

## **EAST ROCHESTER PLANNING BOARD MINUTES**

PLACE: 317 Main Street, East Rochester Village Offices

DATE: July 12, 2016

TIME: 7:00pm

### **PRESENT:**

Herb Allen, Chairman  
Christina Belles, Member  
Mike Sullivan, Member  
Heather Heffernan, Alternate Member  
Mike Kurrasch, Member  
Edward Parrone, Town Engineer  
Daniel Bryson, Attorney  
David Smith, Building Inspector  
Jennifer Raymond, Recording Secretary

### **ABSENT:**

Barb Marr, Member  
Brandi Marino, Member  
Lafayette Eaton, Member

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

Heather Heffernan participated as a voting alternate member.

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

101 Despatch Drive, parcel #139.69-2-31 Leo's Bakery & Deli. Chris Wegener from Lake Construction, acting as agent for Leo's Bakery & Deli presented seeking Site Plan Approval and Architectural Review for a 14,950 square foot expansion of the current building towards Walnut Street and site improvements.

Ed Parrone explained that he had received APD Engineering's responses to Parrone Engineering's Project Comments dated July 7, 2016 and that most all of the issues had been addressed. Mr. Parrone specifically spoke about the latest submittal showing two of the four dry wells being connected to the storm water system. Mr. Parrone said the applicant needs to also connect the third and fourth dry wells to the storm water system.

David Smith mentioned that he had turned the responsibility back to Todd Markevicz (APD Engineering) to submit the third revised plan review to the Monroe County Planning and Development department to review.

Dan Bryson explained that this would be an Unlisted Action under SEQRA and that the Board could vote to have the Town as Lead Agent for this project.

Christine Belles made a motion to declare the Town as Lead Agent and to find this project to be an Unlisted Action under SEQRA that does not have a negative impact on the environment. Heather Heffernan seconded the motion. Voting was 5-0, all in favor.

Christina Belles made a motion to approve architectural review of the proposed addition and to approve the preliminary and final site plan contingent upon incorporating Parrone Engineering Comments dated July 7, 2016 for engineering and lighting, and David Smith's permit review specifications before issuing the building permit.

**2nd Item on the Agenda:**

825 Fairport Road, parcel 152.45-2-4 Big Lots. Kirk Wright from Sign & Lighting Services acting as agent for Big Lots presented seeking Architectural Review to replace the existing signage with a new wall-mounted, internally illuminated channel letter sign, 165.12 square feet total. Mr. Wright explained that the new sign will be smaller than the existing sign due to the company changing its logo; there is already a variance on file (from a prior permit in the 1980's) with the Town for the square footage exceeding 50 square feet.

David Smith inquired about the lighting and electric for the signage. Mr. Wright explained that they will be using existing electric. The letters for the current signage and the letters for the new sign are internally illuminated.

Heather Heffernan made a motion to approve the sign as presented.  
Christina Belles seconded the motion.  
Voting was 5-0, all in favor.

**3rd Item on the Agenda:**

146 West Commercial Street, parcel #139.77-3-12 Sambuca. Owner Fausto Albano presented seeking Architectural Review to install a wall-mounted, non-illuminated dimensional letter sign 23.5" H x 152.5" W x 2 D, 25 square feet.

Mike Kurrasch made a motion to approve the sign as presented.  
Heather Heffernan seconded the motion.  
Voting was 5-0, all in favor.

**4th Item on the Agenda:**

80 Bluff Drive, parcel 139.70-1-1.2 Hoselton AutoCare Center. Thomas Fromberger from MRB Group acting as agent for Hoselton Realty Corp presented seeking Site Plan and Architectural Review for construction of a 2,500 square foot addition to an existing 10,500 square foot building, new office and mechanic service areas, additional temporary parking, lighting improvements, to add an access point to the adjacent inventory parking area and seeking a positive recommendation for a variance to allow proposed parking.

Ed Parrone went over Parrone Engineering's project comments dated July 7, 2016. Mr. Parrone specifically highlighted possible variance requirements for parking and front yard setback with the proposed addition; Mr. Parrone requested specifications for lighting (to be compliant with the Dark Sky requirements) and the need for a fire lane. Mr. Parrone confirmed with the applicant that the County DRC response has not been received by the Town or the applicant.

David Smith spoke about the existing retention pond. Mr. Smith said the area has never had water in it and inquired whether there might be a drainage concern. Mr. Fromberger explained that the area is very sandy and is capable of soaking up water easily.

Herb Allen confirmed with Mr. Fromberger that the client intends to have additional signage. Mr. Fromberger showed a sketch on the elevations submitted; Mr. Allen confirmed with David Smith that the applicant would have to present the sign separately to the Planning Board with the sign's dimensions and specifications.

Dan Bryson asked Mr. Fromberger to explain the difference between retail sales and dealer bid sales that are mentioned in the client's proposal. Mr. Fromberger read the definitions and highlighted the fact that the proposed site will not have public sales, only dealer sales which are mostly processed via the internet. Mr. Bryson explained that the dealer bid sales may need to have a use variance for this Industrial-zoned district.

David Smith said that the applicant should request to have this application tabled until responses from the County's DRC are received, and said that he expects that DEC would be listed as an agency to be notified. Mr. Fromberger confirmed that he has not submitted anything to the DEC for this proposal. Mr. Allen said his concern is that the site is within the watershed area and that the DEC may have an interest in the project.

Mr. Fromberger requested to have this application tabled until the next month's meeting, once the County's DRC responses have been submitted.

#### **Old Business:**

Mr. Parrone mentioned a discussion he had had with Dan Bryson concerning getting the Town Codes updated and submitted to the Town Board and the State.

Mr. Parrone discussed the need for the Board, the Building Department staff and Parrone Engineering to be consistent when handling Planning Board applications, DEC and Monroe County Planning and Development submittals.

#### **New Business:**

Gary Bohan, representing Unicorn Management, was in the audience for the meeting. He explained that he was coming to meetings to find out about proposed projects within the Town. Mr. Bohan asked for an explanation of what DRC stands for and what SEQRA determinations mean. Ed Parrone

explained DRC as follows: Development Review Committee for Monroe County which is made up by all the county agencies (water authority, DOT, health department, NYS DOT NYS DEC. The committee meets each week, reviews these applications and sends letters back to the community with their responses. Dan Bryson explained SEQRA as follows: Certain items fall under required review of the Environmental Quality Review Act which categorizes different actions. Type 1 is a big capital project, Type 2 which isn't really subject to SEQRA (i.e.: signs, development that falls under less than an acre) or an Unlisted Action. David Smith summed it up saying it is all about environmental impact and to what degree.

Christina Belles made a motion to approve the June 14, 2016 minutes.

Mike Kurrasch seconded the motion.

Voting was 5-0, all in favor.

Christina Belles made a motion to adjourn.

Heather Heffernan seconded the motion.

Voting was 5-0, all in favor.

The meeting was adjourned at 7:51 PM

Respectfully submitted,

Jennifer Raymond

Recording Secretary