

**Village of Spencerport Planning/ Architectural Review Board Meeting
August 6, 2019
Minutes**

Present

Chairman Byham
Joe Slominski
Liz Venezky
William Ewsuk
Scott Clyde

Absent

Jacqueline Sullivan, Planning Board Secretary

Betsy Brugg, Woods Oviatt Gilman
Robert Fallone, Union Spencerport LLC
Larry Fenity, Fenity Associates, LLC
David Kruse, SRF Associates
Carol Nellis-Ewell, Deputy Mayor
Joan Quigley, Maplewood Avenue
Kris Schultz, Schultz Associates
Patrick Smith, Building Inspector
Eric Stowe, Planning Board Attorney
Tom West, DPW Superintendent
David Willard, MRB Group
David Wohlers, Clark Street

Chairman Byham led the audience in the Pledge of Allegiance.

Unfinished Business

Chairman Byham indicated that the meeting would start with unfinished business regarding Union Spencerport LLC; 148 South Union Street – Preliminary Site Plan Approval and invited Mr. Kris Schultz to the podium.

Kris Schultz addressed the Planning Board reviewing by responding to the Village Engineer’s comments, dated August 6, 2019 with the following:

Parking has been shifted to provide seven spots on the property.

1. There are three additional handicapped parking in the Village Municipal Lots in addition to the one provided by the project.
2. The project Architect will review with the Building Inspector the codes regarding the overhang and parking spaces.
3. The proposed building columns will be protected with bollards or similar methods.
4. Applicant acknowledges and agrees that maintenance of the seven parking spaces will be the owner’s responsibility.
5. Applicant agrees to meet with the Village Board for approval to remove the two existing trees and offers to replace these trees in kind at a location to be determined by the Village.
6. The logical location for the garbage totes to be placed on pick up day is on the east side of the building proximate to the entrance. Care will be taken to not block the ADA loading area.

7. The footprint of the building has been reduced and the plans will be approved by the NYSDOT for all required improvements within the state right of way. We suspect the NYS DOT will request an easement around the signal pole rather than relocating it.
8. The previous concerns for plowing widths have been eliminated.
9. The applicant agrees that pre-construction meeting with the Village will take place to determine the best location for staging materials, equipment, construction worker parking, etc.
10. The building footprint has been updated on the plans to 4,795 sq. ft. resulting on the building lot coverage being 62%.
11. The applicant acknowledges that the proposed site will require zoning review and approval for variances relating to building height and possibly parking and rear set back.

Craig Byham asked how much higher the building would be compared to Grandpa Sam's.

Larry Fenity responded that right where the buildings about the building would be approximately 4 or 5ft. higher than the existing building and the tower portion of the proposed building will be approximately 4ft taller than that.

12. The plans now show a 1:12 sloped access ramp at the ADA access area.
13. A detail of the proposed ADA accessible space will be provided depicting signage placement, pavement markings and minimum widths as requested.
14. The portion of the existing curbing we are modifying is concrete at the southeast corner of the site. The remaining straight run of curb north of that section of concrete curb is granite. The applicant proposes to remove the granite curbing to be retained by the Village and replace with concrete curbing to adjoin with the existing concrete curb.

Liz Venezky commented that the Village Comprehensive Plan indicates that the Village is moving towards all granite curbing for uniformity and now you will be removing them.

Kris Shultz responded that the removal is for continuity and maintenance with the existing concrete curbing.

Discussion ensued regarding curbing.

15. Regarding proposed storm drainage a separate outfall with rip-rap protection will be provided and calculations will be provided.
16. Detail will be provided for the connection to the existing Village catch basin. Connection will be made by coring and grouting the existing structure.
17. The location of the 4" water service and replacement of sidewalk will be detailed as requested.
18. Sanitary sewers are correctly depicted in the area.
19. A pedestrian detour plan or tunnel passage will be required along Union Street during construction
20. Erosion and sediment control details will be provided on the plan.
21. A copy of the RPZ report for the building will be provided with any correspondences with utilities.
22. Proposed exterior lighting will provided prior to final approvals.

