

**Planning Board
ARB Minutes
July 6, 2010**

Present

Chairman David Wohlers
Joseph Slominski
Craig Byham
William Rutter

Donna Stassen, Secretary
Trustee Carol Nellis Ewell
Village Engineer, Scott DeHollander
Building Inspector, Jack Crooks
DPW Superintendent Tom West
Village Attorney Richard Olson

Veronica and Leonard Natiello
Trustee Charlie Hopson
Patrick Laber, Schultz Associates
Mike Lopresti
Joan Quigley

Absent

Denny Marra

ARB

**Nurses Station
42 Nichols Street
Signage**

Lenny and Veronica Natiello returned in front of the ARB after having their application tabled last month.

Mr. and Mrs. Natiello stated to the board that the material used for the signage was alomalite, not sheet metal as stated last month. Also, the edges of the sign were scalloped as requested by the board.

At this time the following Certificate of Appropriateness was offered.

This is to certify that on July 6, 2010 the Architectural Review Board approved the application of Nicole Dobbins, Nurses Station for signage located at 42 Nichols Street.

Furthermore such signage shall meet the following requirements.

1. Building sign size shall be 25" x 95" with scalloped edge lettering and colors as shown on submitted application.
2. Two sided monument sign size to be 15" x 55" lettering and colors as shown on submitted application.
3. Both signs to be constructed of alumalite with vinyl lettering.
4. Signage to be installed in a safe manner.
5. Signage shall be kept in good condition as determined by the Village of Spencerport ARB.
6. After installation the applicant shall submit a photograph of the completed installation to the Village Clerk for filing.

Ayes: Wohlers, Slominski, Byham, Rutter

Nays: none

Planning Board

Ogden Center Development Brockport Road Townhouses Conceptual

Patrick Laber, Schultz Associates will be representing Ogden Center Development's proposal.

Patrick Laber stated that the plans brought forward tonight are conceptual at best and highlighted the following:

- Proposal is to build 10 units, all single- stories approximately 1450 sq ft.
- Area around creek is in a flood zone.
- Federal wetlands are located on this parcel.
- Street lighting proposed
- Detention facility/phased approach
- Private road
- Garbage totes preferably
- A lot of work needs to be done on these plans but looking to the Board to see if this layout is favorable.

Attorney Olson: On June 9, 2010 the Village Board agreed to the density of ten townhouses on this property. The Village Board also indicated that it would consider the construction of a new drainage facility on Village property only if satisfied that any proposed drainage improvements will benefit the Village of Spencerport. This is the only thing the Village Board agreed to at that time.

ARB/Planning Minutes

July 6, 2010

Page 3

Tom West: Will the trees be cleared to the back of the property.

Pat Laber: Yes.

Tom West: The neighbors will be unhappy with that and I would expect they will be attending the Public Hearing to voice their concerns.

Tom West expressed concerns with not having a turnaround on private drive to accommodate the garbage trucks. Usually our trucks don't go on private drives.

Tom West requested that the access road to the pond be 10ft. wide and will need a minimum of 6 inches of stone.

Tom West also requested a man hole installed with connection to sanitary sewer.

Jack Crooks stated that the alignment of roads between this development and Brae Road needs to be realigned for safety reasons.

Jack Crooks stated that he agrees with Tom West on the need for a turnaround on the private drive especially for emergency vehicles.

Scott Dehollander reviewed his comments from letter dated July 2, 2010, (file)

William Rutter stated that he is happy with the redesign submitted.

Craig Byham requested that sidewalks be put back on the plans.

Mike Lopresti was asked if there were any plans for the north side of the creek.

Mike stated that there were no plans land would belong to HOA.

Mike Lopresti also stated there would not be an age restriction, his intention is to market to empty nesters, and sold as condominiums.

The Board stated that they were under the assumption they would be sold as townhouses as stated on plans submitted by Schultz Associates dated June 14, 2010.

Mike Lopresti stated that was never his intention, construction costs have sky rocketed and he needs to keep the units affordable to buyers.

ARB/Planning Minutes

July 6, 2010

Page 4

Discussion ensued regarding the subject of selling the units as condominiums vs. townhouses.

The Board agreed that the new design is better; the developer needs to work out the drainage details and private road details before coming back for preliminary.

Approval of Minutes

Motion made by Chairman Wohlers seconded by Joseph Slominski and carried unanimously to approve the minutes of June 1, 2010 with the one correction on page 9.

Adjournment

Motion made by Chairman Wohlers seconded by William Rutter and carried unanimously to adjourn the meeting at 8:15 p.m.