Planning Board/ARB
Minutes
June 4, 2013

Present **Absent**

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

Attorney Eric Stowe
Building Inspector Jack Crooks
Building Inspector Patrick Smith
DPW Superintendent Tom West
Planning Board Secretary Donna Stassen

Others Present

Carol Nellis Ewell, Village Board Liaison
Dean Snyder DVM
Eric Schaaf, Marathon Engineering
Joan Quigley
Peter Stone
Owen McIntee, Electric Superintendent
Kim Dwyer
Chris Stern

At this time Chairman Wohlers led the Pledge of Allegiance

ARB

Barbara Gerringer
Peter Stone
Signage
45 Nichols Street

Peter Stone stated that they are looking at taking the existing sign down and putting this new sign up. The sign will be two sided 48" x 60" x 12" made of aluminum and will be painted as show on drawings. Dark green with yellow and dark red vinyl copy lettering made by Natale Signs.

Craig Byham: Are you still going to have the gold posts?

Peter Stone: Yes but they will be lowered by 2 ft on each side.

At this time the following resolution was offered:

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Resolved, that the Architectural Review Board has granted final approval for a Certificate of Appropriateness to Barbara Gerringer/Pete Stone for CJ's Pub & Grill to install signage located at 45 Nichols Street.
Such sign approval was granted based on the following criteria:

- Sign shall be two sided
- Size of sign 20 sq ft
- Material to be alumalite
- Colors and vinyl graphics as shown on plan submitted by Natale Signs.
- Sign will not be lit.
- Sign to be installed in a safe manner
- After installation of sign the applicant shall submit a photograph of completed installation to the Village Office for filing.
- Sign shall be kept in good condition as determined by the VOS ARB.

Ayes: Wohlers, Marra, Byham, Rutter, Venezky

Dean Snyder, DVM
New Construction
370 S Union Street

Dean Snyder handed out a new version of the drawings with one difference from the original drawings submitted. The difference being second version has a wider trim between the window panes in the front stating that this was the only difference.

Dean Snyder: When I told my architect and the design builder that I wanted a full brick building my architects said no, that it really wouldn't fit into the neighborhood that we really needed to break the two up and marry them together. In keeping with what perceived to be the standards the brick face really makes the building look taller one of the other things that we looked at is fitting into the neighborhood. I have three requirements for the front of the building; one is that it is safe another is that it is kept clean and the third that it is perceived as clean.
We put boards on the upper half of the columns to soften it up a little bit. Another change was the dormers originally were put in the front of the building kind of flush with the face we thought that was probably appropriate for the design that we had been looking for even though the roof is still trying to make it look like a 2 -3 story building we really do not want the roof to stand out. The dormers were moved up a bit it does a couple of different things it breaks the roof and adds more natural light to the second floor. We are trying to fix the old with the new trying to make it look like 19th century but we want t building which is efficient so we need to go with a high quality window. We just want to blend in by no means do we want to be obtrusive.

Architect for the project Lynn Dwyer stated that all she was able to bring today was the roofing shingle and the siding. Cement fiber board earth tone colors, architectural weather wood colored shingles, still working on a color for the brick but leaning toward a brown mixed palette with some color richer than the brick on the existing building on the site today. Windows are vinyl clad with dark green trim to blend with the other trim for the roof. The proportions of the windows are done with mullions similar to 19th century we tried to stay with historic era. As far as the glass being two stories in the front it allows transparency for the pedestrians walking by. It is a very inviting building it will be light and inviting for the patients.
Signage is proposed for the side but that will come at a later time.

All board members agreed that they like the changes made to this building.

At this time the following resolution was offered:

Resolved that the Architectural Review Board has granted final approval for a Certificate of Appropriateness for Erie Canal Animal Hospital for demolition of existing building and construction of a new building to be located at 370 S Union Street, Spencerport, NY

Such new construction shall meet the following requirements:

1. Design as submitted by Dwyer Architectural dated June 3, 2013.
2. Colors for exterior elevations and roof to submitted for file.
3. Applicant will apply for building permit and complete all required inspections.
4. Signage application to be submitted at a later date.
5. Building shall be kept in good condition as determined by the VOS.
6. After completion of new construction the applicant shall submit a photograph to the Village Clerk for filing.

