

EAST ROCHESTER PLANNING BOARD MINUTES

PLACE: 120 West Commercial Street, East Rochester Village Offices
DATE: July 12, 2011
TIME: 7:00pm

PRESENT:

Herb Allen, Chairman
Matthew Hogan, Member
Brandi Marino, Member
David Schultz, Member

Ed Parrone, Parrone Engineering
Rob Leni, Town Attorney
Jim Herko, Building Inspector
Tracie Miller, Recording Secretary

NOT PRESENT:

Barb Marr, Member
Herman Parson, Member
Jan Hendrik van Edig, Member

Mr. Allen called the meeting to order at 7:04pm.

1st Item on Agenda:

321 East Linden Avenue, parcel #139.54-2-2. Corey Mammen was present for the review of his Special Use Permit which was granted on December 14, 2011. Mr. Mammen said that the church has had no problems and several Village residents have been attending services.

Jim Herko said the Building Department has received no complaints and has been working with the Potters House on repainting some areas of the building. Rob Leni said that the Special Use Permit was granted for six months and the Board can consider extending it for up to three years. None of the Board Members, or the audience had any comments.

Matt Hogan made a motion to extend the Special Use Permit for three years subject to Planning Board review if any issues arise. Dave Schultz seconded the motion. Voting was 4-0, all in favor.

Mr. Mammen asked if he needed to come back to the Planning Board for approval if he wanted to make his current sign smaller and change the schedule on it. Herb Allen told Mr. Mammen he did not need to re-apply as long as the script was smaller and the sign was not enlarged. Mr. Parrone suggested having the request put in writing to keep on file in the Building Department. Mr. Allen said it could be approved administratively by the Building Inspector. Rob Leni said no formal application is required unless the Building Inspector has concerns about the new sign. Mr. Leni told Mr. Mammen that a rendering of the new sign, including dimensions needs to be brought to the Building Department.

2nd Item on Agenda:

48 Westwood Drive, parcel #152.29-2-35. Homeowner, Joan Baker, was present stating she would like to widen her current single car garage by five feet. Mr. Parrone suggested that Jim Herko check with the Pittsford Building Department because Ms. Baker's parcel is located in both jurisdictions. Mr. Parrone also said that as long as Ms. Baker's addition meets the side setback requirements he has no issues. Jim Herko said it did.

Mr. Leni asked if the driveway was being widened. Ms. Baker said no, it was not. Dave Schultz asked if a larger garage door would be put in. Ms. Baker said it would change from the current eight foot door to a ten foot door and the front door will have windows. Ms. Marino asked if any trees would be removed. Ms. Baker said no. Mr. Allen asked if anyone in the audience had questions, to which there was no reply.

Brandi Marino made a motion to approve the plans for the proposed garage extension as presented, provided the roofline pitch and shingles match the existing house. Matt Hogan seconded the motion. Voting was 4-0, all in favor.

3rd Item on Agenda:

350 West Commercial Street, parcel #138.84-1-10. Katuscia Baldwin, owner of Instant Sign Center was present requesting additional signs for her business because many customers cannot find it. She is requesting one sign above the entrance to her business and a monument sign by the road.

Jim Herko mentioned that the Building Department is working with the building owner, John Sebastian, regarding the excessive number of signs. Rob Leni stated that Mr. Sebastian is in court regarding this issue and will also be coming before the Planning and Zoning Board in August requesting a variance.

Mr. Parrone suggested that the building have a directory sign and recommended Ms. Baldwin discuss this with the owner and tenants. He also pointed out that only one monument sign is permitted per building.

Matt Hogan agreed with Mr. Parrone and said he didn't feel comfortable giving a recommendation to the Zoning Board if the building is already in violation. He also feels that a directory sign would work best for everyone.

Rob Leni said that even without this application for additional signs, the building is in violation of Village Code and needs to get a variance for all current signage and any additional proposed signage. Any signs not granted a variance would need to be removed.

Herb Allen suggested that if Ms. Baldwin is approved for a monument sign that she put the words "lower level" on it. He also suggested that Ms. Baldwin check with the Building Department for the Village Code regarding directory signs. Most members felt that naming the building and having a directory sign was the most feasible solution.

