

EAST ROCHESTER PLANNING BOARD MINUTES

PLACE: 120 West Commercial Street, East Rochester Village Offices
DATE: November 9, 2010
TIME: 7:00pm

PRESENT:

Herb Allen, Chairman Jan Hendrik van Edig, Member
Matthew Hogan, Member Barb Marr, Member
Brandi Marino, Member

Rob Leni, Town Attorney
Gary Smith, Parrone Engineering
Larry Pierce, Building Inspector
Tracie Miller, Recording Secretary

NOT PRESENT:

Herman Parson, Member
David Schultz, Member

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

1st Item on Agenda: Bob Nuccitelli and Robert Nix of Wells Landing, LLC were present seeking architectural review for a new patio home at 20 Pond Bridge Way (lot 83), parcel #152.53-1-83. Mr. Nuccitelli said this home is identical in design to the others built in Wells Landing. It is a 1554 square foot ranch with flint colored vinyl siding and stonework on the front. The roofing is the same as the other patio homes.

There were no questions from the engineer or attorney. Hendrik van Edig asked if there were any differences between this home and others built. Bob Nuccitelli said it was the same as the model home. Mr. Allen asked if anyone in the audience wanted to speak and there was no response.

Barb Marr made a motion to approve the house design as presented and Brandi Marino seconded the motion. Voting was 5-0, all in favor.

2nd Item on the Agenda: Andrew Shepanski from Skylight Signs, Inc. was present seeking sign permit approval for the Allstate insurance office in Country Club Plaza, property address 825 Fairport Road (mailing address 835), parcel #139.77-3-12. He went on to describe the picture he provided and said that Wegmans has given their approval as evidenced by the letter attached to the application.

Mr. Pierce said the sign is 42 square feet and falls within the East Rochester Code, so there are no problems as long as Wegmans approves. Mr. van Edig asked why the sign was illuminated red. Mr. Shepanski replied that all Wegmans signs have red LED illumination at night. Mr. Allen asked if there was any public comment, which there was not.

Matt Hogan made a motion to approve the sign permit as presented and Hendrik van Edig seconded the motion. Voting was 5-0, all in favor.

3rd Item on the Agenda: John McGraw was present seeking a sign permit for his new bar/restaurant at 146 West Commercial Street. Mr. McGraw passed around an updated drawing of his proposed sign and awning. He explained that the silhouette on the awning would be the same gold color as the lettering on the sign. Mr. Pierce stated that the sign is 62 square feet which exceeds the East Rochester Code and will need a variance.

Rob Leni said that if Mr. McGraw can reduce his sign to 50 square feet he wouldn't have to get a variance from the Zoning Board. Mr. McGraw said his goal was to have the business open in a month, so he is willing to reduce the size of the sign. Larry Pierce said he would meet with the applicant tomorrow to discuss the sign changes. Herb Allen asked if the awning needed to get approval. Mr. Pierce said yes, it needed architectural approval from the Planning Board.

Matt Hogan thought the sign looked nice as presented, but said he cannot approve a sign that doesn't comply with the Village Code. Mr. van Edig asked what materials the sign was made of. Mr. McGraw said the background is painted concrete and the letters are raised plastic. Brandi Marino asked if Mr. McGraw was going to shrink the total area of the sign. Mr. McGraw said he would drop the lettering length to 50 square feet and center it on the green background, and then after getting a variance he would add the Celtic symbols to each end. Herb Allen said that as long as the length of the lettering [only] is 50 square feet the sign is within Village Code. Mr. McGraw stated that he would also like to add, in two inch lettering, to the bottom right corner of the awning "Est. 2010". Rob Leni pointed out that all pictures and lettering on both the awning and sign need to be included in the 50 square foot requirement for signage. Mr. McGraw said he did not need to get the awning right away. Mr. Leni suggested getting approval for the awning signage prior to purchasing it. Mr. Leni also said the Planning Board can approve the sign now and give a recommendation to the Zoning Board. Brandi Marino asked if the awning could be put up now and the logos be added later. Mr. McGraw said that would be too costly.

Barb Marr made a motion to approve the sign with the removal of the Celtic knot and the reduction of the lettering to 50 square feet. Hendrik van Edig seconded the motion. Voting was 5-0, all in favor.

Herb Allen called for a second vote relative to the addition of the awning and the preapproval of the logos. Barb Marr made a motion for architectural approval of the awning sign subject to the granting of a variance for excess signage consisting of a silhouette and 'Est. 2010' on the awning and two Celtic knots on the sign. Matt Hogan seconded the motion. Voting was 5-0, all in favor.

4th Item on the Agenda: Nancy Hicks, the owner of 135 West Ivy Street, and Phil Hart from Patio Enclosures were present seeking approval to enclose Nancy's front porch. Phil stated that Ms. Hicks would like to enclose her porch with double-hung vinyl windows and it would look similar to others on her street.

