

## **EAST ROCHESTER PLANNING BOARD MINUTES**

PLACE: 120 West Commercial Street, East Rochester Village Offices  
DATE: February 11, 2014  
TIME: 7:00pm

### **PRESENT:**

Herb Allen, Chairman  
Matthew Hogan, Member  
Brandi Marino, Member  
Barb Marr, Member  
Lafayette Eaton, Alternate

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

### **NOT PRESENT:**

John Alfieri, Member  
David Schultz, Member  
Molly Rountree, Member  
David Mayer, Attorney

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:**

100 Bluff Rd., parcel #139.71-1-1.1 RW Dake & Co. Ralph Baranes from Premier Signs presented, seeking Architectural Approval for a Sign Permit to install a free-standing double-faced non-illuminated 2'2" x 8' (17.33 square foot) panel sign.

Mr. Baranes gave a description of the proposed sign. If the owner decides he wants to add external illumination, he understands that the project will have to come back before the Planning Board for review. Mr. Baranes mentioned that a current wall-mounted sign on the building would be removed once the new (proposed) sign has been installed.

David Smith mentioned the code for setback to be 15 feet from the front property line (the right-of-way is 50 feet on Bluff Rd).

Gary Smith cautioned that the line of sight cannot be obstructed.

Herb Allen questioned whether there would be any problem if the location of the proposed sign was to be moved to the other side of the driveway. Mr. Smith stated that during the permit process, a preliminary site inspection with the designated location of the sign will be performed (for location approval), before the sign is installed.

Brandi Marino made a motion to approve the plans as presented, with the option to use either side of the driveway (with site inspection approval by the Building Inspector).

Lafayette Eaton seconded the motion.

Voting was 5-0, all in favor.

**2nd Item on Agenda:**

115 North Washington St., parcel #139.69-1-17 Merkel Donohue. Craig Tesler from Premier Signs presented, seeking Architectural Approval for a Sign Permit to install three-directional signs for Merkel Donohue: two 24 square foot signs and one 13 square foot sign).

Herb Allen questioned whether the total square footage and the number of signs meet code, plus whether having the Merkel Donohue name on these signs is considered advertising. Mr. Smith stated that per Town Code Chapter 193 Section 23 B, these are Directional Signs; the name Merkel Donohue on the signs is considered to be part of the directional information, since there are two tenants (Desk set Ltd. and Merkel Donohue).

Mr. Allen commented that a signature from the owner of the property would be required, giving authorization for a tenant to erect the signs. Jennifer Raymond clarified that the owner authorization form is taken care of during the permit application process.

Barb Marr made a motion to approve the plans as presented. Lafayette Eaton seconded the motion. Voting was 5-0, all in favor.

**3rd Item on the Agenda:**

311 East Chestnut St., parcel #152.23-1-2 Frozen CPU. Mark Chester from Nichols Construction Team, agent for Mark Friga, Jr., presented seeking Architectural Approval for raising the south side of the existing building's roof to match the north side, and to provide a mezzanine at the south side portion of the building.

Mr. Chester explained that the building expansion is upwards, not outwards. Gabe Antenucci (architect from Labella Associates) spoke about the construction. The existing office space will be moved up to a new mezzanine area; the existing first floor space will be

used as additional storage space. The shared break room and bathrooms will remain on the first floor. The roof will be raised up to create one continuous roof line. The exterior will match the existing exterior.

Mark Friga Jr. spoke concerning his need to have the extra storage space.

Gary Smith mentioned that the new proposed roof is the same as the roof work from a previous expansion project for this building; no concerns with storm water/run-off from the roof.

Dave Smith stated the requirement for documentation of the code review (for the mezzanine) on the construction plans.

Mr. Smith said the code requires that the number of parking spots is determined as follows: 1 parking spot per employee plus 1 parking spot per 1000 square feet of gross floor area used by guests or visitors. For Frozen CPU, the eleven parking spaces they currently have meet code. They have no public space and receive no visitors since they are a web-based business. Mr. Smith stated that the Town is obligated to look to the future when approving plans. Many businesses do not stay in the same location forever and therefore the Town must clarify the unique conditions for allowing the low number of parking spots for a building with the potential of having far more employees and customers than Frozen CPU requires (if another business were to move into this facility in the future).

Lafayette Eaton made a motion to approve the plans as submitted with the unique parking conditions Mr. Smith mentioned. Barb Marr seconded the motion.

Voting was 5-0, all in favor.

**Old Business:**

375 Fairport Rd., parcel #152.45-1-5 Family First Federal Credit Union. Lafayette Eaton made a motion to find the action regarding 375 Fairport Road to be a Type 2 action under SEQRA due to there being no change of use or zoning for this parcel and the proposed structure is less than 4000 square feet. Brandi Marino seconded the motion.

Voting was 5-0, all in favor.

Matthew Hogan nominated Barb Marr as Board Secretary. Lafayette Eaton seconded the motion. Voting was 4-0-1 as follows:

Herb Allen, Brandi Marino, Matthew Hogan and Lafayette Eaton approved

No one opposed

Barb Marr abstained

Motion passes.

**New Business:**

Mr. Allen spoke about upcoming training courses for the annual 4 hour requirements.

A motion was made by Barb Marr to approve the January 14, 2014 Planning Board minutes.

Lafayette Eaton seconded the motion.

Voting was 5-0, all in favor.

Lafayette Eaton made a motion to adjourn at 8:03 pm. Brandi Marino seconded the motion.

Voting was 5-0, all in favor.

Respectfully submitted,

Jennifer Raymond  
Recording Secretary