

## **Planning board Meeting**

**Minutes September 6, 2011**

### **Board Members Present**

Chairman David Wohlers

Denny Marra

Joseph Slominski

Craig Byham

### **Others Present**

Village Attorney Bridget Field

Village Trustee Carol Nellis Ewell

Village Engineer Scott DeHollander

Planning Board Secretary, Donna Stassen

CS Kisiel

Thomas Michelson

Mike Lopresti

Joan Quigley

### **ARB**

#### **Bad Apple Bistro**

42 Nichols Street/Directory Signage

Christopher Kisiel father of the applicant will be presenting the application to the board.

Mr. Kisiel stated that the sign will be replacing the quilting place signage which is no longer in the plaza. There will not be any lighting and the colors will match the exact same colors as their other sign on the building. The sign will be double-sided in order to be seen from both directions.

After board discussion the following resolution was offered.

### **Board Members Absent**

William Rutter

ARB/Planning Board Minutes

September 6, 2011

Page 2

**Resolution No 9/11**

**Introduced by Chairman Wohlers**

**September 6, 2011**

**Seconded by Denny Marra**

Resolved, that the Architectural Review Board has granted final approval for a Certificate of Appropriateness for a monument sign to Christopher Kisiel for the Bad Apple Bistro located at 42 Nichols Street, Spencerport, NY

Such final approval was granted based on the following.

- Size of sign to be 16" x 54".
- Sign to be constructed of 1/8" alomalite.
- Color of signage will have a white background with black and green lettering, with a green graphic.
- Signage to be installed on monument post in a safe manner.
- After installation of sign applicant shall submit a photograph of completed installation to the Village Office for filing.

Sign shall be kept in good condition as determined by the VOS ARB.

Ayes: Wohlers, Marra, Slominski, Byham

Nays: none

### **Masonic Lodge**

133 S Union Street

Insignia Sign

Tom Michelson President of the Masonic Lodge will be presenting the application to the Board.

Mr. Michelson stated that the insignia will be installed on the south side of the building. There is a ½ window on the building that is where the original Masonic emblem was. We are replacing that with this stainless steel sign which was on the building in Brockport. I am not sure of the size; this sign will be safely secured to the building by being bolted nailed and screwed into the wood. Signage will not deteriorate with age.

After board discussion the following resolution was offered.

ARB/Planning Board Minutes

September 6, 2011

Page 3

**Resolution No 9/11/a**

**Introduced by Chairman Wohlers**

**September 6, 2011**

**Seconded by Craig Byham**

Resolved, that the Architectural Review Board has granted final approval for a Certificate of Appropriateness for signage to the Masonic Temple located at 133 S Union Street, Spencerport NY.

Such final approval was granted based on the following:

- Sign to be constructed of stainless steel.
- Sign to be as shown on photos submitted to the ARB.
- Sign to be installed on the south side of the building.
- Sign to be installed in a safe manner/bolted on building as discussed at the meeting.
- After installation of sign the applicant shall submit a photograph of completed installation to the Village Office for filing.

Sign shall be kept in good condition as determined by the VOS ARB.

Ayes: Wohlers, Marra, Slominski, Byham

Nays: none

No one was present for the application of The Dollar Tree therefore this item was removed from the agenda until next month.

### **Planning Board**

Type 1 SEQRA review for 3028 Brockport Road, Spencerport NY for construction of townhouses.

Village Engineer Scott DeHollander stated that a strange set of circumstances developed. The Planning Board in their subdivision review used the classification of an unlisted action after that we proceeded with an uncoordinated review which is how 95% of our projects proceed. The developers engineer went forth with a parallel permit which they needed for some very minor wetland disturbances in the range of less than 1/10<sup>th</sup> of an acre. The Army Corp of Engineers is the agency that manages those impacts and they actually have a special classification for such minimum disturbances they call in a nationwide permit. The developers engineer following very careful protocol submitted a joint application for the project to proceed under that nationwide permit with the Army Corp of Engineers. When they filled out that application the parallel agency which is the DEC reviews it against a set of water quality impacts and as a part of their review they noticed that there was a third agency involved in the approval process and

that was the Health Dept. The Health Dept classifies Realty Subdivisions as a Type 1 action which this happens to be. The SEQRA that we did was an unclassified action which was incorrect. A Type 1 action makes it necessary to fill out a long form application evaluating the environmental impacts of this project.

What we are going to do today is just revisit the environmental impacts using the standards detailed in the Long Form EAF. This is not an opportunity to look at the approvals already given to the project. This is more of a formality looking at a detailed review put forth by the DEC. If we reach a conclusion of non significance tonight that would allow the developers engineer to submit the long form to the DEC and release that final permit they need for the wetland disturbance.

At this time the Planning Board along with Scott DeHollander completed Part 2 of the Long Form EAF and offered the following resolution:

**RESOLUTION 9/2011**

**Introduced by Chairman Wohlers**

**September 6, 2011**

**Seconded by Denny Marra**

Negative Declaration-Type 1 Action

WHEREAS, the Planning Board declared itself Lead Agency and conducted an environmental assessment according to SEQRA, NYS 6 NYCRR Part 617; and

WHEREAS, this project is a Type 1 action for the purposes of SEQRA and

WHEREAS, this Board having thoroughly reviewed the Long Form Environmental Assessment Form and considered each and every impact in accordance with SEQRA

WHEREAS, the Planning Board completed a coordinated review with other involved agencies and

WHEREAS, the Planning Board considers the environmental file complete.

Now, upon consideration and discussion of the above and all documents provided by the Village Engineer and the Applicants Engineer upon motion of Chairman Wohlers and seconded by Denny Marra

Be it resolved that the Planning Board finds that under a determination of significance the project known as Brockport Road Townhouses located on property at 3028 Brockport Road, Spencerport NY will not result in any significant impacts on the environment and the Planning Board hereby adopts a Negative Declaration.

Ayes: Wohlers, Marra, Slominski, Byham

Nays: none

ARB/Planning Minutes

September 6, 2011

Page 4

**Approval of Minutes**

Motion made by Chairman Wohlers seconded by Denny Marra and carried unanimously to approve the minutes of August 2, 2011 as written.

**Adjournment**

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