

## **EAST ROCHESTER PLANNING BOARD MINUTES**

**PLACE:** 120 West Commercial Street, East Rochester Village Offices  
**DATE:** June 10, 2014  
**TIME:** 7:00pm

### **PRESENT:**

Herb Allen, Chairman  
David Schultz, Member  
Brandi Marino, Member  
Barb Marr, Member  
Molly Rountree, Member  
Lafayette Eaton, Member  
Michael Kurrasch, Alternate  
Heather Heffernan, Alternate

David Smith, Building Inspector  
LaMarr Jackson, Attorney  
Robert Steehler, Parrone Engineering  
Jennifer Raymond, Recording Secretary

### **NOT PRESENT:**

Matthew Hogan, Member

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

Michael Kurrasch participated as a voting alternate member.

### **1st Item on Agenda:**

202 North Washington Street, parcel #139.69-1-9.1 Perlo's. Owner Brian DiNardo presented seeking Architectural Approval for a Sign Permit to install two signs: 1) 2' x 10' double-sided internally illuminated cabinet sign to replace the existing sign on the North Washington Street side of the building; 2) 2' x 10' wall mounted, LED illuminated channel letters on the Walnut Street side of the building.

Robert Steehler stated a requirement for having plans stamped by a design professional to be submitted to the Building Inspector with the permit application.

LaMarr Jackson reminded the board of it establishing prior precedence for considering double-sided free standing signs as one sign (when considering the square footage).

Barb Marr made a motion to approve the plans as presented, subject to submission of plans stamped by a design professional.

David Schultz seconded the motion.

Voting was 7-0, all in favor.

**2nd Item on the Agenda:**

119 Dispatch Drive, parcel #139.70-1-85 Rochester Magnet, Inc. John Clarke (The DDS Companies) presented acting as agent for Carpentier Holdings LLC/Andrew Carpentier, seeking Site Plan and Architectural Approval for a 4,800 square foot building addition. Mr. Clarke updated the board with the modifications to the proposed plan. Rather than having the proposed addition go over the storm sewer, the plan now is to re-route the storm sewer to the area to the north (of the building addition) to a new man hole. The old storm sewer (underneath the proposed building addition area) will be abandoned. Also, the proposed additional parking to the north of the proposed addition is not needed at this time; the area will be land banked. Mr. Clarke submitted responses to Parrone Engineering's Project Review Comments dated June 5, 2014.

Mr. Steehler confirmed that the project review comments that Parrone Engineering submitted have been addressed by The DDS Companies.

Ms. Jackson commented that the easements are Real Property and must be recorded and filed with the County. She raised the question to be address: who will pay for this (the Town or the Developer)? The easements would also have to be approved by the Town Board.

Mike Kurrasch and Lafayette Eaton both question the parking needed based on an older pictometry photo showing many cars in the lot. Mr. Clarke said it was a photo from a prior business. The additional parking is not needed at this time.

Ms. Jackson also brought up the SEQRA concerns for being an archeologically sensitive site, and a contaminated soil site. The DEC requires notification of any disturbances.

David Schultz made a motion stating that all SEQRA requirements have been met with the condition that additional explanation for why the project poised no archeological issues. David Smith stated that it has been determined through soil testing submitted to the Building Department by the applicant that the site has been dramatically altered by the demolition of the car shops. It was documented that as much as 20 feet of fill had been deposited on the site. Molly Rountree seconded the motion. Voting was 7-0, all in favor.

A motion was made by Lafayette Eaton to approve the project as submitted subject to the easements being addressed and completed by legal counsel and approved by the Town Board. Barb Marr seconded the motion. Voting was 7-0, all in favor.

**Old Business:**

The Town of Pittsford sent notification of a Public Hearing (on June 9, 2014) to the Town/Village of East Rochester that the location at 347 North Washington Street has a proposal to add sixty-four parking spaces and associated improvements (for the Volkswagen dealership).

A motion was made by Brandi Marino to approve the May 13, 2014 Planning Board minutes. Lafayette Eaton seconded the motion.

Voting was as follows: Herb Allen, Barb Marr, Brandi Marino, Molly Rountree, Lafayette Eaton and Michael Kurrasch approved; David Schultz abstained.

Voting was 6-1-0, motion passes.

David Schultz made a motion to adjourn at 7:27 pm. Molly Rountree seconded the motion. Voting was 7-0, all in favor.

Respectfully submitted,

Jennifer Raymond  
Recording Secretary