Planning Board Minutes

May 7. 2013

Present	**Absent**
Chairman Wohlers Craig Byham Denny Marra William Rutter Liz Venezky	Joseph Slominski

Others Present

Planning Board Secretary, Donna Stassen
Trustee Carol Nellis Ewell, Liaison
Electric Superintendent, Owen McIntee
DPW Superintendent, Thomas West
Village Attorney, Eric Stowe
Village Engineer, Dave Willard
Building Inspector, Jack Crooks
Building Inspector, Patrick Smith

Eric Schaff
Dale Kellerson
Dean Snyder
Ron White
Joan Quigley
Joyce Lobene

At this time Chairman Wohlers led the Pledge of Allegiance.

Public Hearing

The application of Dean Snyder, DVM PE, 516 North Avenue Hilton NY 14468 for site plan approval to construct a new 2 story 4800 + or – sq ft building to be used as a veterinary hospital. Such building proposed to be located on property at 370 S Union Street, Spencerport NY 14559.

Dean Snyder: We purchased the property about 5 -6 years ago it was in disrepair we thought it was a slab building we planned on renovating the building. It turned out that it has a pipe truss first floor with plywood over that and then concrete on top. When you walk thru the building you would swear it was on slab but it turns out it was not. In order to improve that we would have to take all the flooring out which pretty much means we have to take the walls down there wasn't an economical way to save what is there. A lot of people had mentioned it wasn't worth saving there because it sits so close to the road it is very obtrusive when you are driving by. We looked at our options and the option of renovating the

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building just didn't look like it would work out for us and we didn't think it would work out for the neighbors either just by the way it looked. When we came in front of the Zoning Board originally there was boarding outside there was a crematory we decided not to have the crematory anymore. We will no longer have outdoor boarding but we will have outdoor runs for surgery patients and hospitalized animals.

There will never be an animal outside of this property that won't be attached to a leash and with an employee. Where it was located there was some difficulty in accessing the rear of the property whether for parking or for fire equipment. There is a telephone pole that is right on the property line on the south side and by bringing the electric in underground were going to have some posts 3 ft out from the building protecting where the electric came in. This minimizes being able to bring a refuse truck or any other large truck into the back of the property. So we needed to decide whether we needed a wider space on the north or the south side. Since the south side is a commercial property and the cemetery is on the north side we thought it was appropriate to shift the building towards the north side and have the traffic on the south side so that is why we have made those significant changes. Locating the building approximately 40 ft farther to the east gives us an opportunity to have more of a setback from the road frontage as clients getting in and out of their car there is less of an opportunity for animals getting loose and running out into RT. 259. We thought by having that extra room in front of the building made it safer. We don't back up directly to the residential area behind it there is about an 89 ft area of property. The east side is owned by the neighbors to the south and they have a section which isolates us from the residential area.

Eric Schaff: We are here requesting site plan approval and special use permit. We are proposing a demolition of the existing but currently vacant building previously used as a veterinary hospital. As noted in the legal notice there will be the construction of a new two story building approximately 4800 sq ft to be used again as a veterinary hospital a special use permit will be required for that. The building will blend in with the existing neighborhood.

Specifics noted by Eric Schaff

3270 sq ft first floor
1530 sq ft second floor
Landscaping will be done to compliment the building
Only medical/surgical boarding no vacation boarding
No outdoor kennel only a walking area for the surgical patients at the end of the building
Lighting will be dark sky compliant
Do our best to control light spillage
Building mounted light back on the rear of the building
Front lights will be similar to the street lamps

There is one area of minimal spillage on the east property line in the area of the entrance just on the edge of the existing parking area there is a grass strip there.
Entrance from S Union Street we will be utilizing the existing curb cut we are modifying that somewhat to better define the entrance area and will be replacing that gutter to smooth the entrance.
Not proposing a sidewalk along the S Union portion of the property instead we are proposing a green infrastructure area for drainage we believe that will improve the aesthetic look and after looking at the area the sidewalk in that particular location would be minimal benefit. There is a sidewalk on the other side. For a site specific decision that is what we are recommending and we would hope that the Planning Board would agree.

The site as I mentioned is well less than one acre therefore a formal SWPP is not required but we have incorporated to the extent that we can some of the green infrastructure elements such as grass swales and two infiltration beds. Storm water volumes have been reduced for all storm events.