Mr. Leni asked the applicant for consent in tabling the application for the two freestanding signs and recommended she explore the directory sign option. Ms. Baldwin agreed. Mr. Leni told Ms. Baldwin that until Zoning Board approval is received, the freestanding sign cannot be erected.

Mr. Allen asked for a motion on the sign above the door only. Matt Hogan made a motion to grant architectural approval for the sign as proposed, subject to the issuance of a variance permitting the sign and remediation of any currently existing sign violations on the property. Dave Schultz seconded the motion. Voting was 4-0, all in favor.

Dave Schultz made a motion for a positive recommendation to the Zoning Board regarding the sign above the door [only]. Matt Hogan seconded the motion. Voting was 4-0, all in favor.

4th Item on Agenda:

909 Fairport Road, parcel # 152.54-1-1.1. Phil Kunzer and Tom Fromberger were in attendance seeking architectural review and site plan approval for a variance to change the building entrance and signs on the Nissan building. He said that the "Nissan" and "Hoselton" signs will be reused, but their placement on the building will be different, the "Service" sign is being reduced in size from 20 to 17 feet, and a "wordmark" sign will be added. Mr. Fromberger produced a front elevation drawing showing the proposed signs and louvers they wish to add underneath the lettering.

Dave Schultz asked if the Nissan sign is being moved to the Toyota building and if the street sign was being moved. Mr. Kunzer said no to both questions. Herb Allen questioned the plans (A-1) which appeared to show a ten foot addition to the west side of the building. Mr. Fromberger and Mr. Kunzer confirmed that there is not going to be an addition put there, it is actually an existing portion of the building and the plans are just unclear. Mr. Allen also asked about the vehicle delivery dock. Mr. Fromberger said the dock was existing and inside the building.

Rob Leni asked about the updates to the front entrance. Mr. Fromberger said the double doors would be removed and the entrance now juts out ten to twelve feet, but the new entrance would only extend out four feet. Mr. Leni said a variance was needed for the excess signs.

Matt Hogan made a motion to give a positive recommendation to the Zoning Board for the plans as proposed. Brandi Marino seconded the motion. Voting was 4-0, all in favor.

5th Item on Agenda:

781 Fairport Road, parcel # 152.45-2-1.1. Steven Fairbanks was present requesting site plan approval for a variance to install three new signs at Castrol Premium Lube. Mr. Fairbanks is the contractor installing the signs.

Mr. Parrone stated that basically the existing signs are being replaced with new ones. Rob Leni pointed out that a variance will be needed for the proposed signs. Dave Schultz thought the green color was too showy and would like to see it stay the current brown

color that it is. Mr. Fairbanks said green was the franchise color. Matt Hogan felt the sign colors were fine, but the green on the building was a bit too bright.

Mr. Parrone asked if the awning over the door would have lettering on it. Mr. Fairbanks said there is no lettering, but it is illuminated with fluorescent lighting. Mr. Allen informed the applicant that there are residential properties across the street and the goal is to have a low impact on those properties.

Brandi Marino asked if the whole monument sign lit up. Mr. Fairbanks said only the skirt was illuminated. Jim Herko pointed out that the base and illumination of the signs would remain the same, only the actual sign was different. Herb asked the hours the signs would be illuminated. Mr. Fairbanks was unsure. Mr. Parrone read from the August 2004 Zoning Board minutes that they were approved to be lit until 9 pm. He continued on to say the monument sign was approved to be opaque. Mr. Allen asked if there would be a change from the original illumination. Mr. Fairbanks said the new signs would be the same wattage.

Herb Allen made a motion to the Zoning Board for a positive recommendation to approve the application as proposed within the terms of the existing sign variance granted in August 2004 for illumination and timing subject to the colored banner on the building not being modified. Matt Hogan seconded the motion. Voting was 4-0, all in favor.

Old Business: None

New Business: None

A motion to approve the May 10th meeting minutes was made by Matt Hogan and seconded by Brandi Marino. Voting was 4-0, all in favor.

A motion to adjourn was made by Dave Schultz and seconded by Matt Hogan. Voting was 4-0, all in favor of adjourning.

The meeting adjourned at 8:37pm.

Respectfully submitted,

Tracie Miller

Recording Secretary