

EAST ROCHESTER ZONING BOARD MINUTES

PLACE: 120 West Commercial Street, East Rochester Village Offices
DATE: August 21, 2012
TIME: 7:00pm

PRESENT:

Frank Barbero, Chairman
Matthew Fox, Member
Margot Gilhart, Member
Tony Gonzalez, Member
Christina Belles, Alternate Member

NOT PRESENT:

Eric Schoenhardt, Member
Gary Smith, Engineer

David Smith, Building Inspector
Rob Leni, Village Attorney
Tracie Miller, Recording Secretary

NOTE: Christina Belles participated as a voting alternate.

Frank Barbero called the meeting to order at 7:04pm.

1st Item on the Agenda:

105 Despatch Drive, parcel #139.69-2-32.1. Mike Simon from BME Associates, Bill Mendick and Ralph Antetomaso were in attendance. Mr. Simon began by saying the existing building at 105 Despatch Drive, known as the Triad Building, is 3500 square feet and has been vacant for quite a while. Direct2Market, a current tenant at 300 Main Street, is looking to relocate to this space. The parcel currently has 125 parking spaces and their proposal would add 24 more spaces.

Mr. Simon told Zoning Board members that their application received approval from the Planning Board at the July meeting with the condition that the variances are granted. They are seeking variances for relief from the front setback on Despatch Drive, reduction in green space and the required number of parking spaces. The parcel is angled and the front setback varies from 15 feet to 35 feet, the current green space amount is 13% and will be reduced to 10% and the number of required parking spaces according to Village Code should be 160, but they are proposing 149.

Frank Barbero asked if the loading lock area behind the building could be used for additional parking spaces. Mr. Simon said that may violate some codes depending how close to the building you can park, but that may be a consideration for the future. Chrissy Belles asked if parking along the East lot line was a possibility. Mr. Simon said that would encroach upon the 25 foot fire lane.

Tony Gonzalez asked Mr. Simon if trees were being cut down. Mr. Simon said they would be cutting down the trees along Despatch to accommodate the new parking spaces but they would be planting more according to the site plan. Mr. Gonzalez asked the owner if he considered what would happen with parking if the tenant grows larger than anticipated. Mr. Mendick said he has considered that and is accommodating the tenant to the best of his abilities. He also said the tenant has signed a ten year lease. David Smith asked Mr. Mendick if the current amount of proposed parking spaces is more than the tenant needs now. Mr. Mendick said yes it is. Rob Leni pointed out that the Planning Board gave the application a positive recommendation for the variances.

Matt Fox made a motion to grant variances for relief from setback, green space and parking requirements as proposed. Tony Gonzalez seconded the motion. Voting was 4-1, with Chrissy Belles voting against the proposal.

Tony Gonzalez commented that it would be a good idea for the Village to erect 'no parking' signs in front of 105 Despatch Drive.

A motion was made by Matt Fox to approve the May 15, 2012 meeting minutes and seconded by Margot Gilhart. Voting was 5-0, all in favor.

A motion to adjourn was made by Chrissy Belles and seconded by Tony Gonzalez. The meeting adjourned at 7:28 pm.

Respectfully submitted,

Tracie Miller
Recording Secretary