

EAST ROCHESTER PLANNING BOARD MINUTES

PLACE: 120 West Commercial Street, East Rochester Village Offices

DATE: May 14, 2013

TIME: 7:00pm

PRESENT:

Herb Allen, Chairman

John Alfieri, Member

Matthew Hogan, Member

Brandi Marino, Member

Barb Marr, Member

David Schultz, Member

Lafayette Eaton, Alternate

David Mayer, Attorney

Gary Smith, Parrone Engineering

David Smith, Building Inspector

Tracie Miller, Recording Secretary

NOT PRESENT:

Amy Monachino, Member

Molly Rountree, Alternate

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:

508 Madison Street, parcel #152.30-1-52. Homeowners, Tom and Misha Rank were present requesting a special use permit to erect a four foot tall picket fence in their front yard, set back 25 feet from the street. The property is unique because their house sits far back on the lot and most of their yard is in front.

The Board notified the Rank's that their request requires a variance because of the four foot height. Matt Hogan made a motion for architectural approval and a positive recommendation to the Zoning Board for the fence height and side setback. Dave Schultz seconded the motion. Voting was 7-0, all in favor. NOTE: There is a preexisting section of fence on the southwest corner of the lot which will remain and should be added to the variance motion.

2nd Item on Agenda:

101 Despatch Drive, parcel #139.69-2-31. Joe O'Donnell, Architect and Todd Markevicz, Engineer presented the application for Pat Bernunzio, owner of

Leo's Bakery and Deli. The applicant is seeking site plan approval, architectural review, and an area variance for relief from setback requirements in relation to a proposed building addition.

Gary Smith started by saying he put his comments in writing and those issues need to be addressed (letter attached).

David Mayer said the Village Code for Industrial Districts states, "...food may be sold from the premises to the general public." 193-58, A (2)(f). He suggested the Zoning Board give their approval on this issue.

Mr. O'Donnell and Mr. Markevycz presented their proposed plans. They stated that a variance is needed for the building addition and parking setback requirements.

Barb Marr made a motion for architectural and site plan approval and a positive recommendation to the Zoning Board with the following conditions:

- Removal of the Walnut Street exit
- Replacement of trees on Washington Street with professional landscaping in the same quantity and subject to approval by the Village Engineer.
- Applicant meets all engineering requirements from Parrone Engineering and the Monroe County Departments of Health, Environmental Services and Transportation.

Brandi Marino seconded the motion. Voting was 7-0, all in favor.

3rd Item on Agenda:

435 West Commercial Street, parcel #138.76-1-6. Andy and Rob Gallina of Elmgrove Ventures and Tom Fromberger from MRB Group were present seeking site plan approval, architectural review and a sign permit with variance for a new branch of their business, Total Sports Experience.

The applicants passed out elevation drawings showing proposed building color and signage. They explained how the roof will be lifted 10 ½ feet on the back building to accommodate indoor soccer fields. The front octagonal part of the building will be used for a business called Power Train. The whole building will be sprinklered. They anticipate the front portion being open by June 1, 2013 and the soccer fields being open by October, 2013.

They would also like to install four signs. Three signs would be on the building and the fourth, a monument sign, would be erected eight to ten feet back from the easement. The total proposed signage is 184 square feet.

John Alfieri made a motion for a positive recommendation to the Zoning Board for four signs as proposed, with the lighting being approved by the Village Engineer. Matt Hogan seconded the motion. Voting was 7-0, all in favor.

Dave Schultz made a motion for architectural and site plan approval as presented. Barb Marr seconded the motion. Voting was 7-0, all in favor.

4th Item on Agenda:

237-241 East Linden Avenue, parcel # 139.62-3-5.1. James Bonsignore was present requesting an extension of the preliminary subdivision approval that was granted to Scott Shaw of S Development on December 11, 2012 for the construction of ten single-family patio homes.

Mr. Bonsignore explained how the project missed a State funding deadline so his client is requesting an extension of the preliminary approval.

Barb Marr made a motion to grant a six month extension of the preliminary approval per the Village Code 164-8. Lafayette Eaton seconded the motion. Dave Schultz abstained from voting. Voting was 6-0.

A motion was made by Matt Hogan to approve the March 12, 2013 Planning Board minutes. John Alfieri seconded the motion. Voting was 7-0, all in favor.

Dave Schultz made a motion to adjourn at 9:04pm. Barb Marr seconded the motion. Voting was 7-0, all in favor.

Respectfully submitted

Tracie Miller
Recording Secretary