Ayes: Wohlers, Marra, Byham, Rutter, Venezky
Nays: none

Applicants for LB Nails and Rancho Viejo will be contacted by Code Enforcement Officer Kevin Kelly regarding non compliant signage.

Planning Board

Unfinished Business

Erie Canal Animal Hospital
370 S Union Street

Eric Schaaf: Update since last month, we went in front of the Zoning Board on May 16, 2013 and we were granted 2 variances one for setback and one for parking. They also approved a special permit for

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the building to be used as a veterinary hospital. Subsequently we submitted revised plans to the village and to NYS DOT reflecting the inclusion of a sidewalk along S Union Street. Also on those revised plans we spelled out LED lighting and included cut sheets. We have one additional modification. Last month's submission we were going to bank 3 of those 21 parking spaces we are now banking 2. Dr. Snyder upon further reflection wanted to make sure there was enough space for his staff to park in the rear of the building. Other than that the plans are as previously submitted and discussed with this board. We have not yet received comments from NYS DOT.

At this point I would respectfully request that this board issue us final site plan approval and we will prepare Mylar maps and circulate them to the appropriate folks for signatures.

Jack Crooks: The issues that were talked about at the last Planning Board meeting have clearly been addressed. I think by taking that banked spot and adding it as a parking space for the staff is a nice addition.

Tom West: I would just like to say that we appreciate the addition of the sidewalk for the walking community. Fantastic job on all aspects of this plan design I have no issues it was a pleasure working with the engineers and the applicant.

Eric Stowe: There were questions about easements on pipes that are not on the applicant's property we can't address any of those. The only question I have goes back to the ARB and the demolition permit before the building is demolished we need to issue a certificate of appropriateness.

Owen McIntee: The applicant has chosen to go with all LED lighting there is no light spillage onto the adjoining lots. I applaud you for really stepping out and being energy efficient with all your exterior lighting. I am very satisfied with the lighting it looks real good.

At this time the Planning Board completed the Short EAF and issued the following resolutions.

Resolution No 6/2013 — Introduced by Chairman Wohlers
June 4, 2013 — Seconded by Craig Byham

Resolved that the Village of Spencerport Planning Board has determined that the application of Dean Snyder for the Erie Canal Hospital, 370 S Union Street, Spencerport NY 14559 for site plans approval as shown on plans submitted by Marathon Engineering dated 4/16/2013. With revisions dated 5/12/13, 5/16/13 and 5/30/13 is deemed an unlisted action.

Furthermore, the Board has accepted and completed the Short EAF and finds that the action will not result in any significant adverse environmental impact.

Ayes: Wohlers, Marra, Byham, Rutter, Venezky
Nays: none

Resolution No 6/2013/A — Introduced by Chairman Wohlers
June 4, 2013 — Seconded by William Rutter

Resolved, that the Village of Spencerport Planning Board hereby grants final site plan approval to Dean Snyder for Erie Canal Animal Hospital, 370 S Union Street, Spencerport NY 14559 as shown on plans submitted by Marathon Engineering dated 4/16/2013. With revisions dated 5/12/13, 5/16/13 and 5/30/13.
Such approval contingent upon the following items:

1. Building to be constructer as per approved plans.
2. Comments and approvals to be received from MCDOT.

Ayes: Wohlers, Marra, Byham, Rutter, Venezky
Nays: none

Old Business:
Pontillo's Pizzeria

Donna Stassen informed the Board that Brian Harding owner of Pontillo's Pizzeria has spoken to Mayor Lobene and Code Enforcement Officer Kevin Kelly pertaining to the sign on his business which is in violation of the code. Brian received approvals in December 2011 and has not brought the sign up to compliance. He is asking to leave the sign as it is. After discussion the Board agreed that the sign needs to be brought into compliance for consistency. A letter will be sent to Mr. Hardy regarding such decision.

Approval of Minutes

Motion made by Chairman Wohlers seconded by Denny Marra and carried unanimously to approve the minutes of May 6, 2013 as written.

Adjournment

Motion made by Chairman Wohlers seconded by Liz Venezky and carried unanimously to adjourn the meeting at 8:00 pm.