

EAST ROCHESTER PLANNING BOARD MINUTES

PLACE: 120 West Commercial Street, East Rochester Village Offices
DATE: February 9, 2010
TIME: 7:00pm

PRESENT:

Herb Allen, Chairman
Brandi Marino, Member
Matthew Hogan, Member
David Schultz, Member
Barbara Marr, Member
Herman Parson, Member

ALSO PRESENT:

Larry Pierce, East Rochester Building Inspector
Rob Leni, Town Attorney
Gary Smith, Parrone Engineering
Tracie Miller, East Rochester Building Department Clerk

NOT PRESENT:

Jan Hendrick van Edig, Member

Mr. Allen called the meeting to order at 7:00pm.

Tabled Matter from 12/9/09: Final approval for bottle return shed at Village Fair 119 West Commercial Street, parcel # 139.77-2-46.

Laura Sirianno was present to request final approval of the newly constructed shed enclosing the bottle return machines on the west side of the Village Fair.

The Planning Board members all agreed that the shed looked great. Dave asked that the piece of wood which is keeping the shed level be "trimmed up." Laura said that was no problem. Larry would like to look at the area to be trimmed before the work is done. Herman made a motion to give final approval subject to an inspection and approval by Larry Pierce. Dave seconded the motion. Voting was a unanimous 6-0.

1st Item on Agenda: 327 & 329 Magnolia Avenue, parcel #139.62-3-65. Applicant Steven Castro is requesting approval for the building of a new construction single-family house with attached garage.

Steven Castro, residing at 331 Magnolia Avenue, proposed the construction of a new home at 327 and 329 Magnolia Avenue. Larry pointed out that the two lots were in compliance and made into one lot. Gary Smith spoke to the surveyor, Jim Bates, and some minor corrections will be made to the plans, which include lot square footage and house number. Rob Leni stated that there is no need for a variance. Most Planning Board members agreed that the

house looked very nice. Dave asked if the carport in front of 331 goes all the way through. Steven answered saying the carport cannot be driven through. Dave and Herb asked what the old garage will be used for and Steven said it would be used for storage and will be sided to match the house. Matt made a motion to approve subject to the engineering issues being corrected. Barb seconded the motion. Voting was a unanimous 6-0.

2nd Item on Agenda *CANCELLED*: 401 Main Street, parcel #152.21-3-1. Applicant Denise Donato is seeking a change in use for the 2nd floor from Storage to Assembly.

3rd Item on Agenda: 100 Lincoln Parkway, parcel # 139.70-1-79.1. Applicant, Douglas McAvoy is seeking a change in use from Mercantile to Storage.

Douglas McAvoy was present to request the relocation of his automotive repair shop from 100 Perinton Parkway in Fairport to 100 Lincoln Parkway in East Rochester, which requires a change in use for this property. Douglas' business would also include some auto sales. He proposes moving the garage door toward the center of the building for easier accessibility. When asked what type of vehicles he would be working on Douglas said mostly cars, but he does lease and maintain a couple mini busses. Barb asked if selling used cars was in compliance with the code for this type of property and Larry replied that is was, as long as it was an accessory use to the repair shop. Barb asked about an issue that involved a prior car sales business near that location and Larry said problems arose when cars were being sold across the street. Brandi asked if there would be a lot of cars with flags on them in front of the building. Douglas said no there wouldn't. He said there would be approximately four to five cars for sale at a time, ten at the most. Dave asked how many employees Douglas had and he replied two, including himself. Dave asked if cars would be parked outside overnight. Douglas said he would like them inside the building. Herb is concerned about the fenced area becoming a "junk yard." Douglas said he would use it only to park cars at night. Herb asked if any body work would be done and Douglas said no. Larry reiterated that auto repair should remain the primary property use with sales as an accessory use. Dave made a motion for approval with the primary use being a repair shop and the secondary use being auto sales. Herman seconded the approval. Voting was a unanimous 6-0.

New Business: Larry mentioned a new business that would like to make a sign change at 330 West Commercial Street. The business would also like to have a drapery in the window with a picture on it. Larry brought a copy of the picture and most Planning Board members agreed that it was not appropriate and that a application regarding the sign needs to be made to the Planning Board.

A Motion to adjourn was made by Dave and seconded by Brandi. Voting was 6-0.

The meeting adjourned at 7:30pm.

Recorded by Tracie Miller
Building Department Clerk