Planning Board/ARB Minutes

May 6, 2014

Present

Chairman David Wohlers
Denny Marra
Craig Byham
Liz Venezky

Absent

William Rutter
Joseph Slominski

Others Present

Village Attorney Eric Stowe
Village Building Inspector Patrick Smith
Planning Board Secretary Donna Stassen
Village Board Liaison Carol Nellis Ewell
Joan Quigley
Kris Oakes
Richard Mogab
Eric Schladebeck

At this time Chairman Wohlers led the Pledge of Allegiance.

Planning Board

Public Hearing

First on the agenda is the application of Kris Oaks of Hinkleyville Road Spencerport for site plan approval to renovate second floor commercial space into apartments on property located at 147 S Union Street, Spencerport NY 14559.

Kris Oaks: I want to convert existing second floor of office space into 2 apartments. The apartments will have 3 bedrooms and 1 ½ bathrooms. The site itself will remain the same from the outside looking at the building you wouldn't know that anything had changed. All the work will be inside existing windows may be replaced but not window openings.

Building Inspector Patrick Smith: I really don't have any comments other than preliminary we did the fire safety inspection. Basically he needs sprinklers, an FDC connection and a fire detection system. His fire emergency escape will be egress window which I believe he said are big enough. Only one exit is required which he had.

Attorney Stowe: The agenda says refer to the Zoning Board, the Zoning Board did approve a special permit. This is akin to the McColley application which came in last year that has commercial on the

ground floor and residential on the second. The special permit granted from the Zoning Board of Appeals was contingent on this board's approval and a subsequent application to the Zoning Board for a parking variance. The McColley application last year was also granted a parking variance.

I think it is important as we go through the criteria for 263-4 of the Code to note that most of the stuff doesn't really apply. The site for this development is fully developed and we are not changing anything within the four walls. It comes under this board because when there is a change of use it has to come in for site plan approval.

Chairman Wohlers read aloud letters from DPW Superintendent Tom West and Electric Superintendent Owen McIntee. (Such correspondence was filed and copies given to applicant.)

Attorney Eric Stowe: The current parking requirements for commercial use require more parking than the proposed usage. There will be a decrease in the parking requirements with this change.

Kris Oaks: 14 spaces would be required per code for the existing use and 4 spaces will be required for the proposed apartments.