

EAST ROCHESTER PLANNING BOARD MINUTES

PLACE: 317 Main Street, East Rochester Village Offices

DATE: January 12, 2016

TIME: 7:00pm

PRESENT:

Herb Allen, Chairman

Michael Kurrasch, Member

Christina Belles, Member

Barb Marr, Member

Lafayette Eaton, Member

Brandi Marino, Member

Gary Smith, Parrone Engineering

David Smith, Building Inspector

Jennifer Raymond, Recording Secretary

ABSENT:

Heather Heffernan, Alternate Member

Mike Sullivan, Member

The meeting was called to order at 7:00 pm and the Pledge of Allegiance was recited.

1st Item on Agenda:

311 South Washington Street, parcel #138.84-1-40 Odorisi Law Office. Frank Odorisi and John Annechino presented seeking Architectural Review to install a double-sided, free-standing 48" x 40" (13.33 square foot) panel sign with indirect illumination within the front yard (South Washington Street side) of this corner lot.

Mr. Odorisi pointed out to the Board that the sign would not be located on any portion of the State right-of-way and explained that he plans to remove three bushes in the yard facing South Washington Street.

Gary Smith went over the comments submitted by Parrone Engineering to the Board after performing a site visit. He explained the confusion with the location of the proposed sign in relation to the property line boundaries. Mr. Smith said the proposed location of the sign would obstruct the line of sight when drivers are at the stop bar on South Washington Street, looking down to West Commercial Street. There was further discussion concerning changing the height of the sign and changing the location of the sign to be closer to the building so as to alleviate the line of sight issue. Mr. Odorisi suggested having his surveyor come out to mark the property lines and to address the line of sight issues from the stop bar.

David Smith reminded this Board to review the architectural design of the proposed sign and that Gary Smith would work out the details of sign location with the Zoning Board and during the permit plan review process so as to avoid line of sight issues.

Lafayette Eaton asked Mr. Odorisi how many signs currently exist for the business. Mr. Odorisi said he has two building signs. Mr. Eaton mentioned that three signs would require a variance (Town Code 193-19A allows two signs per business). Mr. Odorisi replied that if need be he will remove one building sign once the new free-standing sign is installed.

Herb Allen commented that traditionally the Town allowed businesses to install free-standing signs when the structure is set back from the road. Mr. Allen said that in his opinion, this property does not fit that scenario; the business is very close to the road and therefore a free-standing sign is not necessary. Mr. Allen said the two signs on the building can be altered to have both names on it which can be seen very easily from the road.

Christina Belles said she agreed with Mr. Allen's comment that the existing building signs are adequate to advertise the business.

Frank Odorisi requested to have his application for a sign to be tabled while he decides whether to pursue the free-standing sign after figuring out the line-of-sight issue, or if he rather alter the two existing wall-mounted building signs.

2nd Item on Agenda

330 West Commercial Street, parcel #138.84-1-9. The Master's Touch Massage & Wellness Center. Business owner Dria Hooks presented seeking Architectural Review to replace the bottom 20"H x 93"W panel of the existing wall-mounted 40"H x 96"W sign with a new bottom panel of the same size. The sign is to be back-lit using the existing 220 watt fluorescent lamps.

Herb Allen explained that the proposed sign shows the phone number on it which Town Code (193-15 R) does not allow. Mr. Allen told Ms. Hooks that she would have to apply for a variance if she wants the phone number on the sign. Barb Marr suggested that Ms. Hooks remove the phone number from the sign and fill the space by enlarging the Business name and logo to avoid the variance approval process.

Ms. Hooks said she would have the phone number removed from the sign.

Christina Belles made a SEQRA motion to find this project to be a Type 2 Action.

Brandi Marino seconded the motion.

Voting was 6-0, all in favor.

Brandi Marino made a motion to approve the sign as presented with the condition that the phone number be removed.

Lafayette Eaton seconded the motion.

Voting was 6-0, all in favor.

New Business:

Herb Allen welcomed Dan Bryson from Lacy Katzen LLP back to represent as the Board's legal counsel.

Lafayette Eaton asked David Smith if there were any building codes or permit requirements for building tree houses in the town. Mr. Smith replied that the Town Code allows tree houses to be built without a permit.

Barb Marr made a motion to approve the December 8, 2015 minutes.

Lafayette Eaton seconded the motion.

Voting was 6-0, all in favor.

Lafayette Eaton made a motion to adjourn.

Mike Kurrasch seconded the motion.

Voting was 6-0, all in favor.

The meeting was adjourned at 7:36 PM

Respectfully submitted,

Jennifer Raymond
Recording Secretary