

EAST ROCHESTER ZONING BOARD MINUTES

PLACE: 120 West Commercial Street, East Rochester Village Offices
DATE: December 17, 2013
TIME: 7:00pm

PRESENT:

Tony Gonzalez, Member
Christina Belles, Alternate Member
Matthew Fox, Member
Margot Gilhart, Member

NOT PRESENT:

Frank Barbero, Chairman
Eric Schoenhardt, Member
Gary Smith, Engineer

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

Margot Gilhart filled in for Frank Barbero acting as chairman.

Margot Gilhart called the meeting to order at 7:00pm.

Christina Belles participated as a voting alternate member.

1st Item on the 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 Federal Credit Union, seeking an Area Variance to reduce the number of parking spaces for the proposed Branch Office building from the required 35 spaces to 26 spaces.

Tony Gonzalez asked how many full-time and part-time employees will be there at a time. Mr. Hart said 3-4 staff. Mr. Gonzalez also inquired how many customers a day. Mr. Hart used the example of the Webster branch (which is a very similar layout to the proposed East Rochester branch): 60-70 members; 135 transactions a day (including drive-up, not just walk-ins).

Jim Costello, Vice-Chairman of Family First also spoke concerning this matter. He also mentioned that the hours of business (9am- 4pm) would not impact morning and evening commute.

Mr. Hart also mentioned that the proposed building's square footage is going to be paired down from the 3500 square feet to 3250 square feet. This along with the reduced number of parking spaces will allow for more green space ('land banking').

Christina Belles commented that she likes the land banking idea.

Dave Smith commented that the number of transactions isn't the key, but rather the number of people that actually use the parking spaces at a time (many use the drive-thru).

Margot Gilhart made a brief statement that she's a member of the church next door, and had shown the plans to the trustees. The trustees seemed very pleased with the proposed plans and appreciate the green space.

Ms. Belles asked if reducing the building's square footage would provide a larger land bank. Mr. Hart said that the Town/Village has requested to have the driveway in the rear increased to 20 feet wide for emergency vehicles so the green space wouldn't be increased.

Matthew Fox stated that this proposal is a true exception to the code for the required number of parking spaces needed and is in favor of granting the area variance.

Matthew Fox made a motion to approve the area variance allowing for 26 parking spaces, instead of the required 35 parking spaces. Christina Belles seconded the motion. Voting was 4-0, all in favor.

New Business:

Matthew Fox inquired about the requirements for training hours. Jennifer Raymond stated that the requirement is 4 hours per calendar year; more classes will be run in the spring of 2014. When the county sends notifications via e-mail, they are forwarded to the board members.

Christina Belles made a motion to approve the November 19, 2013 meeting minutes and Matthew Fox seconded the motion. Voting was 3-0-1 as follows: Christina Belles, Margot Gilhart and Matthew Fox voted in favor; Tony Gonzalez abstained.

A motion to adjourn was made by Matthew Fox and seconded by Christina Belles. Voting was 4-0, all in favor. The meeting adjourned at 7:17 pm.

Respectfully submitted,

Jennifer Raymond
Recording Secretary