

EAST ROCHESTER PLANNING BOARD MINUTES

PLACE: 120 West Commercial Street, EastRochester Village Offices

DATE: September 11, 2012

TIME: 7:00pm

PRESENT:

John Alfieri, Member

Herb Allen, Chairman

Matthew Hogan, Member

Brandi Marino, Member

Barb Marr, Member

David Schultz, Member

Hendrik van Edig, Member

David Smith, Building Inspector

Ellen Coyne, Attorney

Ed Parrone, Parrone Engineering

Tracie Miller, Recording Secretary

NOT PRESENT:

Amy Monachino, Alternate

Molly Rountree, Alternate

Mr. Allen called the meeting to order at 7:00pm

Herb Allen asked for a moment of silence in observance of the September 11th tragedy.

1st Item on Agenda:

447 West Commercial Street, parcel #138.75-1-15. Bob Bender from Tim Horton's presented the application. He told the Board that over the past year their corporate identity has changed to "Tim Horton's Café and Bake Shop" and the proposed wall sign on the front of the building reflects the new branding. They would also like to paint and stripe around the front facades, add an awning and an aluminum feature band, the latter of which is not mandatory if the Village doesn't like it.

Ellen Coyne stated that a new variance is needed for the excessive number of signs, and the multiple typefaces. She said the Planning Board needs to review architecturally and give a recommendation to the Zoning Board.

Barb Marr said she did not care for the words on the aluminum band and other Board members agreed. John Alfieri mentioned that Tim Horton's is a focal point on West Commercial Street and the awning makes it look very nice. Dave Schultz asked about sign lighting. Mr. Bender said the lighting would be more muted than it is now due to the color scheme.

There were no comments from the audience. John Alfieri made a motion to accept the new illuminated sign without the script on the aluminum banner and gave a positive recommendation to the Zoning Board. Dave Schultz seconded the motion. Voting was 7-0, all in favor.

2nd Item on Agenda:

118 Main Street, parcel #139.78-1-42. Mollie Davis-Prince was present requesting architectural review for façade changes approved by the New York Main Street Grant Program. She explained that they would be renovating the façade by adding cultured stone veneer, re-pointing the brick, replacing the second floor awning and repairing the front window sill.

David Smith told the Board he has spoken with Mollie a lot and she has been working on bringing the interior of the building into code compliance. John Alfieri asked if there would be a tenant moving in soon. Ms. Prince said they still have more interior work to finish first.

There were no comments from the audience. Matt Hogan made a motion for architectural approval for façade changes as presented. Hendrik van Edig seconded the motion. Voting was 7-0, all in favor.

3rd Item on Agenda:

129 West Commercial Street, parcel #139.77-2-44. Joe Giambrone was present requesting architectural review for façade changes approved by the New York Main Street Grant Program. Mr. Giambrone explained that a composite material would be used to face the building with some architectural designs. These would stick out from the face of the building, three inches at the most. The center, top of the building would be raised 18 inches. He is also having new windows installed and new awnings. The brick front will stay the same, but be power washed.

Ed Parrone asked Mr. Giambrone if the protrusions stuck out over the property line. Mr. Giambrone was not sure, but he thinks his building is right on the property line. David Smith said State law says you cannot build across the property line and he would like to see Mr. Giambrone's survey map. Herb Allen stated that if the front façade protrusions extend over the right-of-way, the Village Board has the ability to grant approval. Mr. Parrone doesn't see any engineering issues and suggested the Building Inspector could present this request to the Village Board for their vote.

Dave Schultz asked if there would be any illumination on the building. Mr. Giambrone said the vestibule entryway has some down lighting. Barb Marr said she has no qualms giving a positive recommendation to the Village Board for approval of the three inch architectural protrusions. Brandi Marino asked what type of business would be occupying the building. Mr. Giambrone said he isn't sure but he is entertaining the idea of a restaurant or consignment shop. Herb Allen asked what

material the awning was made of. Mr. Giambrone said it's the same material as the Bistro's awning.

There were no comments from the audience. Brandi Marino made a motion to approve the façade changes subject to the Village Board review of the encroachment on the right-of-way by the three inch architectural protrusions. Barb Marr seconded the motion. Voting was 7-0, all in favor.

4th Item on Agenda:

Robyn Prince was in attendance requesting architectural review for façade changes approved by the New York Main Street Grant Program. She told the Board her building has gotten a grant to replace the windows, roof, signage and siding. The siding will be replaced with Hardiboard. Mr. van Edig asked if the lighting on the building is being changed. Ms. Prince said the building currently has flood lights and she would like to change them to gooseneck style lights.

There were no comments from the audience. Dave Schultz made a motion to approve the application as presented with the addition of gooseneck lighting. Brandi Marino seconded the motion. Voting was 7-0, all in favor.

