

EAST ROCHESTER PLANNING BOARD MINUTES

PLACE: 317 Main Street, East Rochester Village Offices
DATE: September 9, 2014
TIME: 7:00pm

PRESENT:

Herb Allen, Chairman
Brandi Marino, Member
Barb Marr, Member
Lafayette Eaton, Member
Michael Kurrasch, Member
Christina Belles, Member
Heather Heffernan, Alternate

Gary Smith, Parrone Engineering
David Smith, Building Inspector
Jennifer Raymond, Recording Secretary

NOT PRESENT:

Molly Rountree, Member
Mike Sullivan, Alternate Member
David Mayer, Attorney

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:

100 Station Road, parcel #139.69-1-20. Mike Virgil from Construction Management Systems, Inc., acting as agent for owner Stanley Slade, presented seeking Architectural and Site Plan Review to construct a new 2,690 square foot commercial building (to replace the existing structure that was recently destroyed by a fire).

Mr. Virgil stated that the owner wants to rebuild the existing facility in order to continue his retail business. The 2,690 square foot building will be the same footprint with one feature that will be different: there will be a basement with a walk-out door on the east side. The basement will be used for additional storage. Mr. Virgil mentioned he will be presenting to the Zoning Board for a Use Variance to operate an existing retail business in

an Industrial Zone, as well as a Commercial Area Variance for the rear setback to be 10 feet less than the required 20 foot setback (from the property line).

Mr. Virgil also spoke about making contact with CSX to ask about any setback requirements when building near an active rail line. There isn't anyone to speak to; just a book to be bought that shows where the railroad tracks are located. David Smith also said he had tried calling Federal Transportation too, but had not gotten any return calls. Mr. Smith says that attorney David Mayer suggested asking Federal Transportation by way of a written document, and if there is no reply within 30 days, the Town can assume there are no concerns or requirements to be aware of.

Mr. Smith stated that he had submitted the plans to Monroe County Planning (DRC) for review. The Town is still waiting for a reply from the County.

Mr. Smith also asked Mr. Virgil if there was any advantage to keeping the footprint where it was (since a new foundation is being built) rather than moving it to be within the 20 foot rear setback. Mr. Virgil stated that it will help economically because they will not have to dig up existing asphalt.

Gary Smith said that these are preliminary plans, but that he will need infiltration tests for the proposed drywells, information for storm drains as well as reports stating where emergency overflow will be going. Construction and plumbing plans will have to be submitted before Parrone Engineering can submit formal comments. Mr. Smith also inquired whether the building would be sprinkled. Mr. Slade said this hasn't been determined yet.

Christina Belles spoke about compliance with ADA requirements for the bathroom (plans currently submitted need to be reconfigured). She spoke about the railing for the stairs leading to the basement has a guardrail that goes right into a window and therefore is hard to secure. In Ms. Belles' opinion, the façade of the building looks too simple/plain. She offered suggestions such as adding panels at the bottom of the building, and possibly adding ornamental buttresses. Mr. Virgil and Mr. Slade stated that they are designing the proposed building to be similar to another train station in Chelsea, Michigan.

Herb Allen summed up that the applicant must submit plans and required test reports addressing the engineering concerns mentioned earlier, and that until the Board receives a reply from Monroe County Department of Planning and Development and from Department of Federal Transportation (within 30 days of written submittal), the Planning Board cannot vote on Site Plan and Architectural Review. Mr. Allen asked the Board and stated for the record that generally speaking the project is favorably looked upon. If

everything required is submitted to the Board, then the applicant can come back for Site Plan and Architectural Review at the October meeting.

Christina Belles made a motion for a positive recommendation to the Zoning Board of Appeals, given legal and engineering issues to be resolved, for the proposed project. Heather Heffernan seconded the motion. Voting was 7-0, all in favor.

2nd Item on the Agenda:

503 Sycamore Street, parcel #151.27-1-12. Owner Jennifer Englert is seeking Architectural Approval to construct a 15 foot wide addition to the existing garage. She is seeking to make the 1 ½ car garage to a 2 1/2 car garage.

David Smith noted for the board that this is a very large corner lot and therefore there is plenty of room. Mr. Allen noted that with the proposed addition, there would be 27 feet to the lot line.

Heather Heffernan inquired about the direction of the downspouts. Mrs. Englert replied that the water from the neighbor's property runs off onto her property.

Christina Belles suggested that the applicant consider changing the design to have the two garage doors offset by 2 feet, or to have two gables with one gable towards facing the front and the other gable facing the neighbor's property. This would break up the long wall and dress it up.

Mrs. Englert said they don't want to lose depth, and would consider the other design options.

Mike Kurrasch made a motion for a Type 2 Action under SEQRA, due to the proposed project having no environmental impact. Barb Marr seconded the motion. Voting was 7-0, all in favor.

Gary Smith stated that before the Planning Board can vote on Architectural Review, the applicant must submit construction drawings showing the proposed design.

Herb Allen said the Planning Board could review and vote on the site plan, but they would have to wait to vote on the Architectural Review until elevations showing the roof design (with possibly double gables) and the garage (either 15' x 22' or 15' x 24') expansion.

Barb Marr made a motion to approve the site plan as presented with a choice of a 2 foot expansion on the south side of the garage (15' x 22' or 15' x 24'). Brandi Marino seconded the motion.

Voting was 7-0, all in favor.

The applicant agreed to submit detailed plans for the October meeting for Architectural Review.

Old Business:

Herb Allen spoke about the original Planning Board approval for Wells Landing. The subdivision was approved to have units for sale, not rented or leased. The Town recognized that once the properties were sold, the owner has the right to rent. Mr. Allen pointed out that now the developer has a sign on the property advertising units for lease. Mr. Allen says this violates the spirit of the Village Board's original approval of the project. The developer should at the very least come before the Village Board for approval to lease units directly, before proceeding.

New Business:

Christina Belles has been appointed by Mayor Fred Ricci to move from an alternate member of the Zoning Board to a full member of the Planning Board.

A motion was made by Barb Marr to approve the August 12, 2014 Planning Board minutes. Mike Kurrasch seconded the motion.

Voting was 7-0, all in favor.

Barb Marr made a motion to adjourn at 8:09 pm. Brandi Marino seconded the motion. Voting was 7-0, all in favor.

Respectfully submitted,

Jennifer Raymond
Recording Secretary