

EAST ROCHESTER PLANNING BOARD MINUTES

PLACE: 120 West Commercial Street, East Rochester Village Offices
DATE: July 10, 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. Lori Neva, Frank Sudore and Loren Fairbanks were present representing Frozen CPU's application.

Gary Smith stated that he received a letter and plans from Land Tech yesterday afternoon and is satisfied with what they provided. He also told the applicant that the Village Department of Public Works contacted him last week saying there is an old sanitary sewer line behind 311 East Chestnut Street that was rerouted by the State when the underpass was put in. He is not sure where the sanitary line is in relation to Frozen CPU's rear property line and the DPW needs to locate it in relation to their building. The proposed addition may need to be shortened so it's not built over the sanitary line. All other drainage issues have been addressed. Lori Neva asked what they needed to do in the meantime. Gary Smith said the Village DPW needs to determine where the sewer is and we will continue from there.

John Alfieri asked Gary Smith what distance was safe to build was from the sanitary line. Gary Smith said the foundation will only be four feet deep and the sanitary line is likely ten feet deep, so distance wouldn't be an issue. Hendrik van Edig asked if there were any non-destructive ways to locate the sanitary line. Gary Smith said they would try to find a

manhole, assuming it's straight and televise it. Digging is not feasible because of the depth. Rob Leni said that if the sewer line runs under the building that is a risk Frozen CPU is taking. Ms. Neva asked if the worst scenario would be having to pull the wall back from the line. Both Mr. Leni and Gary Smith said yes, and that would require providing a new site plan.

Rob Leni mentioned that he just received the Monroe County DRC results today and he performed a SEQR review, which showed no significant impact on the environment. Herb Allen read the SEQR review aloud.

Dave Schultz made a motion for final site plan approval subject to the sanitary trunk line not interfering with the excavation of the project. If the sanitary line interferes, only the footprint of the building can be reduced, with no other modifications. Hendrik van Edig seconded the motion. Voting was 7-0, all in favor.

Matt Hogan made a motion to accept the negative SEQR declaration. John Alfieri seconded the motion. Voting was 7-0, all in favor.

2nd Item on Agenda:

165 West Commercial Street, parcel # 139.77-2-32. Mike Karipidis, owner of the New Yorker's Pancake and Grill was present seeking final site plan approval for exterior renovations. Herb Allen asked Mr. Karipidis if there have been any modifications to the initial plan he presented last month. Mr. Karipidis said there were no changes. Mr. Alfieri asked if the occupancy of the building would be higher due to the interior renovations. Mr. Karipidis said the occupancy would actually be lower because he removed a couple booths to make the waitress station larger. He anticipates being open July 20th, but the roof will not be done right away because the roofers are busy and cannot start work until a later date. Mr. Allen asked if the air conditioning unit on the side of the building would be removed when the roof one goes on. Mr. Karipidis said it would be.

Hendrik van Edig made a motion for final site plan approval for exterior renovations as presented. Dave Schultz seconded the motion. Voting was 7-0, all in favor.

3rd Item on Agenda:

105 Lincoln Parkway, parcel #139.70-1-81.1. Patty Ransco from Art Park signs was present requesting sign permit approval for a building sign at Bell Mechanical. The sign will be less than 50 square feet, made of Illumilite material with vinyl lettering and is not lighted. Rob Leni asked if there were any other existing signs on this property. Ms. Ransco said there were not. Mr. Leni pointed out that no variance was needed.

Brandi Marino made a motion to approve the sign as presented. Molly Rountree seconded the motion. Voting was 7-0, all in favor.

4th Item on Agenda:

105 Despatch Drive, parcel #139.69-2-32.1. Bill Mendick, Ralph Antetomaso and Mike Simon were present representing the application to add additional parking at the Triad Building, 105 Despatch Drive. Mr. Simon, from BME Associates, told the Board the 32,000

square foot building is currently occupied and has enough parking for 100. MCA Group, LLC would like to add 29 more spaces across the front of the current parking lot, on Despatch Drive. The applicant is seeking a reduction in the 35 foot setback requirements to 15 feet at the east end and 25 feet at the west end. A new tenant (Direct2Market) will be moving to this building and needs additional parking spaces. Without the additional spaces, the business is not sure the facility will work for them because they expect to grow in the next few years.

