

EAST ROCHESTER PLANNING BOARD MINUTES

PLACE: 120 West Commercial Street, East Rochester Village Offices
DATE: April 10, 2012
TIME: 7:00pm

PRESENT:

Herb Allen, Chairman
Matthew Hogan, Member
Brandi Marino, Member
Molly Rountree, Alternate
David Schultz, Member
Hendrik van Edig, Member

Dave Smith, Building Inspector
Rob Leni, Attorney
Gary Smith, Parrone Engineering
Tracie Miller, Recording Secretary

NOT PRESENT:

John Alfieri, Member
Barb Marr, Member
Amy Monachino, Alternate

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

NOTE: Molly Rountree participated as a voting alternate.

1st Item on Agenda:

512 Madison Street, parcel #152.30-1-54. Allison Hendershot was present seeking approval for an area variance to erect a stockade fence around her side yard. She presented a new layout with all six foot tall stockade fencing. The fencing is now being angled to the corner of the Filbert Street garage, then resuming on the other garage corner to the east lot line. The fencing continues north for 25 feet, then west for 90 feet.

Dave Smith reviewed the new fence proposal from the east and west. He produced a photo of an automobile in the Filbert Street driveway. Gary Smith said currently there is not adequate sight distance and a fence would make it worse.

Discussion occurred and most Board Members agreed that changing the fence to a four foot tall stockade on the south side of the property would be more agreeable. They also felt that having two gates (one near the house and one closer to the east property line) would be safer. The homeowner suggested removing the driveway to the Filbert Street garage and most Board Members were agreeable to that as well.

Herb Allen made a motion for a negative recommendation to the Zoning Board as presented. Matt Hogan seconded the motion.

Mr. Allen asked for a roll-call vote. Dave Schultz supported the negative recommendation, but would favor the fence if it was shortened to four feet, an additional gate was put in near the garage on Filbert Street and the driveway was removed. Hendrik van Edig, Herb Allen, Molly Rountree and Matt Hogan were all in favor of a negative recommendation as presented, but would support the proposal if the fence was shortened to four feet. Brandi Marino voted against the negative recommendation. She feels the six foot fence is fine. Voting was 5-1, in favor of a negative recommendation to the Zoning Board.

2nd Item on Agenda:

909 Fairport Road, parcel # 152.54-1-1.1. Phil Kunzer and Tom Fromberger were present seeking approval for an area variance to install a pylon sign. Mr. Fromberger displayed the new sign rendering they were proposing. The new height is 36 feet and the sign size was scaled down to 11 by 11 feet.

Mr. van Edig asked if Hoselton had explored all options for making the sign any smaller. Mr. Fromberger said yes, they had.

Hendrik van Edig made a motion for a positive recommendation to the Zoning Board for the new sign as proposed. Brandi Marino seconded the motion.

A roll-call vote was taken. Hendrik van Edig, Dave Schultz, Molly Rountree, Matt Hogan and Brandi Marino made a positive recommendation as proposed. Herb Allen made a negative recommendation as proposed due to visual clutter and lack of hardship demonstrated. Voting was 5-1, in favor of a positive recommendation to the Zoning Board.

3rd Item on Agenda:

214 West Commercial Street, parcel # 139.77-3-1. Terry Zappia from Pierrepont Visual Graphics was present seeking a sign permit to erect a freestanding sign at Lilac Dental.

There was discussion about the current building sign which is approximately 44 square feet. The proposed sign would add another 18 square feet, which would exceed the Code limits and need a variance. Gary Smith also suggested moving the sign to the opposite island where line of sight would not be an issue.

Brandi Marino made a motion to approve the sign architecturally and give a positive recommendation for a variance to the Zoning Board subject to the final sign placement being approved by the Building Inspector with regard to line of sight issues. Hendrik van Edig seconded the motion. Voting was 6-0, all in favor.

4th Item on Agenda:

701 Garfield Street, parcel # 151.28-2-20. Aldo Magliocchetti and his wife were present seeking architectural review and site plan approval for a variance to build a three season room.

The Board told the Magliocchetti's that in order for them to do an architectural review they would need to see elevation drawings of all three sides, including the roofline, siding, windows and doors.

Hendrik made a motion to table the architectural review until the May 8th meeting on the consent of the applicant. This would allow Mr. Magliocchetti time to provide a visual representation and

allow the Building Inspector to work with the applicant regarding Codes. Molly Rountree seconded the motion. Voting was 6-0, all in favor.

Molly Rountree made a motion for a positive recommendation to the Zoning Board for a setback variance for the construction of a three season room based on Mr. Magliocchetti meeting the Code requirements. Hendrik van Edig seconded the motion. Voting was 6-0, all in favor.

5th Item on Agenda:

311 East Chestnut Street, parcel # 152.23-1-2. Mark Friga, owner of Frozen CPU and Lori Neva, were present seeking Preliminary architectural review and site plan approval for a building addition. Mr. Friga produced photos of how the building used to look and his proposed plans for a building addition.

Gary Smith asked about water drainage and where the downspouts would go. The general contractor for the project, Frank Sudore, said he would like to run a lateral to Lincoln Road into the storm drains. Gary Smith told him that Lincoln Road belonged to the County or State and approval would be needed from them to do that. Mr. Smith also asked for plans of the proposed drainage system.

Mr. Friga said the new addition would add approximately 2800 square feet of warehouse space. When asked how snowplowing would be managed, Lori Neva said it would be taken away by loaders.

John Levato was in the audience and spoke about his concerns that he was not notified personally that his neighbor had an application for renovations. However, he made positive comments regarding the proposed addition.

Old Business: None

New Business: None

A motion to approve the March 13, 2012 meeting minutes was made by Dave Schultz and seconded by Brandi Marino. Voting was 6-0, all in favor.

A motion to adjourn was made by Molly Rountree and seconded by Hendrik van Edig. Voting was 6-0, all in favor of adjourning.

The meeting adjourned at 8:58pm.

Respectfully submitted

Tracie Miller
Recording Secretary