

EAST ROCHESTER ZONING BOARD MINUTES

PLACE: 317 Main Street, East Rochester Village Offices
DATE: May 19, 2015
TIME: 7:00pm

PRESENT:

Frank Barbero, Chairman
Eric Schoenhardt, Member
Devin Vosburgh, Member
Margot Gilhart, Member
Brian Pyfrom, Member
Jason Steel, Alternate Member

NOT PRESENT:

John Belt, Alternate Member
Gary Smith, Parrone Engineering

David Smith, Building Inspector
David Mayer, Village Attorney
Jennifer Raymond, Recording Secretary

Frank Barbero called the meeting to order at 7:00pm.

Jason Steel participated as a voting alternate member.

1st Item on the Agenda:

90 North Lincoln Rd, parcel #139.70-1-77 Rochester Bath and Kitchen Remodeling. Co-owner Dan Whalen presented seeking a Commercial Variance for excessive number of signs and excessive square footage of signage. They are proposing 3 signs (Town Code 193-19 Sec A allows 2 per business) with a total square footage of 82.87 (Town Code 193-19 Sec B allows a maximum of 50 square feet). The proposal is to install 2 wall-mounted signs (47.5 square feet and 36 square feet respectively) and to re-face the existing double-sided free-standing sign 30 square feet.

Dan Whalen explained that the sign on the front of the building will be back-lit individual letters. Illumination will be on a timer. The free-standing sign will not have any illumination.

Brian Pyfrom made a motion to grant the variances for excessive number of signs and excessive square footage as submitted.

Devin Vosburgh seconded the motion. Voting was 6-0, all in favor.

2nd Item on the Agenda:

90 North Lincoln Rd, parcel #139.70-1-77 Rochester Bath and Kitchen Remodeling. Co-owner Dan Whalen presented seeking a Commercial Area Variance for reducing the amount of green space to be less than the 25 percent required by Town Code 193 Attachment 1:2, to pave the east side of the building to allow access to the last overhead door and to pave the west side of the building to provide additional employee parking.

Frank Barbero inquired about the area of grass by the loading area along the east side of the building that is proposed to be paved. Eric Schoenhardt asked about the intention for the trees by the front of the lot in the same area. Mr. Whalen explained that the area by the loading dock needs to be paved to allow for access to the overhead door. He intends to leave the trees along that side of the property.

Mr. Schoenhardt asked if the dumpster enclosure would be staying on the west side of the building. Mr. Whalen said it will stay there for access for garbage service.

Mr. Barbero asked about the employee parking. Mr. Whalen passed around a drawing showing striped parking spaces and handicap parking spaces.

Eric Schoenhardt made a motion to approve the variance for less than 25% green space as submitted so long as the trees on the front east side of the building not be removed or maimed in such a way as to kill them.

Margot Gilhart seconded the motion.

Voting was 6-0, all in favor.

New Business:

David Smith had a discussion with the Board concerning various projects around East Rochester for potential new business: La Tea Da at the old Oak Hill Cleaning location, a restaurant tenant for the old Bistro location, approval of the Lemoncello's patio expansion by the Planning Board, several potential businesses at 129 West Commercial Street for a new restaurant, micro-brewery and office space, and a potential buyer for a stop and shop at 501 Main Street.

Devin Vosburgh made a motion to approve the April 21, 2015 meeting minutes.

Margot Gilhart seconded the motion. Voting was 6-0, all in favor.

Eric Schoenhardt made a motion to adjourn.

Devin Vosburgh seconded the motion.

Voting was 6-0, all in favor.

The meeting was adjourned at 7:25 pm.

Respectfully submitted,

Jennifer Raymond
Recording Secretary