

EAST ROCHESTER PLANNING BOARD MINUTES

PLACE: 120 West Commercial Street, East Rochester Village Offices
DATE: December 10, 2013
TIME: 7:00pm

PRESENT:

Herb Allen, Chairman
Matthew Hogan, Member
Brandi Marino, Member
Barb Marr, Member
David Schultz, Member
Molly Rountree, Member

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

NOT PRESENT:

John Alfieri, Member
Lafayette Eaton, Alternate

The meeting was called to order at 7:00 pm and the Pledge of Allegiance was recited.

1st Item on Agenda:

375 Fairport Rd., parcel #152.45-1-5 Family First Federal Credit Union. Andrew Hart of Bergmann Associates presented for Wells Landing Associates- Robert Nuccitelli and on behalf of the applicant Family First FCU, seeking Site Plan Approval and Architectural Review for a 3,500 square foot Branch Office building and associated parking and utilities.

Mr. Hart discussed having two access driveways off Waterworks Drive: One to be a two-way access and one to be a one-way exit. Family First FCU will become part of the Wells Landing homeowner's association. The front door will face Fairport Road; the drive-thru and ATM will be on the south/ rear side of the building. Current plans show twenty-six parking spaces (seeking a variance from the zoning board for less than the required thirty-five parking spaces), LED lights in the parking lot, and utilities to connect to utilities already existing on-site. "Native materials" that require minimal maintenance will be used for landscaping; an existing retention pond will be used for storm water (after running

through an infiltration area). The building is an 'arts and crafts style' with a 3 foot brick wainscoting at the bottom, stucco/ EIFS style sand colored walls, "wood" trim (particle board) and "slate" roof (recycled material).

Gary Smith spoke in reference to the six comments he had submitted after review of the plans submitted (see attachment). Items highlighted were: the lighting required by federal law for the drive-thru and therefore needing additional landscaping to shield the lighting from the residential area across the pond; the roadway along the rear of the building needs to be at least twenty feet for emergency access; the infiltration basin concerns.

Mr. Hart was agreeable to the suggestions mentioned.

David Smith spoke about the necessity for a fire hydrant at the front of the building. Mr. Smith also spoke about the occupancy load being included in the construction plans so as to show that the building isn't required to have a sprinkler system (being below a certain occupancy load based upon square footage and a "B" occupancy). Mr. Hart said there would be a hydrant by the north driveway and that he could provide the occupancy information requested

David Mayer spoke about the environmental assessment form indicating that the property is within an archeological sensitive area. A prior project whereby a larger site was developed had extensive testing done, but not north of the pond where the structure is proposed to be. This area has been used for industrial type uses before, but should be addressed and recorded. Herb Allen asked for a statement concerning the area being a highly disturbed area (with prior projects). Gary Smith spoke of extensive past shovel tests on the south side of the pond that were performed and submitted to the State. Those tests showed that nothing of archeological interest was found. The north side of the pond hasn't had any shovel tests.

Molly Rountree asked if there would be any tie-in or a through street into Wegmans. Mr. Hart said there would not be.

Barb Marr asked Mr. Hart about any testing or canvassing of residents to make sure this is a good location (concerning a high enough traffic area, number of parking spots to fit the needs of customers etc). Mr. Hart said they had done the proper testing for this location.

David Schultz asked about roof construction. Mr. Hart mentioned trusses. Mr. Schultz also asked about the location of the ATM and drive-thru and expressed concerns with the road behind that building being too narrow. He asked about requirements for being sprinkled. Mr. Smith noted that truss placards would be required.

Mr. Allen addressed the board concerning the Town not receiving comments from Monroe County Planning and Development yet. Mr. Allen asked Mr. Hart if it would be a hardship to wait until the January Planning Board meeting (after Monroe County's comments have been received). Mr. Hart said he is presenting to the Zoning Board next week for a variance for the twenty-six parking spaces, and he's requesting a positive recommendation to the Zoning Board.

Matthew Hogan said the board seems comfortable with the plans submitted, but would like the County's comments received first and the six items that Parrone Engineering submitted to be addressed before the Planning Board votes. Mr. Hart was agreeable to this.

Barb Marr made a motion to give a positive recommendation to the Zoning Board for twenty-six parking spaces. Brandi Marino seconded the motion.

Voting was 6-0, all in favor.

At the request of the applicant, this application is tabled until the January 14, 2014 meeting.

New Business:

Mr. Allen announced that the letter from the Village to Molly Rountree appointing her as a full member of the Planning Board is to be filed by the recording secretary.

A motion was made by Matthew Hogan to approve the November 12, 2013 Planning Board minutes. Molly Rountree seconded the motion.

Voting was:

5 in favor: Herb Allen, Matthew Hogan, Brandi Marino, Barb Marr, Molly Rountree

0 opposed

1 abstained: David Schultz

David Schultz made a motion to adjourn at 7:34 pm. Barb Marr seconded the motion.

Voting was 6-0, all in favor.

Respectfully submitted,

Jennifer Raymond
Recording Secretary