Barb Marr asked what Ms. Hicks would be doing with the entry door from the driveway. Ms. Hicks said she will put a sliding door there and there will be no door on the front side of the porch. Ms. Marr approved as long as the porch was consistent with the neighborhood. Mr. Hogan asked the purpose for enclosing the porch. Mr. van Edig asked how many windows would be installed. Mr. Hart said there would be three windows in each existing opening for a total of six and a sliding door. Mr. van Edig asked if the stucco was being changed and if there was a basement under the porch. Mr. Hart said the stucco would remain and there is no existing basement there. Rob Leni asked if heat or electric was being added to the porch. Nancy Hicks said no, the porch is strictly being used for three seasons.

Mr. van Edig made a motion to approve the front porch enclosure as presented. Barb Marr seconded the motion. Voting was 5-0, all in favor.

Preliminary Architectural Review: Larry Pierce announced that Brian DiNardo from Perlo's Restaurant was present seeking preliminary approval to put an addition on the north side of the building to make the restaurant more code compliant.

Mr. DiNardo said the addition will be continuous with the existing dish room on the north side of the building and would house handicap restrooms. Mr. Allen asked if the roofline for the addition would remain the same as the existing roofline. Mr. DiNardo said it may step up a bit, but will have the same pitch and the difference would not be visible from the street.

Gary Smith commented that there would be no drainage issues associated with the new addition. Mr. Allen asked if the outside of the addition would match

the rest of the building and noted that the Board was only granting preliminary architectural review tonight. Mr. DiNardo said yes, the exterior would match. Mr. van Edig asked if there were any windows in the addition. Mr. DiNardo said there were not. Barb Marr asked if the dining room would be changed. Mr. DiNardo said that may happen eventually, but there will be no increase in seating capacity. Mr. Leni said that no application was necessary for preliminary review. All Planning Board members said they saw no problems with the presented plans and granted preliminary architectural approval. Mr. DiNardo said he would be back for the December meeting with architectural drawings.

Old Business: Barb Marr was absent for last months' meeting and asked what was happening with the recycle bin signs. Rob Leni stated that Marty D'Ambrose called the company the Village contracts with for the recycle bins and asked them to remove the telephone numbers. Other than the phone numbers' being removed Mr. D'Ambrose said the recycle bins would remain.

Mr. Allen said the recycle bin signs were contradictory to the Village Code. Tony Gonzalez (who was present in the audience) asked how much money the Village was making from these signs. Rob Leni said he would have to submit a FOIL request to Mr. D'Ambrose for that information. Mr. Leni said the contract was approved by the full Village Board. Mr. Allen suggested Mr. Gonzalez bring that up at the Public Forum. Gary Smith said because the bins were in the right-of-way, they were not subject to approval. Herb Allen said the recycle bins were approved without the Planning Board's knowledge and it is not right that they have to deny residents these rights when the Village is violating them.

Mr. Allen mentioned the billboards at the end of Main Street that the Planning Board worked so hard to remove and now there are mini billboards all over the Village. Mr. van Edig asked when the contract expires. Rob Leni said he didn't know, but that information could be FOILED. Mr. Allen suggested that taking the phone numbers off the signs was not sufficient. Barb Marr said the Planning Board should attend the Village Board Meeting. Mr. Allen said they should get on the Public Forum agenda.

Rob Leni informed the Planning Board that he told Mr. D'Ambrose he would notify the Planning Board of the removal of the phone numbers. Matt Hogan said his main concern is the process that was taken to approve these bins. He feels it sends an inconsistent message to residents and businesses and the bins are not in keeping with the "spirit of East Rochester." Mr. Hogan also stated that the way things transpired it seems like the Boards do not have a common goal. Rob Leni said from the Village's standpoint, they did not need to formally come before the Planning Board.

Gary Smith used the water tower as an example, saying that the Village Board should consult with the Planning Board. Barb Marr mentioned the yellow recycle bins that used to be by Leo's Bakery. She said if they had approved them, the Village Board would have been displeased. Mr. Smith went on to say the Planning Board brought up a point to the Village Board; it's a courtesy to bring these types of issues to the Planning Board first. Rob Leni said that the reality was the Village in under contract for the recycle bins. Herb Allen said the Village Board avoided Planning Board and Zoning Board approval and the bins go against everything the Board is trying to do for the downtown area. Mr. Pierce commented that this issue should go to the Planning Board prior to installing the recycle bins.

New Business: Gary Smith mentioned that RW Manufacturing closed on the property at 501 West Commercial Street. He stated that Parrone Engineering found four issues that needed to be addressed from the new site plan. All Planning Board Members were given a copy of the engineering recommendation letter.

Mr. Allen asked for approval of the October 12, 2010 Planning Board minutes. Matt Hogan made a motion to approve the minutes and Brandi Marino seconded the motion. Voting was 5-0, in favor of approval.

Barb Marr made a motion to adjourn and Hendrik van Edig seconded the motion. Voting was 5-0 in favor of adjourning.

The meeting adjourned at 8:20pm.

Respectfully submitted,

Tracie Miller
Recording Secretary