

EAST ROCHESTER PLANNING BOARD MINUTES

PLACE: 317 Main Street, East Rochester Village Offices
DATE: November 18, 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
Mike Sullivan, Alternate Member

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

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:

207 Garfield Street, parcel #139.77-1-37 St. Jerome's Church. Ralph DiTucci presented seeking Architectural Approval for a Sign Permit to install a free-standing, double-face 5' W x 4' H x 2' base (20 square feet) sign, with indirect lighting below it. Mr. DiTucci explained that the sign will be replacing an existing sign that is being demolished during the building expansion to the church. It does comply with the Town's code for square footage. He will be presenting before the Zoning Board next week, seeking approval for two area variances (for height and for location).

David Mayer confirmed that a motion under SEQRA would be required.

Gary Smith and Dave Smith inquired about the wattage of the proposed lighting (120w & 150w). Mr. DiTucci stated that the lighting would be positioned so as to avoid glare at the intersection.

Christina Belles commented on whether the pedestal height could be lowered from the proposed 2 feet to 1 foot. Dave Smith explained that the applicant needs to have the pedestal higher (and the reason they are seeking a height variance) due to the church's elevation being higher than the base of the sign.

Herb Allen reiterated that there are three components for the Planning Board to address for this project: the SEQRA findings, the Architectural Review approval/disapproval, and any positive or negative recommendation to the Zoning Board relative to the area variances that the applicant is seeking.

Brandi Marino made a motion for this 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.

Barb Marr made a motion to accept the proposed sign as submitted, subject to approval of the area variances by the Zoning Board. Lafayette Eaton seconded the motion. Voting was 7-0, all in favor.

Herb Allen asked for a detailed explanation of the variances the applicant is seeking. Dave Smith explained that the proposed location of the sign is too close to the property line (Town code requires a 15 foot setback from the front property line; the proposed location is 3 feet from the property line). The applicant is seeking a 12 foot area variance from the property line. Mr. Smith also explained that the height of the proposed sign will exceed the maximum height allowed. Town Code states: "No free-standing sign shall be more than six feet in height above finished grade. The height is measured vertically from the established grade directly below the sign or entry level of the building structure, whichever is lower, to the highest point of the sign." Mr. Smith explained that in this situation, the entrance to the church is 4 feet below the grade that is directly underneath the sign. Therefore, the applicant needs a 4 foot height variance.

Brandi Marino made a motion to give a positive recommendation to the Zoning Board for the proposed variances. Christina Belles seconded the motion. Voting was 7-0, all in favor.

New Business:

Gary Smith spoke to the Planning Board about a proposed project that he has discussed with a developer, his architect and his engineer concerning the Hal Kemp Property on

Fairport Road, next to Family First Federal Credit Union, Wells Landing and the pond (he wants to get the Board's first reaction to the idea to take back to the developer). Mr. Smith gave a brief outline of the proposal: A three story, 60 unit, high-end market valued apartment complex. He explained that there are easements in place already concerning the pond (the developer would be the owner of the pond). Discussion followed with several items mentioned: concerns for possible traffic issues, questions arose about the fire department having been asked for any comments (Mr. Smith said this is all preliminary and the fire department hasn't been involved at this time), some shared their opinion that it would be good use of the land with the possibility of more tax revenue for the Town. Mr. Smith also spoke about the State DOT looking into a 'Gap Analysis' rather than a full-blown traffic report for Fairport Road.

Dave Smith explained that this project is being presented as a 'high-end apartment facility' and that this type of project is becoming very popular in other towns for seniors that do not want to continue to maintain their own home. He also mentioned that he was asked to research whether this sort of project is zoned/ allowed for this parcel; he found that there isn't anything in the code against this sort of project for this parcel of land. Dave Smith also noted that this type of use of the land would most likely have a lower traffic pattern than many retail projects that have been looking at this parcel in the past.

A motion was made by Christina Belles to approve the October 14, 2014 Planning Board minutes. Lafayette Eaton seconded the motion.

Voting was 7-0, all in favor.

Christina Belles made a motion to adjourn at 7:35 pm. Mike Kurrasch seconded the motion. Voting was 7-0, all in favor.

Respectfully submitted,

Jennifer Raymond
Recording Secretary