Dave Willard commented that the one ADA parking space proposed is van assessable spot and that the additional ADA spaces in the municipal parking lots may not be code compliant. Dave continued that it is possible that the existing ADA spaces in the municipal parking lots are not compliant.

Discussion ensued regarding compliant spaces and it was determined that some striping changes could be done to accommodate another ADA compliant space in the municipal parking lot adjacent to the proposed project.

Discussion ensued regarding construction staging and was determined that the most logical place would be the plaza and a lease agreement would have to be in place prior to construction.

Dave Willard questioned the design of the handicap ramp.

Kris Schultz explained that the parking lot will be designed to accommodate the handicap ramp.

Patrick Smith indicated that he will be working with Larry Fenity regarding code compliance and variances if needed.

Owen McIntee commented that utility relocation designs will be completed with joint utilities and will be paid for by the developer. Lighting will be discussed after a final plan is approved.

Scott Clyde confirmed that the infrastructure will accommodate the development.

David Willard responded that the infrastructure will more than accommodate the development.

Craig Byham questioned that all handicap access will be from the rear of the building.

Larry Fenity responded that is correct however the north east side of building on Union Street will be at grade and accessible from the sidewalk.

Discussion ensued regarding accessibility and would be described later in the meeting by Larry Fenity.

Craig Byham questioned if the steps on the corner of the building outside the building and on the walkway.

Kris Schultz responded that the steps are outside but on the developer's property.

Craig Byham questioned that there will be no issues with totes vs dumpsters.

Tom West responded that there is no space for a dumpster.

Kris Schultz commented that totes are neater and cleaner than a dumpster.

Craig Byham asked how much the rent will be.

Robert Fallone responded market rate.

Resolution 5/2019

WHEREAS, the Village of Spencerport Planning Board has before it an application from Union Spencerport, LLC for site plan approval to allow a three-story multi-use building at 148 South Union Street, Spencerport, New York 14559.

WHEREAS, an application for site plan approval is an unlisted action requiring review under SEQRA

NOW THEREFORE BE IT RESOLVED, that the application of Union Spencerport, LLC for site plan approval to allow a three-story multi-use building at 148 south Union Street, Spencerport, New York 14559 is an unlisted action and based upon the information contained in the short form environment assessment form and evidence supplied by the applicant and having considered the comments from the public hearing the Planning Board makes a finding that the application will have no significant environment impact and issues a negative declaration.

Motion: Craig Byham
Second: Joe Slominski

Ayes: Byham, Clyde, Ewsuk, Solminsk, Venezky
Nays: None

Resolution 6/2019

WHEREAS, the Village of Spencerport Planning Board has before it an application from Union Spencerport, LLC for site plan approval to allow a three-story multi-use building at 148 South Union Street, Spencerport, New York 14559.

WHEREAS, the Village of Spencerport Planning Board has conducted a public hearing March 5, 2019 and

WHEREAS, the Village of Spencerport Planning Board has previously issued a negative declaration pursuant to the New York State Environmental Quality Review Act,

WHEREAS, the Village of Spencerport Planning Board hereby makes a finding of fact, pursuant to Section 340-21(D) of the Village Code to reduce the number of required, on-site, parking spaces. This finding is based upon the parking study provided by the applicant and the small size of the retail portion of the building, the availability of parking in municipal lots, the stated purposes of the B-1 District and the lack of requirement for parking, for residents' use in the B-1 district pursuant to the Village Code for the residential portion of the building;

NOW THEREFORE BE IT RESOLVED, that the Village of Spencerport Planning Board does hereby preliminarily approve the site plan of Union Spencerport, LLC for site plan approval to allow a three-story multi-use building at 148 South Union Street, Spencerport, New York 14559.

BE IT FURTHER RESOLVED that the following conditions are imposed on this site plan approval:

1. Approval is subject to final approval by the Village Engineer.
2. The Village Engineer shall be given copies of any correspondence with other approving agencies.
3. Applicant shall comply with all pertinent Monroe County Development Review Committee comments.
4. Copies of all easements associated with this project shall be provided to the Village Attorney for approval, and all filing information (i.e. liber and page number) shall be noted on the mylars.
5. Building permits shall not be issued prior to applicant complying with all conditions of this approval and any final approval.