There was an existing building in the area services do exist we will be having a 1 ½ inch water service new gas service and new electric service into the building.

There are 2 variances that we have identified that need to be obtained by the Zoning Board and we are appearing before them next week.

We have received comments from the Village and I would suffice to say that we agree to everything with the exception of a couple of things that I will just briefly discuss:

- The light spillage over the east property line I did just address that we repositioned the lights and avoided the spillage.
- The parking lot will not have a top course of asphalt that was one of the questions that is a decision the applicant has made.
- Storm sewer to the south there is a question as to its condition and then it was suggested that the applicant may have to replace that entire length. What we are saying is that until we define the scope of what needs to be done we can't in good conscience recommend totally agreeing with that until we define what is there and we can enter into a discussion and we would come to a fair and open agreement with the Village as to what can be done to fix that. We will point out that at this moment it does serve this property as well as some others and will continue to do so in the future.
- There were no substantial comments from Monroe County other than the standard comments.
- No impact upon cultural resources we have received that finding from NYS.
- We have not received comments from outside agencies, Pure Waters, Health Dept., MCWA, and the DOT we will respond to those comments as they are received. I don't expect anything of significance.
- We are planning on coming next month to the ARB.

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Chairman Wohlers asked Jack Crooks for his comments:

Jack Crooks: The one comment that was made by Eric is that the Planning Board grants a special use permit that is not within the jurisdiction of this board that decision needs to come from the Zoning Board.
The gutter work will have DOT involvement to work within their right of way and along that south boundary is storm sewer and sanitary sewer is there an easement over that?

Tom West: There is definitely an easement over the sanitary but I don't know exactly where the easement is I am sure they are probably both in the easement they are right next to each other.

Jack Crooks: Just so the applicant is aware that easement is there and if it is not per chance large enough to cover that storm and sanitary than we would want an easement over that in case we needed to get in there for repairs.

Eric Schaff: I believe there is a 30 ft easement that is what we have identified from the records.

Jack Crooks: My limited knowledge of those 2 pipes that should cover it.

Dr. Snyder: I don't think that easement includes our property.

Tom West: It is 30 ft 15 ft on either side of the sewer main so I am sure there is some on your property. If the storm pipe is on your property the easement is on your property.

Dr. Snyder: I don't think the storm pipe is on my property I think it is on the next property over.

David Willard: The map shows the easement right up to your property line.
After further discussion it was confirmed that the storm pipe is not on Dr. Snyder's property.

Chairman Wohlers asked Attorney Stowe to follow up on that.

David Willard: The plan right now does not show the concrete gutter being removed.

Eric Schaff: Correct we have made some revisions we have submitted plans to the DOT but have not received comments back we will send you the revised plans.

David Willard: The existing water and sanitary laterals should be identified on the demo plans to be removed. And cleanouts for sanitary sewers need to be shown on the site plan.

Tom West: The dumpster enclosure and pad needs to be 12' x 10' with a 6 inch space for the gate is fine. There needs to be a minimum 9 ft opening so the truck can back into it.

Tom West: On the sanitary sewer the capping of the old sanitary sewer should be shown along with the details.

Tom West: Usually when we do buildings like this we recommend putting in a sidewalk that is my opinion the final decision is up to this board.

Attorney Stowe: I did not have a lot of comments the only thing is prior to any demolition the ARB has to make a ruling and issue a Certificate of Appropriateness.

Owen McIntee: Some questions on the electric service is this a 3 Phase or single phase?

Eric Schaff: Single phase

Owen McIntee: No x-ray machine?

Dr. Snyder: Yes an x-ray machine but the machines we use now are single phase.

Owen McIntee: The location of the meter room/furnace room which corner; we have two options of where you would run your service one to the SE or one to the SW pole?

Dr. Snyder: Is it acceptable to put it in the basement?

Owen McIntee: Which corner of the building would that be?

Dr. Snyder: I would expect it would come from the southwest corner there is a pole that is set up right now for the entrance we would probably come down off of that and go underground and across. The basement isn't a full basement it is less than 1500 ft. which is being used for utilities.

Owen McIntee: Just one other comment if that dumpster enclosure is increased to the east than we will have to relocate that SE pole because there is an anchor backing up that SE pole that would probably be in conflict with a new dumpster location.

Dr. Snyder: I think it could be moved to the west.

