

## **EAST ROCHESTER PLANNING BOARD MINUTES**

PLACE: 120 West Commercial Street, East Rochester Village Offices  
DATE: April 8, 2014  
TIME: 7:00pm

### **PRESENT:**

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

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

### **NOT PRESENT:**

John Alfieri, Member  
Lafayette Eaton, Alternate

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

### **Old Business:**

202 North Washington Street, parcel #139.69-1-9.1 Perlo's. Brian DiNardo of Stone Road LLC presented, seeking Preliminary Architectural Review for replacing the existing sign on the front (North Washington side) with a new wall-mounted sign.

Mr. DiNardo explained that the current sign has deteriorated further over the winter, and therefore he has looked at an altered plan (from the original design proposed in October 2013) for a new sign: a double-sided internally illuminated aluminum cabinet (vertical) sign approximately 2 feet x 10 feet to be hung so as to hang over the existing roof from the upper level front façade, but not to hang over the sidewalk.

David Schultz commented that he likes the design, and that it won't hang over the sidewalk.

Barb Marr asked whether the font size and style would be the same as the previously proposed sign. Mr. DiNardo agreed that it would match his existing logo.

Herb Allen inquired how far out the proposed sign would hang from the wall and stated concerns with the wall not being load-bearing as well as the sign working like a sail catching the wind. He expressed concern for an engineering analysis for the installation of the sign. Mr. Allen and Mr. Schultz both expressed concern whether the structure was balloon framed (if it is, then the front wall to which the sign is attached is not load bearing).

David Smith also suggested guide wires as an option, but stated that as part of his usual permit plan review process, he would defer to engineering for any questions of that nature that may arise.

The Board discussed a positive Preliminary Architectural Review of the proposed sign's design and encouraged Mr. DiNardo to submit an application for the May board meeting.

**1st Item on Agenda:**

119 Despatch Drive, parcel #139.70-1-85 Rochester Magnet, Inc. John Clarke from DDS Companies (acting as agent for Carpentier Holdings LLC and Andrew Carpentier) presented, seeking Site Plan Approval and Architectural Review for a 4,800 square foot building addition as well as a 5,800 square foot asphalt parking area expansion to provide an additional 12 parking spaces to fulfill the parking requirement.

Mr. Clarke discussed that there would be no new utilities. He spoke about different obstacles they are facing: 24" concrete storm sewer pipe running through the middle of the property (the proposed building addition would cross over it), the site has confirmed soil contamination and the area is a brownfield. He also discussed other options they had considered instead of going over the pipe, but currently have chosen to pursue the project being presented.

Gary Smith said that he has not had a DRC meeting yet, and therefore his firm hasn't submitted any formal comments for the proposed project yet. He mentioned that there are many logistics involved that must be reviewed and addressed. Mr. Clarke did mention that they did get soil testing reports which he could pass along to the Town and to Gary Smith. Mr. Smith also asked why the front (south side) of the existing building wasn't an option. Mr. Clarke stated that the front of the building has a production area and an office area.

David Smith questioned how a moving building (on a free- floating slab) can be attached to an existing building that doesn't move (with footers below the frost line). He discussed risk assessment with this proposal. Mr. Smith said he would really like to see the addition happen, but the logistics have to be addressed.

David Mayer said more information would be needed for SEQRA. His recommendation to the board is to hold site plan approval until SEQRA requirements have been addressed and soil testing results have been submitted. He said conceptual approval by the board for the project would be appropriate if desired.

Mr. Allen suggested keeping the contaminated soil on site (possibly as a berm) to make the project more amiable to the DEC.

Mr. Clarke spoke of the current involvement the DEC has had with this project and the site.

There was much discussion about SEQRA (long or short form) requirements and Lead Agency from the Town or DEC.

Mr. Clarke did state that this proposed project would not make the contaminated soil situation any worse. It is the intention of the applicant to minimize disturbance of soil on site.

Molly Rountree and Brandi Marino both expressed their approval of the project's concept. They felt that the engineering concerns should be reviewed and addressed by the engineers. Matthew Hogan also expressed support of the expansion but also expressed concern for the grey areas regarding legal, code, engineering and SEQRA. He wants to be sure there is a sound plan so that the taxpayers are not left to pay for any problems or mistakes.

Barb Marr asked if it would be possible to expand upward from the existing building, but Max Heagney (Project Manager from LeFrois Builders) stated that the current building is not designed for that, plus it would interfere with the operations process.

Mr. Allen commented that he likes the project; it's Industrial in an Industrial zoned area. Conceptually he likes it, but problems with the sewer pipe issue and SEQRA must be addressed before Site Plan Approval or Architectural Approval can be done.

David Schultz had questions concerning the location of the new parking (Disabled parking too), location of the truck delivery area, a second means of egress and location of snow removal.

Mr. Clarke showed the location of the proposed new parking area and stated the disabled parking to be 1 spot in the front of the building (per code requirements). Truck delivery is on the west side of the building. Snow removal will be to the north of the building. The construction plans for the building are still in the works, but there would be another exit added.

Barb Marr made a motion for Conceptual Approval of the proposed plans pending DEC, engineering, legal and SEQRA can be resolved. David Schultz seconded the motion. Voting was 6-0, all in favor.

David Schultz made a motion for this Board to declare itself as Lead Agency for coordinated review pursuant to SEQRA. Molly Rountree seconded the motion. Voting was 6-0, all in favor.

A motion was made by Brandi Marino to approve the March 11, 2014 Planning Board minutes. Molly Rountree seconded the motion. Voting was 6-0, all in favor.

David Schultz made a motion to adjourn at 7:51 pm. Brandi Marino seconded the motion. Voting was 6-0, all in favor.

Respectfully submitted,

Jennifer Raymond  
Recording Secretary