

EAST ROCHESTER PLANNING BOARD MINUTES

PLACE:317 Main Street, East Rochester Village Offices

DATE: March 10, 2015

TIME: 7:00pm

PRESENT:

Herb Allen, Chairman

Brandi Marino, Member

Barb Marr, Member

Lafayette Eaton, Member

Michael Kurrasch, Member

Christina Belles, Member

Mike Sullivan, Member

Heather Heffernan, Alternate

David Mayer, Attorney

Gary Smith, Parrone Engineering

David Smith, Building Inspector

Jennifer Raymond, Recording Secretary

NOT PRESENT:

Christopher Poles, Alternate Member

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

1st Item on Agenda:

137 West Commercial Street, parcel #139.77-2-41 Lemoncello's. Fausto and Massimo Albano are seeking Architectural Review to extend the patio into the driveway next door at 141 West Commercial Street. Brick and wood fencing is proposed for the enclosure.

No one appeared at the meeting to present this project.

Mike Sullivan made a motion to table this application until the April 14, 2015 meeting. Lafayette Eaton seconded the motion. Voting was 7-0, all in favor.

2nd Item on the Agenda:

146 West Commercial Street, parcel #139.77-3-12 Luna's Lounge. Manager Alexander Santos presented seeking Architectural Review for a Sign Permit to replace the existing wall-mounted lettering with new wall-mounted lettering.

Mr. Santos explained that the green board space's size is 24" x 31'. The actual size of the lettering is 10' x 12" (10 square feet). Herb Allen asked whether the lettering would stand out or be flat against the wall. Mr. Santos said it would be flat against the wall.

David Smith asked if Mr. Santos plans to use the existing green background as well as the existing external (gooseneck) lighting. Mr. Santos replied that he is using the existing background and external lighting.

Mr. Allen explained to the Board that the green panel is in fact part of the building's fascia rather than part of the sign. Only the lettering is proposed to be replaced and therefore only the size of the lettering is taken into account when determining the square footage of the sign.

David Mayer noted that in the past, when a sign has been part of the backboard, the Planning Board has included both the sign and the back board into the square footage measurement. If however, the lettering has been attached to the building, then only the square footage of the lettering has been calculated. Mr. Mayer says the Town has set a precedent going forward.

Mike Kurrasch inquired about the coloring and Brandi Marino asked about the font of the lettering. Mr. Santos said he will be using capital gold letters.

Brandi Marino made a SEQRA motion to find this project to be a Type 2 Action. Christina Belles seconded the motion. Voting was 7-0, all in favor.

Barb Marr made a motion to approve this project as submitted with the condition that there will be no remnants of the lettering from the old sign. Lafayette Eaton seconded the motion. Voting was 7-0, all in favor.

Jennifer Raymond told Mr. Santos that the Town will reimburse him the fee for the Zoning Board meeting since he is not required to get a variance for the square footage of the sign.

3rd Item on the Agenda:

90 North Lincoln Road, parcel #139.70-1-77 Rochester Bath and Kitchen Remodeling. Co-owners Daniel and Jeffrey Whalen presented seeking Architectural Review for façade renovations to the south side of the building. They propose to replace old windows with new Thermal Pane windows, install an EIFS system (colors: Stone Lion and accent color Foothills) on the façade and ledgestone veneer (Buckingham style) installed on the façade.

David Smith inquired about the status and location of the roll-off dumpster (that's currently on the lot). Daniel Whalen stated that he plans to come back before the Planning Board at a later date for approval of a new location on the property for a permanent (larger) dumpster and an enclosure. He will also come back for approval for signage at a later date.

Christina Belles inquired about the size of the proposed gable canopy over the entrance way. Mr. Smith added that the gable makes the building look much better than a flat wall would look.

Lafayette Eaton made a SEQRA motion to find this project to be a Type 2 Action. Mike Kurrasch seconded the motion. Voting was 7-0, all in favor.

Lafayette Eaton made a motion to approve the application as submitted with the condition that the applicant come back before the Planning Board for Architectural Review for signage and the dumpster enclosure. Christina Belles seconded the motion. Voting was 7-0, all in favor.

New Business:

Gary Smith asked the Planning Board if they had any questions or discussion concerning the comments he submitted for 137/141 West Commercial Street (Lemoncello's patio expansion application).

Herb Allen suggested that David Smith check the deed and /or Town records to see if there are any deed restrictions, or property agreements concerning parking and entrance way for the properties involved in the proposed expansion. This could potentially keep the proposed project from being allowed to go forward.

David Smith told the Board that he had mailed out Public Notice letters to the surrounding property owners concerning this project. He also spoke about his discussion with Department of Public Works Superintendent David Bussey and Foreman Billy Marr about water run-off concerns. Gary Smith also said the proposed project could potentially cause flooding to buildings located on the properties behind the parking lot. Gary Smith stated that any solution for water run-off would have to be engineered on Lemoncello's own property (rather than on a neighboring property or the Town's right-of-way). There was also discussion concerning emergency access routes.

David Smith also brought up concerns with the project for a large patio which allows a lot of people to be outside and possible noise being disruptive to residents living nearby until 2:00 am. Lafayette Eaton stated that the plan shows seating for 40 people. Mr. Smith said he spoke

with East Rochester Police Chief Steve Clancy about the noise concern. Mr. Clancy said perhaps a noise ordinance will have to be considered as a condition of the project.

Herb Allen inquired about the status of the apartments above Dog Spaw (how often they are inspected and if they are compliant). David Smith said that Assistant Building Inspector Jim Herko performs annual inspections of these apartments and brings them back into compliance every year.

A motion was made by Barb Marr to approve the November 18, 2014 Planning Board minutes. Brandi Marino seconded the motion.
Voting was 7-0, all in favor.

Christina Belles made a motion to adjourn at 7:33 pm. Lafayette Eaton seconded the motion.
Voting was 7-0, all in favor.

Respectfully submitted,

Jennifer Raymond
Recording Secretary