

**Planning Board  
ARB Minutes  
May 4, 2010**

**Present**

Chairman David Wohlers  
Denny Marra  
Joseph Slominski  
William Rutter  
Craig Byham

**Absent**

Alternate Karen Fien  
Donna Stassen, Planning Board Secretary  
Ross and Gail Gates  
Mike and Betsy Palozzi  
Richard Gloor  
Andrew Cimino  
John Liu  
Peter Stone  
Linda Rauber  
Joyce Lobene  
Joan Quigley

**ARB**

**Frame Wright  
Village Plaza  
Signage**

Richard Gloor owner of Frame Wright stated to the Board that he is here for approval for a new sign for his business.

Mr. Gloor stated that he is excited about all the changes in the plaza and Morgan Managements commitments to the improvements. The sign he is requesting approval for is the same as the standard signs on the other side of the plaza.

Chairman Wohlers stated that the size of the sign he is requesting is larger than the code allows. The code states that signage can not exceed 20 sq. feet. The sign must be brought down from 24 sq feet to 20 sq feet.

Chairman Wohlers stated that the other two sign applications for this evening are also from the plaza and meet the sq. ft requirements. To keep it consistent with the plaza we would ask that you bring the size down to 20 sq. ft. with oval ends.

Mr. Gloor agreed to the Board's request.

Hereby resolved, that the Village of Spencerport Architectural Review Board issues a Certificate of Appropriateness for signage to Richard Gloor owner of Frame Wright located in Village Plaza at 52 Slayton Ave.

Such approval was granted with the following conditions.

1. Signage not to exceed 20 square feet with oval ends.
2. Signage will not be lit.
3. Signage material will be sign foam.
4. Signage colors will be dark green paint with white vinyl copy lettering as shown on submitted application.
5. Signage to be installed in a safe manner.
6. Signage to be kept in good condition as determined by the VOS ARB.
7. After installation the applicant shall submit a photograph of the completed installation to the Village Office for filing.

Ayes: Wohlers, Marra, Slominski, Byham, Rutter

Nays: none

**Book Centre  
Village Plaza  
Signage**

Mike Palozzi stated that Morgan Management instructed the tenants to put up their own signs he also met with sign maker Gary Natale and showed the ARB the sign they choose.

The Board had no issues with the proposed sign and offered the following resolution.

Hereby resolved, that the Village of Spencerport Architectural Review Board issues a Certificate of Appropriateness for signage to Mike Palozzi owner of Book Centre located in Village Plaza at 46 Slayton Ave.

Such approval was granted with the following conditions.

1. Signage not to exceed 20 square feet with oval ends.
2. Signage will not be lit.
3. Signage material will be sign foam.
4. Signage colors will be dark green paint with white vinyl copy lettering as shown on submitted application.
5. Signage to be installed in a safe manner.
6. Signage to be kept in good condition as determined by the VOS ARB.
7. After installation the applicant shall submit a photograph of the completed installation to the Village Office for filing.

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

**Cimino's Pizzeria and Bird land  
Village Plaza  
Signage**

Andrew Cimino stated to the board that he also went to Gary Natale to make his sign. He needed to get this sign done quickly but is interested in lighting and will be coming back to this board for lighting in the near future.

Hereby resolved, that the Village of Spencerport Architectural Review Board issues a Certificate of Appropriateness for signage to Andrew Cimino owner of Cimino's Pizzeria and Birdland located in Village Plaza at 47 Slayton Ave.

Such approval was granted with the following conditions.

1. Signage not to exceed 20 square feet with oval ends.
2. Signage will not be lit.
3. Signage material will be sign foam.
4. Signage colors will be dark green paint with white vinyl copy lettering as shown on submitted application.
5. Signage to be installed in a safe manner.
6. Signage to be kept in good condition as determined by the VOS ARB.
7. After installation the applicant shall submit a photograph of the completed installation to the Village Office for filing.

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

**Spencerport Bowl/CJ's Pub & Grill  
45 Nichols Street  
Signage**

Pete Stone manager of CJ's Pub stated to the Board that his submission is for signage to be located adjacent to Rt. 31.

- Sign material is high density urethane foam.
- Wood spar stiffener at bottom
- Sign will be double sided
- Sign on top is Spencerport Bowl measured at 28.5" x 60"
- Sign on bottom is for CJ's Pub measuring at 18" x 60"

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Chairman Wohlers: What is the distance back from the road will the sign be within the right of way?

Pete Stone: I was going to ask what the proper distance from the road is.

Chairman Wohlers advised Mr. Stone to call the DOT for that information Nichols Street is not a village street.

