

EAST ROCHESTER PLANNING BOARD MINUTES

PLACE: 317 Main Street, East Rochester Village Offices

DATE: September 13, 2016

TIME: 7:00pm

PRESENT:

Herb Allen, Chairman

Barb Marr, Member

Lafayette Eaton, Member

Christina Belles, Member

Mike Sullivan, Member

Mike Kurrasch, Member

Heather Heffernan, Alternate Member

Edward Parrone, Town Engineer

Daniel Bryson, Attorney

David Smith, Building Inspector

Jennifer Raymond, Recording Secretary

ABSENT:

Brandi Marino, 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:

413 West Spruce Street, parcel #138.83-3-35. Owner Linda Chernek and fiancé Roy Milliman presented seeking Architectural Review and a positive recommendation to the Zoning Board to construct a 14' x 28' Woodtex single-car detached garage, with an attached carport within the front yard, and to widen the existing 7 foot wide driveway by 6.3 feet (for a total width of 14 feet) towards/ up to the new garage. The garage will be in front of the house due to the house being situated towards the rear of the property, which does not allow any room for the garage to be along the side or behind the house.

Ed Parrone and Christina Belles inquired about the flooring for the proposed garage. There was a discussion concerning drainage; Mr. Milliman said there would be five inches of rock and then a treated wood floor, which would allow water to run underneath. Mr. Parrone asked about the intended use of the garage and the reason for the attached carport. Ms. Chernek said she plans to park her car in the garage and to also use for storage; the carport is for Mr. Milliman (they are getting married and will have two cars parked there). Ms. Chernek said they thought a two-car garage would be ugly.

David Smith asked about the construction (siding and vinyl). Mr. Milliman said it would be pre-built off-site and delivered; the siding would be a composite wood, textured material.

Mr. Smith suggested using sonotubes for frost stabilization. It was determined upon further discussion that a wood floor would not meet NYS Building Code requirements; Mr. Smith explained that garages cannot have combustible flooring. Mr. Parrone suggested having a concrete floor instead.

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

Christina Belles said that in her opinion, the proposed location of the garage and carport (right in the middle of the front yard) is not architecturally pleasing; it is not symmetrical and the plate heights vary. Ms. Belles said this may hinder a future sale of the property. Ms. Belles suggested moving the garage up closer to the house (next to the existing porch) and situate the carport in front of the garage. Mr. Parrone agreed and added that this option would allow for more greenspace and usability of the property. Mr. Milliman mentioned that they had thought of this but there are utility lines running underneath the driveway, and it's not advisable to build over them.

Mike Sullivan asked the applicants if the neighbors are aware of the proposal and if they have any objections. The applicants said the neighbors are supportive of the project. Mr. Sullivan made a suggestion to change the front façade, remove the porch and have the garage attached to the house. Mr. Milliman said that they considered that, but the expense is much greater.

Ms. Belles made a suggestion of having a double carport up next to the house (over the driveway) and a shed (for storage) which would be more cost effective than a garage and carport.

Herb Allen asked the applicants if they'd like to table this application while they explore other options and costs. Linda Chernek and Roy Milliman requested to table the application.

2nd Item on the Agenda:

511 West Commercial Street, parcel #138.75-1-5 McNamara Car Company. Business owners Michael E. McNamara and Michael J. McNamara presented seeking a Special Use Permit to operate motor vehicle sales and repair shop within the C/I Mixed Commercial/Industrial District. Mr. M.E. McNamara explained that the classic car sales business is currently located in a warehouse in Victor with no showroom; all sales are via the internet. East Rochester provides an opportunity to have a showroom and pick-up site, a repair shop area, and still operate with internet sales. Cars are repaired (inside the building), inventory is posted on-line and they hope with this location to be able to also have the showroom available to see the cars in person before purchasing.

Ed Parrone asked if there are plans to include any landscaping in front (since the business is located at the gateway into the East Rochester community from the expressway). Mr. McNamara mentioned that there is already a low berm and they could try some low-level landscaping, but the area has had problems in the past with people vandalizing the plantings on site.

Mr. Parrone asked how many cars (for sale) they plan to have out front. Mr. McNamara said between four and six classic cars should fit (plus customers parking there).

David Smith addressed with the applicants reports of already having cars on-site with for sale signs on them and operating the business before having any approvals or a Certificate of Occupancy. Mr. McNamara replied that he was staging the site; the signs refer to Craigslist for vehicle inventory available to purchase. Mr. Smith explained the formula used to determine the number of parking spaces required (for customers and employees, including ADA parking spaces); at least ten spaces will be needed. Mr. McNamara stated that there is also parking available behind the building. Mr. Smith asked if it was paved in the rear. Mr. McNamara said it is crushed stone under grass. Mr. McNamara said the customers may also park in the front. Mr. Parrone mentioned that having customers park right next to the 'inventory cars' may cause scratches or worse to the vehicles.

Dan Bryson mentioned that this project would be an Unlisted Action under SEQRA.

Mike J. McNamara explained the family history of the business.

