

EAST ROCHESTER PLANNING BOARD MINUTES

PLACE: 120 West Commercial Street, East Rochester Village Offices
DATE: January 14, 2014
TIME: 7:00pm

PRESENT:

Herb Allen, Chairman
Matthew Hogan, Member
Brandi Marino, Member
Barb Marr, Member
David Schultz, Member
Molly Rountree, Member
Lafayette Eaton, Alternate

David Mayer, Attorney
David Smith, Building Inspector
Gary Smith, Parrone Engineering
Jennifer Raymond, Recording Secretary

NOT PRESENT:

John Alfieri, Member

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

Lafayette Eaton participated as a voting alternate member.

1st Item on Agenda:

375 Fairport Rd., parcel #152.45-1-5 Family First Federal Credit Union. Andrew Hart of Bergmann Associates presented for Wells Landing Associates- Robert Nuccitelli and on behalf of the applicant Family First FCU, seeking Site Plan Approval and Architectural Review for a 3,500 square foot Branch Office building and associated parking and utilities.

Mr. Hart discussed site plan changes made to the application since he last presented to the Planning Board in December. He mentioned a change to the two access driveways off Waterworks Drive. Rather than having one driveway be a two-way access and one be a one-way exit, the north access will be a one way entrance and the south access will be a one-way exit, for a continuous loop (to promote use of the drive-thru). The one way drive aisles have been widened to 20 feet, as the Town requested. They have added landscaping

and a berm to the south end of the site to help mitigate the lighting. They have enlarged the infiltration basin (to limit erosion). The six engineering comments presented at the last meeting by Parrone Engineering have been addressed. In regards to the archeological sensitive zone mentioned at the previous meeting, historical mapping has shown that this site has previously been disturbed. Also, previous testing and studies to the south of this site show no concerns. Obviously during construction if something is found, work will stop.

Gary Smith stated that all six items he had previously submitted have been addressed, and the Monroe County comments were addressed.

David Smith confirmed that the 20 foot wide drive aisles have been addressed to the satisfaction of the Town and the fire chief.

David Schultz expressed concern about the site being tight, and the ease of emergency equipment being able to get through. He also asked about traffic studies.

Gary Smith replied that traffic studies were performed at an earlier date when work for the entire subdivision in the area was being done.

David Smith commented that the Fire Chief Steve Williams had been brought in for plan review and felt a 20 foot wide drive aisle to be adequate.

David Schultz made a motion to approve the plans as submitted. Molly Rountree seconded the motion.

Voting was 7-0, all in favor.

2nd Item on Agenda:

106 Lincoln Parkway, parcel #139.70-1-81.31. Devin Hollands, commercial tenant at the property presented, seeking Architectural Review for the following: a recycling container with an enclosure next to the building; for a 15 foot parking lot extension along the property line shared with Industrial-zoned neighbors (work has already been done); for seven storage containers 8 feet wide x 40 feet long (presently in use on the property).

Gary Smith expressed concern in regard to run-off: based on the grading of the site (he isn't familiar with current grading conditions), the impact (if any) from the additional asphalt and the addition of the storage containers. He wants to be sure run-off is able to go to the storm sewer on Lincoln Parkway rather than towards the neighbors' yards.

Mr. Hollands replied that the storage containers are off the ground and therefore do not prevent the flow of run-off.

David Smith mentioned concerns with snow removal, set-backs, residential neighbors expressing their dislike of the containers on the property.

David Mayer also spoke about concerns with the setbacks and the lack of a site plan being submitted that shows the precise measurements between the containers and property lines.

David Smith and Herb Allen both questioned the current use of the seven storage containers.

Mr. Hollands stated that there are assorted pool supplies, toys, umbrellas, all end-product retail items; no chemicals or hazardous materials. He confirmed they are being used as warehouses. He stated that five years ago they placed 2 storage containers on the property and then added as needed.

Mr. Allen inquired whether the applicant had looked into finding a larger facility. Mr. Hollands said it is hard to find another good fit in East Rochester; Mr. Hollands said they are leasing the building so they can't expand the existing building.

Mr. Schultz inquired whether Mr. Hollands owns the containers or not. Mr. Hollands replied that he owns them.

David Smith questioned whether these storage containers would be approved by OSHA for employees to go inside these containers (that are being used as warehouses rather than the manufacturer's intended use of the containers); made a point of also mentioning the size of the containers: 8 feet wide, 40 feet long, 8 feet high (no alternate means of egress). Mr. Smith urged the board to have any decision they make unique to this site (rather than setting a precedence allowing other residents of the Town to have these containers on their property too).

The board discussed several different Town Zoning codes, concerning set-back requirements in the Industrial district. It was determined that Chapter 193.58.D (6) to be the most relevant in this situation.

Mr. Allen and Barb Marr recapped the three issues:

- the recycling container with an enclosure- will require a variance since it's proposed to be next to the building, right on the property line
- the parking lot addition that's already been completed prior to review and approval- will require a variance for set-back

- the seven storage containers that are already on the property- will require a variance for set-back

Matthew Hogan asked if it would be possible to move the location of the seven containers to avoid a variance. Mr. Hollands said it would require having a crane move them, however they need that extra parking space for the employees.

Brandi Marino commented that it would seem that Mr. Hollands' business has out-grown the current site. Mr. Mayer also mentioned 2,240 square feet of storage containers are currently on site. Mrs. Marino asked what would happen in the future when the business needed more storage space (would another container be brought on site). Mr. Hollands stated that there isn't room for any more containers.

The board once again brought up the OSHA regulations for the current versus intended use of the seven storage containers, the safety of the blocks holding up some of the containers, and discussion of the definition of an accessory structure.

Mr. Allen inquired about the location of the dumpster enclosure and the accessibility to it with the shrubs and trees around it. He also asked Mr. Hollands about the plan for snow removal. Mr. Hollands said that the Town/Village DPW approved this location for pick-up.

Matthew Hogan made a motion to give a positive recommendation to the Zoning Board for the parking lot addition that is already in place. Brandi Marino seconded the motion. Voting was 7-0, all in favor.

Molly Rountree made a motion to give a positive recommendation to the Zoning Board for the recycling dumpster with the enclosure. Lafayette Eaton seconded the motion. Voting was 7-0, all in favor.

Barb Marr made a motion to give a positive recommendation to the Zoning Board for the seven storage containers. Herb Allen issued a caveat: the current use of the seven containers to be evaluated from OSHA's standpoint before a variance can be granted. David Schultz seconded the motion. Voting was 7-0, all in favor.

New Business:

Mr. Allen announced the two new alternate members to the board and asked them to introduce themselves: Heather Heffernan and Michael Kurrasch.

Mr. Allen directed the board to vote for a vice-chairperson for the 2014 year.

Brandi Marino made a motion to nominate Barb Marr. David Schultz seconded the motion. Voting was 6-0, all in favor.

Mr. Allen directed the board to vote for the board secretary. Brandi Marino made a motion for all the board members acting as board secretaries reviewing the minutes and submitting any corrections/ additions as needed. Matthew Hogan seconded the motion. Voting was 7-0, all in favor.

A motion was made by Matthew Hogan to approve the December 10, 2013 Planning Board minutes. David Schultz seconded the motion. Voting was 7-0, all in favor.

David Schultz made a motion to adjourn at 8:20 pm. Brandi Marino seconded the motion. Voting was 7-0, all in favor.

Respectfully submitted,

Jennifer Raymond
Recording Secretary