6. Application is subject to all required permits, inspections, and code compliance regulations.
7. This approval is subject to applicant complying with all design requirements, including but not limited to lighting, materials and signage as required by the Village of Spencerport Architectural Review Board and as set forth in the Code of the Village of Spencerport.
8. This approval is subject to any required approvals from the Board of Trustees of the Village of Spencerport.
9. This approval is subject to any required approvals from the Zoning Board of Appeals of the Village of Spencerport, including but not limited to variances, special permits and parking permits.
10. Applicant must obtain permission from the Village of Spencerport Zoning Board of Appeals for parking on a lot other than the subject parcel.
11. This application is subject to final site plan approval by the Planning Board of the Village of Spencerport.
12. Prior to submission of the final site plan, the applicant shall be current on all review fees due and owing to the Village of Spencerport that have been billed.
13. A note shall be added to the site plan that no sidewalk closures shall take place for more than forty-eight (48) consecutive hours. Also, a tunnel passage for pedestrians shall be provided.
14. The site plan shall be amended to reflect that no staging shall take place on the Village owned parking lot contiguous to the subject parcel. All staging area proposals shall be subject to review during final site plan review.
15. Any sidewalk modifications shall be replaced to the same condition, with the same materials as existed prior to the construction.
16. Applicant to comply with all comments in a letter from MRB Group dated August 6, 2019.

Motion: Craig Byham
Second: Liz Venezky

Ayes: Byham, Clyde, Ewsuk, Solminsk, Venezky
Nays: None

ARB

Larry Fenity explained the design of the building indicating that the first floor will be 4900 sq. ft. with roughly 1900 sq. ft. to be commercial space on the Union Street side and two two-bedroom apartments on the east side of the building. The second and third floors will be roughly 5500 sq. ft. with three – one-bedroom apartments facing Union Street and two – two-bedroom apartments facing east. With a total of 12 apartment. The design of the building considered attributes from existing buildings and were included in the design of this building. Larry continued by describing the design, materials and colors to be used on the exterior of the building.

Larry Fenity indicated that handicapped accessibility for the interior commercial space can be constructed to accommodate the tenant as necessary.

Liz Venezky asked if the apartments in the tower will have higher ceilings.

Larry Fenity responded that the ceilings in the tower will have higher ceilings.

Discussion ensued regarding how the columns will look on the east side of the building.

Discussion ensued regarding energy efficiency.

Craig Byham questioned why the first floor was changed to accommodate residential space.

Larry Fenity responded that it was market driven and residential is more favorable in the Village compared to commercial.

Craig Byham asked where signage would be located on the building for commercial tenants.

Larry Fenity indicated that area above the first-floor windows would be area for signage as well as above the first-floor door.

**Union Spencerport LLC: 148 South Union Street
ARB Certificate of Appropriateness**

RESOLVED, that the Architectural Review Board issue a certificate of appropriateness to Union Spencerport, LLC for design and exterior materials for this new build to be located at 148 South Union street. Said building design and materials shall meet the following criteria:

Base to be split faced block: Dolomite Natural by Olcastle

Brick to be Glenn Grey; color: Avendale

Composite siding to be: Select by Royal; color to be Willow

Trim to be: Select by Royal; color to be Late

Building design will be as submitted with application dated 7/22/2019; any outside lighting will require approval of the ARB.

This building and design shall be kept in good condition as determined by the Village of Spencerport ARB after installation the applicant shall submit a photograph of the completed application to the Village Clerk for file.

Motion: Craig Byham

Second: Joe Slominski

Ayes: Byham, Clyde, Ewsuk, Solminski, Venezky

Nays: None

Larry Fenity commented that the detailed brick is no longer available and will be replaced with Brampton Brick; color Jasper.

Motion was made by Craig Byham; Seconded by Scott Clyde and carried unanimously to amend the resolution's brick color to Jasper by Brampton Brick.

Approval of Minutes

A motion was made by Craig Byham, seconded by Joe Slominski and carried unanimously that the minutes from the July 2, 2019 Planning Board Meeting be approved as presented.

Adjournment

A motion was made by Craig Byham, seconded by Bill Ewsuk and carried unanimously that the meeting be adjourned at 8:45 p.m.