.

Trustee Nellis Ewell: Is there any part of the building that will be reused or is it a total demo? And is there a basement?

Kris Schultz: There is a basement; anything of value will be salvaged.

Gary Inzana owns property next door and made the following comments:

- He thinks proposed building is a great idea.
- Lighting he feels that less is more.
- Parking needs to be looked at.
- Curbing is a great idea.
- Board needs to be flexible with lot coverage issue.

Jack Crooks stated that the existing building as it sits right now is unsafe.

At this time the Public Hearing was closed.

Trustee Nellis Ewell: Is there not a law that requires handicap parking per ADA requirements?

Kris Schultz: It states in this type of case if it is practical you need to try and put in one space, what I am saying is that there isn't any handicap parking now and you would have to take away from the 4 spaces needed for the apartments. If you are really looking for a logical parking space, put one on Union Street

Trustee Nellis Ewell: Would that parking space become a liability for the Village?

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Jack Crooks: No more than a handicap space in a municipal lot, there isn't any handicap parking available for the Village Businesses. I think that in of itself the Village should take a good look at that.

Discussion ensued regarding parking.

Craig Byham: How large are the apartments?

Kris Schultz: 800 square feet

Chairman Wohlers: Will this business bring a lot of traffic and deliveries?

Kris Schultz: No, UPS deliveries only.

Chairman Wohlers read aloud a letter from Electric Superintendent Owen McEntee regarding running service underground and other electric issues. (file)

Chairman Wohlers stated that no decision will be made tonight on this application. The board is still waiting for comments from Monroe County and needs time to review updated plans submitted this evening from Kris Schultz.

### **ARB**

The application of Curt Kenyon for Countryside Cabinetworks Plus located at 421 S Union Street, Spencerport for signage to be installed at same location.

Curt Kenyon: After meeting with a couple of board members last week it was determined that the lighting currently in place will have to be modified facing away from S. Union Street also there are 500 watt mercury vapor lamps which are obnoxious we are going to moodily those also. (Cut sheets submitted)

Signage will not be lit on the building after evening hours.

Chairman Wohlers read aloud a letter from Mr. Page in support of signage for Mr. Kenyon's business which is located next to his business; Page Appliance.

After Board discussion the following certificate of appropriateness was granted.

This is to certify that the Architectural Review Board has granted final approval to Curt Kenyon for Countryside Cabinetworks Plus located at 421 S Union Street Spencerport for signage located at same.

**NOTICE OF DECISION**

**Such (3) signage shall meet the following requirements**

1. Building signs on front and north elevations to be as designed and sized as shown on plans submitted to the ARB on June 2, 2009.
2. Entrance sign on posts to be no larger than 8 sq. feet
3. Construction material to be Marine Plywood, edge- banded.
4. Colors of all signage (3) to be as shown on plans submitted.
5. Signage on east of building to be lit with no more than 3 gooseneck lighting units. Applicant to submit cut sheets of proposed lighting for approval prior to installation.
6. Entrance sign lighting to be redirected as to not allow any spill off onto Union Street.
7. All lighting to be turned off 1 hour after closing.
8. Applicant to install signs in a safe manner.
9. All signage shall be kept in good condition as determined by the Village of Spencerport ARB.
10. After installation the applicant shall submit a photograph of the completed installation to the Village Clerk for the file.

Ayes: Wohlers, Marra, Slominski, Byham, Rutter

Nays: none

**Adjournment**

Motion made by Chairman Wohlers seconded by Craig Byham and carried unanimously to adjourn the meeting at 8:30 to go into a workshop session.

