

EAST ROCHESTER PLANNING BOARD MINUTES

PLACE: 317 Main Street, East Rochester Village Offices

DATE: August 9, 2016

TIME: 7:00pm

PRESENT:

Barb Marr, Member
Christina Belles, Member
Mike Sullivan, Member
Brandi Marino, Member
Heather Heffernan, Alternate Member
Mike Kurrasch, Member
Edward Parrone, Town Engineer
Daniel Bryson, Attorney
David Smith, Building Inspector
Jennifer Raymond, Recording Secretary

ABSENT:

Herb Allen, Chairman
Lafayette Eaton, Member

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

Barb Marr filled-in as Chairman for the meeting.

Heather Heffernan participated as a voting alternate member.

Christina Belles made a motion to reverse the agenda's order for this meeting.

Brandi Marino seconded the motion.

Voting was 6-0, all in favor.

1st Item on Agenda:

130 Brizee Street, parcel #151.44-1-1. Owner Edward Van Thof presented seeking Site Plan Approval and Architectural Review to replace the old cinder block garage 28.5' x 22.2' (632 square feet) with a new wood 30' x 40' (1200 square foot) garage in the rear yard that would match the color of the existing house. Mr. Van Thof explained that he received a permit from the Town for a temporary 12' x 20' shed to store items in since he has already demolished the old garage. Once the new garage has been built, the temporary shed will be removed.

Ed Parrone inquired about setback compliance. Mr. Van Thof said that there is plenty of room on the property for the garage and setbacks.

David Smith explained that although the Town Code doesn't mention architectural review requirements for a residential garage, in this situation it is important to have a public hearing whereby residents are made aware of the proposed garage (1200 square feet is about the size of a ranch house) and have a chance to comment on the project. Mr. Smith stressed the importance of any approval given to include conditions preventing this garage from being converted to habitable

space in the future (due to its size). Mr. Parrone referenced a former project approved to allow a garage to be used as habitable space for the Quinzi Family only (if in the future the property is sold or occupied by a non-Quinzi family member, the C of O for the garage becomes null-and-void).

Brandi Marino asked if the applicant planned to heat the garage. Mr. Van Thof said he will only install electric, no heat; he plans to use it for his wood shop, storage and to allow his wife's car to be parked in it (he has no intention of utilizing it for living space).

Christina Belles suggested adding windows on both sides for symmetry. Mr. Van Thof replied that he was not planning to do that for safety; one side faces the school yard and he didn't want to make it easier to see inside or to enable a break-in. Ms. Belles asked about changing the proposed 15 foot wide garage door to a standard 16 foot wide door. Mr. Van Thof said his plans to re-use the old garage's 15 foot wide door (it was only one year old) for the new garage.

Dan Bryson explained that this would be a Type 2 Action under SEQRA with no negative impact on the environment. No motion would be required.

Christina Belles made a motion to approve the site plan and architectural review of the proposed 30' x 40' detached garage as presented with the condition that the structure is to be used as a garage only and not ever to be converted into 'habitable space' as defined by New York State Uniform Building Code.

Heather Heffernan seconded the motion.

Voting was 6-0, all in favor.

2nd Item on the Agenda:

80 Bluff Drive, parcel #139.71-1-1.2 Hoselton AutoCare Center. Thomas Fromberger from MRB Group acting as agent for Hoselton Realty Corp is 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.

David Smith explained that Tom Fromberger wouldn't be attending this meeting, but that the project was kept on the agenda so that the Board could review the responses from Monroe County Planning and Development and from DRC.

Ed Parrone had a discussion concerning the applicant hiring LaBella Associates for delineation of wetlands (including flood plain location, measurement above the flood plain and determination if it is a DEC wetland). Mr. Parrone and Mr. Smith spoke about buffer distance requirements and storm water pollution prevention plan processes.

Dan Bryson and David Smith spoke about the Use and Area variance requests on the Zoning Board agenda for August; Mr. Parrone explained that in some towns, the applicant is required to seek approval of any variances before applying for architectural review.

Mr. Parrone inquired about the sign that the applicant mentioned at last month's meeting. Mr. Smith said the applicant will have to submit a separate Planning Board application for the Board to review the proposed sign; it is not included with the site plan/building architectural review application that has already been submitted.

Later in the meeting Dan Bryson asked the Board to consider comments to pass along to the Zoning Board for this project (especially for the Use Variance for Dealer to Dealer Closed Bid Sales). Mr. Parrone and David Smith explained that typically car dealers would take trade-in vehicles to auction that were not suitable for resale, but it is very expensive. The applicant would like to store these vehicles on-site for close bid sales via internet. Mr. Bryson read aloud the letter of intent submitted by Hoselton explaining the wholesale auction vs dealer to dealer closed bid sale process. Mr. Parrone asked David Smith and Dan Bryson if legally there is a way to make the applicant accountable to ensure that the sales are really closed bid sales (i.e. a list submitted to the Town monthly). Mr. Smith suggested a condition of approval that would allow for the ability to request a list as needed (if a complaint or concern were to arise).

Barb Marr shared her concern that junk vehicles that are an eye-sore will be stored on the lot indefinitely making the property look like a junkyard. Mrs. Marr also asked about required parking spaces needed for the employees (rather than for vehicle storage). Mr. Smith spoke about possible buffers to screen off the site with a berm and/or vegetation.

The Board members discussed possibly coming to the Zoning Board meeting next week to voice their concerns (mentioned above); other members asked about e-mailing concerns to the Town to distribute to the Zoning Board.

Old Business:

101 Despatch Drive, parcel #139.69-2-31 Leo's Bakery & Deli. Approval for a 14,950 square foot expansion of the current building towards Walnut Street and site improvements was approved by the Board at the July 12, 2016 meeting.

Ed Parrone told the Board that Leo's has contacted the Town about removing some additional trees on the site (along North Washington Street). Mr. Parrone led a discussion with the Board concerning the need to have site plans submitted that identify landscaping that is proposed to be planted and that the Board needs to pay closer attention (along with Parrone Engineering) as to what will continue to work, fit in the location and look good after years of growth. Brandi Marino added that trimming trees (such as pine) will still look nice years later, rather than small 'stick trees' that have no leaves in the winter.

Christina Belles asked for an update on 701 Garfield Street's three-season room project since the work still seems to be on-going with a September deadline condition of approval by the Planning Board. David Smith and Dan Bryson spoke about the September 30, 2016 deadline, the on-going complaints by the neighbors with the work that has been done and explained that the fence permit does not expire for six months and that the applicant can wait until the last day of the permit to have the posts (that the neighbor is complaining are above 6 feet tall) cut down to meet the height requirement. Mr. Smith also discussed a recent framing inspection that led to him calling the design professional to compare actual work completed with the stamped construction drawings; so far framing is within the scope of work approved.

Mike Kurrasch made a motion to approve the July 12, 2016 minutes.

Brandi Marino seconded the motion.

Voting was 6-0, all in favor.

Heather Heffernan made a motion to adjourn.

Christina Belles seconded the motion.

Voting was 6-0, all in favor.

The meeting was adjourned at 7:57 PM

Respectfully submitted,
Jennifer Raymond
Recording Secretary