Gary Smith from Parrone Engineering sent comments to the applicant regarding the need for variances from setback and green space requirements. He also said the slight increase in impervious area will be handled adequately by the current storm drain system. Rob Leni concurred with Mr. Smith and said the SEQR review showed adequate drainage handling and no significant impact to the environment. Mr. Leni also told the applicants, since additional variances were needed that weren't on their current Zoning Board application, they would need to resubmit an updated application and attend the August zoning board meeting as the July meeting has already been advertised.

David Smith told the applicant that the number of parking spaces was incorrectly calculated using the zoning district (industrial) instead of the building occupancy. This could make a difference in the number of spaces required by NYS Code. Mr. Smith (David) also said that when the permit was issued he would add conditions stating that no parking would be allowed on Despatch Drive.

Gary Smith's letter addressed that no snow would be removed by the Village and MCA Group would be responsible for removing and disposing of snow properly. Mr. Mendick agreed to this. Mr. Simon said the strip of property to the east, west and the slope back toward Walnut Street would be used to pile snow.

Mr. Simon said the current sign will be relocated further from the right-of-way than it is now. Rob Leni advised Mr. Simon that if the size, color, graphics or illumination of the sign change it needs to be approved by the Planning Board. Mr. Allen asked what the size of the existing sign was and if it has a variance. Mr. Mendick said the size is 92-92 inches wide, is 20 years old and is installed perpendicular to Despatch Drive. Mr. Simon added that the sign is five feet off the ground, 2.2 feet tall and eight feet wide, which makes it less than 24 square feet. Mr. Simon said they would come back to the Board if the color scheme or font changes.

Mr. Simon mentioned an existing catch basin that is present on the property and that it would be cleaned out and remain in place.

Bill Mendick told planning board members that Direct2Market will be moving from their current 19,000 square foot space to a 31,000 square feet space at the Triad Building. If he is unable to accommodate their parking needs the tenant may move to Henrietta. The tenant has signed a 10 year lease contingent upon getting more parking added to the Triad Building.

Brandi Marino asked how many employees Direct2Market has. Mike Simon said they currently have about 140 employees and are hoping to expand. He mentioned that 20% of the employees carpool or use public transportation. Dave Schultz asked about designated handicapped parking spots, which were not listed on the site plan. Mr. Simon said the ADA requires there to be five handicap spots, which he will commit to.

Mr. van Edig says he doesn't like to see the reduction of green space and asked if trees would be planted. Mr. Simon said he could add a honey locust on the east and west island. Mr. van Edig suggested just adding ten parking spots now, then more if needed, but Mr. Simon said from an economic standpoint with a ten year lease and anticipated growth, that was not feasible.

Rob Leni mentioned that he received the Monroe County DRC review and it recommended soil erosion control, but said this project posed no significant effect on the environment. Mr. Simon said there is little to no potential for erosion control. Herb Allen read the SEQR review aloud.

John Alfieri made a motion for final site plan approval subject to the Zoning Board granting variances for front setback, green space and any other required variances, with the understanding that a separate green space variance application is already due to be submitted by the applicant, and also subject to the proposed tree additions. Mr. Alfieri also made a motion for a positive recommendation to the Zoning Board regarding area variances for relief from front setback, green space and parking requirements. The motions were seconded by Molly Rountree. Voting was 7-0, all in favor.

Dave Schultz made a motion to accept the negative SEQR declaration. John Alfieri seconded the motion. Voting was 7-0, all in favor.

Old Business: None

New Business: None

A motion to approve the June 12, 2012 meeting minutes was made by John Alfieri and seconded by Brandi Marino. Voting was 7-0, all in favor.

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

The meeting adjourned at 8:40pm.

Respectfully submitted

Tracie Miller
Recording Secretary