Owen McIntee: OK so at some point down the road we can get your anticipated loads so that we can size up transformers. I need some help with the lighting because my comments were noted that two

different types of lighting sources you have metal halide yet everything else is high pressure sodium. For aesthetic reasons you would never mix white light with yellow light.

Eric Schaff: I agree I will talk to Rick does the Village have a preference?

Owen McIntee: We are moving to all LED and the cost has really gone down considerably. There are goose mounted lighting with LED fixtures. I would encourage you to look at those for energy efficiency yet still get that architectural look that you really want.

Eric Schaff: There is a wide variety of fixtures we have started to use them so we know they are available.

Owen McIntee: At some point we would want to review the cut sheets of those fixtures.

Eric Schaff: We have sent 1 or 2 engineering reports we will revise it and make sure that you get one.

Owen McIntee: I did go through the book and it wasn't clear I had to search through you had quite a variety.

Owen McIntee: So the board understands when you are moving to LED those light source points are very directive you have a lot less glare and when you talk about light spillage it is a better science with the LED.

David Wohlers requested that copies of those cut sheets and copies of Engineers reports get sent to the Planning Board also.

Public Hearing open to the audience

No one spoke for or against the project.

Public Hearing was closed at 7:30 p.m.

Denny Marra: I walked the property and I am really impressed with the design, the plans and the presentation. I have been on the board along time and I think this is one of the best presentations that I have seen. I also think that Mr. West, Mr. Willard and Mr. McIntee have covered everything and I am just pleased with the project and whatever we can do to help you I think is where we need to be.

William Rutter: Just a question on the parking what would you anticipate normally the number of cars that would be using the lot?

Dr. Snyder: Right now we have 7 customer or client parking spaces at our Hilton office. We can only see so many animals at a time. We want to get people in and out and so I think that what we have now is probably more than we need.

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William Rutter: I have nothing to add I think it was all covered in the presentation. It will be a nice improvement.

Craig Byham: I agree it will be nice to get rid of that old building and see a new building go up there. Back on the parking how many employees do you have?

Dr. Snyder: I have a total of 13 employees typically some of these are part timers. Typically what we have are 2 receptionists, 2 technicians, 2 assistants and 2 doctors. Sometimes we have high school students come in for part of the afternoon.

Craig Byham: Mention was made about the surface of the parking lot you said it wasn't going to be asphalt.

Dr. Snyder: Using coarse grade asphalt not the finished grade; coarse grade stands up a little bit better sometimes coarse grade is put down and then later a finer top is put on. The main reason for this is the cost. We are trying to make the project such that we can afford the building.

Craig Byham: I do agree with Tom West on the sidewalk if you look at our long range plans for the village it is to make it walk able and any new development we would like to see a sidewalk in place. Otherwise people are going to come off the sidewalk at the cemetery and onto a grass surface. I would advocate for a sidewalk.

Chairman Wohlers asked the Village Engineer if drainage issues had been addressed.

David Willard: We did do a review of the engineers report and we found no problems with the intended handling of drainage. They are providing a filtration base in the back which is a good idea they are not required to do it because of the size of the lot.

Chairman Wohlers: Will a sidewalk disturb anything in the front?

David Willard: I think there is enough space there to put a sidewalk in. The sidewalk will be located in the state right of way.

Dr. Snyder: I don't know if that will interfere with the existing light pole on the northeast corner of the property there is a limited amount of space between that and the Welcome to Spencerport sign.

Dave Willard: I think you could probably squeeze a sidewalk in there if you really wanted to.

Eric Schaff: The only thing I will say is that it is up to the DOT if it is the right of way. I am simply pointing out they will need to sign off.

Dave Willard: If you are going to go to them for the gutter any disturbance if you throw a sidewalk in they will still give you approval.

Eric Schaff: The only thing I would ask respectively is that we are anxious to proceed with the project. The DOT review process is not always applicant friendly if we want to and agree to put the sidewalk in if at all possible I would like to proceed with the project and maybe not hold it up for the sidewalk as long as we agree to do it.

Further discussion ensued regarding the sidewalk it was decided that an onsite meeting will be coordinated by Tom West to review the placement of the sidewalk.

At this time the application was tabled.

Approval of Minutes

Motion made by Denny Marra seconded by David Wohlers and carried unanimously to approve the April2, 2013 minutes as written.

Adjournment

Motion made by Chairman Wohlers seconded by Liz Venezky and carried unanimously to adjourn the meeting at 8:15 pm