

EAST ROCHESTER PLANNING BOARD MINUTES

PLACE: 120 West Commercial Street, East Rochester Village Offices
DATE: June 12, 2012
TIME: 7:00pm

PRESENT:

Herb Allen, Chairman
John Alfieri, Member
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:

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:

311 East Chestnut Street, parcel #152.23-1-2. Due to the application being incomplete, Frozen CPU agreed to table their request until the July 10, 2012 meeting. Hendrik van Edig made a motion to table the application until the July Planning Board Meeting and Dave Schultz seconded the motion. Voting was 7-0, all in favor.

2nd Item on Agenda:

234-236 West Commercial Street, parcel #138.84-2-25. Pamela and Richard Allen were present seeking approval to erect a sign on their building, door and an A-frame sign.

Rob Leni stated that no variance is needed for the amount of signage requested, but architectural approval is required from the Planning Board. Mrs. Allen told the Board that the new sign would be a foot smaller than the former "Wacky Buttons" sign. She also said the lettering would be flat vinyl and the image on the window would be made out of the same material. Matt Hogan suggested putting a border around the building sign to add depth.

John Alfieri asked how parking would be handled. Mrs. Allen is considering contacting Lilac dental about using their parking lot for evening hours. Otherwise, parking would be

on street or in the municipal lot. Mrs. Allen said she would like to offer early morning yoga classes, evening classes and possibly after school classes.

Mr. Hogan made a motion to approve the building and window signs as presented. John Alfieri seconded the motion. Voting was 7-0, all in favor.

Herb Allen asked Pamela Allen to tell the Board about the A-frame sign they'd like to have. Mrs. Allen said the A-frame would only be out during business hours, would have lettering consistent with the building sign and would advertise classes or a vacant apartment.

Rob Leni told the applicants that the Village Code only allows A-frame signs to be displayed during business hours and their size is restricted to six square feet per side, with no telephone number listed. He also said the sign needs to be business-related to be a valid request and cannot be used to advertise rental property. He told the applicants that liability insurance needs to be acquired with a special endorsement for A-frame signs with the Village listed as the additional insured.

Gary Smith gave a brief history of A-frame signs in the Village, saying they are meant to be used to identify entrances for businesses set back off the street with no exterior signage.

A motion was made to approve the A-frame sign by Dave Schultz and seconded by Brandi Marino. Voting was 7-0, all in favor.

3rd Item on Agenda:

825 Fairport, parcel #152.45-2-4. James Peacock from Premier Sign Systems attended the Planning Board Meeting to present sign changes at the HSBC bank in Country Club Plaza. HSBC signs are being replaced with Key Bank signs and the total overall square footage is slightly less than the current amount.

Rob Leni told the Board the sign change request is nearly identical and he has no issues with it. Dave Schultz asked if all the signs being replaced were within the plaza and not on Fairport Road. Mr. Peacock confirmed they were all within the plaza. Mr. Peacock also said the lighting would be changed from neon to LED which is softer and uses less energy.

A motion was made by Dave Schultz to approve the application as presented. Molly Rountree seconded the motion. Voting was 7-0, all in favor.

Preliminary Review:

165 West Commercial Street, parcel #139.77-2-32. The New Yorker's Pancake and Grill is proposing some exterior changes to the lighting, façade and ramp. Dave Smith told the Board that this application was received too late to make the formal agenda and the applicant would like a concept review of his request.

Mike Karipidis, owner of the restaurant, said he would like to start the proposed work on July 2nd and will be closing the restaurant until July 19th. He said he will be changing the exterior brick on the front and side to cultured stone, painting the doors and repairing the concrete ramp. He also wants to add three black gooseneck lights on the front above the

restaurant name. The air conditioning unit that faces St. Jerome's will be removed and a new unit will be installed on top of the building. The kitchen air conditioning unit (above the window) will remain in place. Gary Smith asked if the roof was flat and if the new unit could be seen. The owner said the roof is slightly pitched and there is a three foot wall that will hide it.

Mr. Hogan asked the applicant about the garbage he sees stacked on the side of the building. Mr. Karipidis said the fryer oil barrel and cardboard recyclables are put there only on pick up days. He went on to say that he shares the dumpster with the business next door. Mr. Karipidis said he would like to purchase the unkempt property behind his restaurant on Garfield Street. Herb Allen asked him if he would tear it down. Mr. Karipidis said it is too costly and he is trying to get assistance from the Village. John Alfieri asked about the color of the new stone and the owner produced a picture.

Rob Leni said that this application is being reviewed so the Planning Board can address any concerns but the applicant still needs to attend the July Planning Board meeting for final approval.

John Alfieri made a motion for preliminary approval of the façade changes as proposed with no other modifications, subject to the applicant attending the July 10th meeting for final approval. Matt Hogan seconded the motion. Voting was 7-0, all in favor.

Old Business: None

New Business: None

A motion to approve the May 8, 2012 meeting minutes was made by Brandi Marino and seconded by Dave Schultz. Voting was 7-0, all in favor.

A motion to adjourn was made by Dave Schultz and seconded by John Alfieri. Voting was 7-0, all in favor of adjourning.

The meeting adjourned at 7:48pm.

Respectfully submitted

Tracie Miller
Recording Secretary