Property Owner Bill Mapstone explained that if he were to pave the rear property, it would wash-out the surrounding properties and that when he has had landscaping in the past, people have vandalized the plantings.

Mr. Parrone stated that the application presented is conceptual at best; there are not enough details of the project, no stamped site plan from a design professional has been included in the application and this project will need to be submitted to Monroe County DRC for review before the Planning Board can make any approvals.

The Board had further discussion concerning details they would need in order to vote on the project; they expressed an interest in having the business in the Town once they have had an opportunity to review a complete application.

At the suggestion of the Board, the applicants requested to table this application.

3rd Item on the Agenda:

511 West Commercial Street, parcel #138.75-1-5 McNamara Car Company. Business owners Michael E. McNamara and Michael J. McNamara, submitted presented seeking Architectural Review to install a 14" x 26" wall-mounted, non-illuminated sign.

At the suggestion of the Board, the applicants requested to table this application.

New Business:

211 West Commercial Street, Maureen Becker, owner of La-Tea-Da appeared to discuss an opportunity to operate 'The Giving Pantry' project within the town. Ms. Becker explained that the

concept is similar to the traveling libraries in other towns that work on the honor system (people can borrow a book and/or donate a book from a free-standing cabinet). The Giving Pantry would be a free-standing cabinet (probably in the front yard of her business or the dental office) whereby people can donate non-perishable food items for those in need. People in need can anonymously take items for their families (without registering or answering any questions). Ms. Becker said she had posted the idea on ER Communicates with a video about the program (that has been successful in other towns); it has had many positive comments.

Herb Allen mentioned that the Town already runs a Resource Center for those in need. Ms. Becker explained that some people are too embarrassed to go there for help and don't like answering their questions. Mr. Allen explained that the questions are necessary in order to manage necessity and inventory. Mr. Allen said that with the demographics in this town, vandalism is a big concern and many of the 'takers' would be repeats that would clean out the pantry every time. Also, after a period of time it may be hard to continue to find donors to the pantry. Ed Parrone explained that the Resource Center offers more than just food (furniture, clothes, housing).

Heather Heffernan mentioned that the Resource Center is established with rules, requirements, insurance and donors; the proposed pantry would have to look into the insurance liability requirements.

Barb Marr asked whether it would be on private property or in the right-of-way. Ms. Becker said it would be on private property with lights and a camera; the pantry hours of operation would coincide with her business' hours so that she could keep an eye on it.

Christina Belles said she likes the idea in theory because she has a hard time donating to the Resource Center (she's at work when the center is open) and the pantry would be available for donations after she is home from work.

Mr. Allen summed up that although Ms. Becker has a wonderful concept for the community, this Board's comments indicate that this pantry would be taken advantage of; it would be abused by repeat customers that would clean it out every day. The Board indicated that Ms. Becker could still help the community by accepting donations at her place of business and taking them to the Town's established Resource Center.

301 South Washington Street, parcel #138.84-1-2 former Kohler Awning. Ed Parrone mentioned to the Board that he, Marty D'Ambrose and prospective owner Mike Sullivan had a meeting the prior week to discuss purchasing the property, changing the front façade (facing West Commercial Street), open a liquor store and working out details with the NYS DOT. Mr. Parrone said the plan is to have a liquor store and the smaller space would be for low-use retail. Mr. Allen discussed access concerns (it is a very busy intersection). Mr. Parrone replied that the NYS DOT was not concerned; the existing curb cuts are adequate in their opinion. The change of use will require Monroe County DRC and Site Plan review from this Board.

Old Business:

80 Bluff Drive, parcel #139.71-1-1.2 Hoselton AutoCare. Hoselton Realty Corp is seeking to use the facility as a new AutoCare Center located within the "Industrial District". Ed Parrone explained that at last month's Zoning Board meeting the Board determined that the applicant only needed to apply for area variances rather than applying for use variances. The applicant will apply to the Planning Board for a Special Use permit for selling cars within an "Industrial District." Mr. Parrone further explained that the applicant had spoken to this Board about dealer-to-dealer closed bid sales and internet sales, but at the Zoning Board meeting the applicant explained that they also intend to have 'GM Vehicle Sales' which are open to the public.

The Board inquired about the status of 701 Garfield St, parcel #151.28-2-20 for the three-season room addition. The condition of the approval stated the permit would expire September 30, 2016; several members mentioned that the work looked like it wouldn't be completed by the deadline. Mr. Smith explained that he's had framing inspections and that the additional brick ordered from Canada would arrive within the next three weeks (according to Mr. Magliocchetti). Mr. Smith said he was pressuring the owners to get the outside work done by the deadline.

Christina Belles made a motion to approve the August 9, 2016 minutes.

Heather Heffernan seconded the motion.

Voting was 7-0, all in favor.

Heather Heffernan made a motion to adjourn.

Christina Belles seconded the motion.

Voting was 7-0, all in favor.

The meeting was adjourned at 9:37 PM

Respectfully submitted,

Jennifer Raymond

Recording Secretary