5th Item on Agenda:

237-241 East Linden Avenue, parcel # 139.62-3-5.1. Attorney, Jim Bonsignore and land developer, Scott Shaw were present to discuss the application. Mr. Bonsignore started by saying the original application received final site plan approval in January 2010. Mr. Shaw received a letter from Gary Smith at Parrone Engineering dated 12/3/09 with items that needed to be addressed. Mr. Bonsignore explained that the project couldn't go forward due to funding issues at the time and according to Village Code 164-5 (C) the plat was approved, but never recorded, so the application lapsed and needs to be updated and reapproved.

He explained that the proposal is for a ten patio home subdivision and nothing has changed from the original plans submitted. He pointed out that the DEC requirements may have changed since the approval and he acknowledged that because of these new requirements the Board cannot grant final site plan approval tonight. Mr. Bonsignore went on to say they are also waiting for the Monroe County DRC results.

Ed Parrone told Mr. Shaw and Mr. Bonsignore that the original application was approved on the 2005 regulations and there are new stormwater management and green infrastructure regulations as of 2011. Mr. Parrone also said Passero Associates addressed some of the issues from Parrone Engineering's 2009 letter, but not all of them. A letter of credit for water, sanitary and stormwater requirements are still needed. Some easement and DRC issues also weren't addressed.

David Smith said he needs an updated site plan for his files and a new set of stamped drawings conforming to the 2010 Energy Code. He also said the DEC no longer

wants all rain water to be diverted into the storm sewers. He pointed out that the Monroe County DRC supercedes the Board requirements. Mr. Shaw said his biggest challenge will be trying to find green space to add rain gardens and altering the storm retention pond.

Ellen Coyne said all timeframes have lapsed and there are regulatory issues that need to be addressed before approval.

Barb Marr asked if the population for the housing is the same as the original approval. Mr. Shaw said they are in the process of applying for State tax credits. There will be eight homes offered at "market rate" rents of \$975-\$995. He is working with Canandaigua VA to offer veterans with the funding first choice to rent there. If he cannot fill the vacancies with veterans, he will rent to the general population. Mr. Shaw said two units will be "SRO" (single room occupancy) units for developmentally disabled people. Those rooms will go for \$450 each per month.

Dave Schultz asked if the houses were being built with roof trusses. Mr. Shaw said he couldn't answer that question right now, he would have to consult his architect. Mr. Schultz suggested that Mr. Shaw speak to the new fire chief regarding access. Mr. Schultz asked if the houses would have sprinklers. Mr. Shaw said yes they would.

Brandi Marino said she thought the houses were initially going to be sold, but now it sounds like they are rental properties. Mr. Shaw said the initial proposal was for rent-to-own housing, but now it is for rental only.

John Alfieri asked if there was a public hearing prior to this project's last approval. Mr. Parrone said yes, and there were many residents there to speak. Mr. Parrone said another public hearing needs to be held before reapproval. Mr. Parrone suggested to the applicant to be very specific on what his proposal is when he presents at the public hearing. There have been many complaints about rentals on the north side and residents don't want more issues. Mr. Shaw explained that he was taking no rental subsidy or Section 8 applicants. He is only taking applicants who receive personal assistance, such as, social security or veteran's benefits. He also said there would be a property management company that will enforce lease guidelines and State regulations. Mr. Parrone asked that these lease and State guidelines be on file with the Village.

Herb Allen asked Mr. Shaw if they are paying the full tax base to the Village. Mr. Shaw said yes, they are asking for no tax relief from the Village. They are only using State tax credits to keep the rents low.

Mr. Allen asked the Board if they would like to set a special public hearing for this item.

John Alfieri made a motion to advertise the public hearing for Monday, October 15th at 7:00pm, to address site plan approval and subdivision approval for 237-241 East Linden Avenue. Barb Marr seconded the motion. Voting was 7-0, all in favor.

Ellen Coyne asked Mr. Bonsignore and Mr. Shaw if they would have enough time to address all the issues by the advertising cutoff date of September 25th. They said they did.

Old Business: 909 Fairport Road, parcel #152.54-1-1.1. Review of color changes for the previously approved pylon sign at Hoselton Chevrolet. The Board reviewed the new sign rendering. Barb Marr made a motion to approve the new sign colors as presented. Dave Schultz seconded the motion. Voting was 7-0, all in favor.

Brandi Marino made a motion to approve the August 14, 2012 meeting minutes. John Alfieri seconded the motion. Voting was 7-0.

Dave Schultz made a motion to adjourn at 8:12pm. Brandi Marino seconded the motion. Voting was 7-0, all in favor.

Respectfully submitted

Tracie Miller
Recording Secretary