Craig Byham: Is this the only sign you are going to have, there won't be another sign on the door?

Pete Stone: Not at this time.

At this time the following resolution was offered.

Hereby resolved, that the Village of Spencerport Architectural Review Board issues a Certificate of Appropriateness for signage to Peter Stone and John Liu and Mike Prognio of Spencerport Bowl/CJ's Pub and Grill located at 45 Nichols Street, Spencerport, NY.

Such final approval was granted based on the following conditions.

1. One two sided sign totaling no more than 20 sq feet. (each side)
2. Colors, size and design as shown on Page 1 of submitted application.
3. Material to be High Density Urethane Foam.
4. Any NYS DOT permits must be obtained by the applicant.
5. Signage will not be lit.
6. Signage not to exceed 8' in height.
7. Signage to be installed in a safe manner.
8. Signage to be kept in good condition as determined by the VOS ARB.
9. After installation the applicant shall submit a photograph of the completed installation to the Village Office for filing.

Ayes: Wohlers, Marra, Slominski, Byham, Rutter

Nays: none

**Ross Gates**  
**Galley Restaurant exterior renovations**  
**90-94 S Union Street**

Ross Gates: We have revised the application from last month based on many suggestions from this Board. The purpose is still to take the two buildings and make them appear as

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one; making the exterior of the Galley Restaurant look larger and more uniform in order to make the building more attractive to the public.

Ross Gates: One of the questions last month was how far the canopy would extend out front over the sidewalk the overhang length is 60' and will extend 36" out from the building.

Denny Marra: Where is the west property line my concern is with the 3' overhang is that coming out on village property or on your own property?

Ross Gates: We currently have two overhangs now.

Denny Marra: That is a pre-existing condition; a metal roof in the winter time collects ice.

Ross Gates: We have a pretty good pitch on that roof.

Denny Marra: It will just come down quicker.

Ross Gates: No, it means it won't accumulate it is more than a regular roof pitch it would have to be pretty significant to accumulate.

Discussion ensued regarding the right of way.

The Board requested that the applicant verify with the Village Attorney the legalities regarding the sidewalk and front right of way restrictions.

Ross Gates shared with the Board the materials proposed for exterior as per attached page.

Craig Byham stated that he would have preferred seeing the true colors on the drawings. It is hard to visualize exactly what the building will look like.

Craig Byham: Why a metal roof?

Ross Gates: For durability, it will look like shingles.

Craig Byham: What color are the doors?

Ross Gates: White

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Craig Byham: Have you thought about keeping the two business facades separate? I like the way it looks right now it has the look we are looking for in the village. If you look down at the Unique Shop and Grandpa Sam's they have the roof that you are looking for and the buildings are separate and they have kept the roof tops different. Have you thought about doing that?

Ross Gates: Yes I have and I decided not to; those are different businesses this is all one restaurant business. I want to make it a destination restaurant. I don't want it to look like two separate businesses. I have a lot of people come in and say they didn't even know this restaurant was here.

Ross Gates: It will be a beautiful building when it is done.

At this time the following resolution was offered.

Hereby resolved, that the Architectural Review Board has granted a Certificate of Appropriateness to Ross Gates for the Galley Restaurant located at 90-94 South Union Street, Spencerport NY for exterior renovations.

Such final approval was granted with the following conditions.

1. Roof dimensions as shown on application submitted April 14, 2010.
2. Roof overhang material will be astonwood traditional real wood look steel shingles in the color Vermont Blue.
3. Lower level of building will be sided with Certain-teed Cedar Impression Polymer shake shingles in the color Granite Gray.
4. Second story above the roof overhang will be horizontal white vinyl siding.
5. Shutters to be Vermont Blue matching the roof overhang and upper roof trim.
6. Above each upstairs window will be a typon sunburst half round window pediment painted black.
7. Applicant responsible to verify with Village Attorney legalities regarding sidewalk and front right of way restrictions.
8. Cap over upper level to be constructed of hardi-plank or equivalent.
9. Lighting under roof overhang to be recessed lighting and to be turned off at closing time.
10. After renovations a photograph must be taken and submitted to the Village Office to be kept on file.

Ayes: Wohlers, Marra, Slominski, Byham, Rutter

Nays: none

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**Approval of Minutes**

Motion made by Chairman Wohlers seconded by William Rutter and carried unanimously to approve the April 6, 2010 minutes as written.

**Adjournment**

Motion made by Chairman Wohlers seconded by Denny Marra and carried unanimously to adjourn the meeting at 8:30 p.m.