

**Village of Spencerport
Planning Board/ARB Minutes
September 1, 2009**

Present

Chairman Wohlers
Joseph Slominski
Denny Marra
Craig Byham
William Rutter

Trustee Carol Nellis Ewell
Donna Stassen, Secretary Planning Board
Village Attorney Keith O'Toole
Jack Crooks, Building Inspector
Scott Dehollander, Village Engineer
Tom West, DPW Superintendent

Joyce Quigley
Theodore Rauber
Kris Schultz
Joyce Lobene

Absent

Chairman Wohlers led the Pledge of Allegiance.

Public Hearing

The application of JLMO LLC of 117 S 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 2nd floor.

This is in a Commercial B-1 District.

Theodore Rauber will be representing the application of JLMO LLC.

Theodore Rauber stated that JLMO LLC was formed by himself and his wife Linda Rauber and the initials stand for the names of their grandchildren. Theodore and Linda have lived in the Village of Spencerport for many years and Linda is the current business owner of Spencerport Insurance. Both Linda and her family have had a long history of owning businesses in the community.

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Theodore Rauber: I bring this up only for the fact that at times we talk about businesses moving into the community and wondering if they could ultimately become a fabric of the community and indeed this family has become a fabric of the community for many years.

The Village of Spencerport was incorporated in 1867 and the building on the site that we are talking about tonight was moved there in 1872.

When we purchased this building there was one apartment above and Tom & Nancy's below.

The site plan in front of you tonight is basically the same plan that was presented to this Board in May 09. It has been changed due to Zoning Board of Appeals action taken on August 20, 2009.

This project was granted two variances; one for lot coverage and one for parking spaces. **(Filed Resolution No. 190 8/20/09)**

The new site plan shows the following changes:

- K-turn patterns as requested.
- Small concrete pad which will be enclosed and locked to store refuse totes.
- Proposed 6 inch concrete curbing replacing broken guard rails.

Scott Dehollander: The plan is basically the same as last meeting; The applicant has provided the requested turning radius information. There were no additional changes that affected drainage and we are satisfied with the plans.

Jack Crooks: It certainly contributes significantly to reducing inflow into our sanitary system; this is a good benefit to the Village. In my perspective with all the issues being addressed satisfactorily and the time of the year I would like to see that building removed.

Denny Marra asked for the status of conversations with the Post Office in allowing ingress and egress on their property.

Theodore Rauber: The Post Office is not willing to allow any ingress or egress on their property. Mr. Jack Glover from the USPS has submitted a letter agreeing to removal of wooden barrier and fixing berm for snow removal purposes.

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Craig Byham: What is going to stop people from parking there?

Theodore Rauber: We are open minded if we think signage will deter that we can do that.

Craig Byham: What reason did the Zoning Board give for not allowing all 4 spaces off site?

Theodore Rauber: My recollection is that they looked at the situation as it is today not 20 years down the road. And looking at this site now they did not want this landlocked and wanted to see some parking onsite for residents.

Denny Marra: Where will snow be stored?

Theodore Rauber: If we have a storm we will have to pay the contractor to haul the snow out of there.

Chairman Wohlers: I see overhead lines shown and underground electric was requested, is that going to be done?

Theodore Rauber: Yes, we will work with the Village of Spencerport Electric Superintendent on getting that done.

After further board discussion the following resolutions were offered:

**SEQR Resolution 9/09
September 1, 2009**

**Introduced by William Rutter
Seconded by Joseph Slominski**

Resolved that the Village of Spencerport Planning Board has determined that the JLMO LLC application for a two story frame building located at 117 S Union Street as shown on site plan prepared by Schultz Associates, 129 S Union Street, Spencerport NY dated 6/16/09 with revisions dated 7/6/09 and 7/28/09 is deemed an unlisted action. Furthermore, the Board has accepted and completed the short EAF and finds that the action will not result in any significant adverse environmental impact.

Ayes: Wohlers, Marra, Slominski, Byham, Rutter
Nays: none

**Resolution No. 9/09
September 1, 2009**

**Introduced by Chairman Wohlers
Seconded by Denny Marra**

Resolved that the Village of Spencerport hereby grants preliminary and final site plan approval for JLMO LLC to raze the existing two story frame building and construct a new two story office site with residential space on the 2nd floor as shown on site plan prepared by Schultz Associates, 129 S Union Street, Spencerport NY dated 6/16/09 with revisions dated 7/6/09 and 7/28/09.

Such approval contingent on the following conditions:

1. Contractor to arrange for offsite storage of materials and equipment.
2. Electric utilities to be installed underground and shown as such on plans.
3. Restriped parking spaces to be shifted 3 ft + or – to the west.
4. No more than 2 parking spaces allowed on site as approved by the Zoning Board of Appeals on August 2, 2009.

Ayes: Wohlers, Marra, Slominski, Byham, Rutter

Nays: none

Approval of Minutes

Motion made by Craig Byham seconded by Denny Marra and carried unanimously to approve the minutes of August 4, 2009 as written.

Adjournment

Motion made by Chairman Wohlers seconded by William Rutter and to adjourn the meeting at 8:00 p.m.

