Planning Board/ARB
Minutes
August 7, 2012

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

Others Present

Village Attorney Eric Stowe
Village Engineer David Willard
DPW Superintendent Thomas West
Planning Board Secretary Donna Stassen
Carol Nellis Ewell, Village Board Liaison
Joan Quigley
Joyce Lobene
Vincent Valerie
Randy Bebout

At this time Chairman Wohlers led the Pledge of Allegiance.

ARB

The application of Vincent Valerie of Salvatore's Pizza seeking approval for outdoor seating to be located at 47 Slayton Ave, Spencerport.

Mr. Valerie: I am asking to put tables out front of the restaurant for seating I have changed the size of the tables since I submitted this application. After looking at the area I felt that smaller tables would work better and am proposing to put out square 30 in x 30 in steel patio tables. Smaller tables would allow more room for pedestrians.

The tables are all weather wrought iron.

William Rutter: Are you planning on having umbrellas?

Mr. Valerie: We have a 10 ft overhang it would almost close you in with an umbrella and that overhang so I decided against that.

William Rutter: Will there be any fence along the parking lot?

Mr. Valerie: No

Craig Byham: How many tables?

Mr. Valerie: We are proposing 5 tables there will be 2 in front of each window and one in the center between the two doors.

Craig Byham: Will there be table service outside?

Mr. Valerie: Inside we do have table service that is something we would extend outside.

Craig Byham: I am ok with it Tops has tables out front also.

Denny Marra: Will you be leaving the tables out at night?

Mr. Valerie: Yes, that is what we were planning on doing but we have an area inside to store them if necessary. We have left other things outside and never had a problem we will have to wait and see.

Chairman Wohlers: Are you going to try and get four chairs at each table?

Mr. Valerie: We would like to get four if you were to pivot them in a diamond shape it still leaves enough room to pass by.

Chairman Wohlers: You will be pushing that table out within the posts I measured about 7ft to work with in width.

Mr. Valerie: We are not looking to create any kind of hazard we can certainly change things around.

Chairman Wohlers stated that he would like to see a 3 ft walkway maintained and would not want to see umbrellas.

At this time the following Certificate of Appropriateness was offered.

CERTIFICATE OF APPROPRIATENESS

This is to certify that the Architectural Review Board on August 7, 2012 granted a certificate of appropriateness to Vincent Valerie for outdoor seating at Salvatore's Pizzeria located at 47 Slayton Ave, Spencerport, NY.
Such Certificate of Appropriateness was approved based on the following.

1. Outdoor seating area not to exceed five (5) 30 inch tables.
2. Maintain a minimum width of 36 inches for a walkway.
3. No umbrellas will be installed.
4. After installation the applicant shall submit a photograph of the completed installation to the Village Office for filing.

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

Planning Board

The application of T-Y-Linternational for site plan approval for improvements to the existing McDonalds located at 44 Nichols Street, Spencerport NY.

Randy Bebout is the engineer on this project and will be presenting the application.

Mr. Bebout stated that this is a major remodel project program rebranding the old style to the new styles of today.

The drive thru is typically 60 – 75 percent of the business the proposed side by side drive thru will reduce the stacking of the cars bringing more on site to relieve the congestion that is now occurring. Onsite parking spaces will be reduced from the existing 72 spaces to 53 spaces which will still exceed the minimum requirements per the zoning code.

The project consists of the following site improvements

- Reconfiguration of driveway entrances in order to improve entrance geometrics
- Additional landscaping
- Addition of a second parallel drive through order lane to expedite service along with related directional signage
- Addition of a sidewalk connection to the existing Nichols Street sidewalk
- Conversion of parking space size from 9 x18 to 10x20 to conform to Village Zoning Code.
- Conversion of the drive through pavement from asphalt to Portland cement concrete
- Resealing and restriping of all asphalt pavement areas

Mr. Bebout stated that all ADA issues will be addressed new ramps will be installed along with new sidewalks where they are not meeting the 2% requirement. We are pretty strict on complying with ADA requirements.

Mr. Bebout: I did receive the comments from MRB we don't take any exceptions to the comments just think I need clarification for a couple of things. All in all they are pretty minor and nothing that we can't address.

Chairman Wohlers asked the Village representatives for their comments.

Attorney Stowe: There are no easements called out I understand you said there are no changes to the easements. I would just want to see anything that was put on there. I am a little concerned about the sidewalk and the right of way going through the sidewalk any addition there.

Randy Bebout: To the public?

Attorney Stowe: Yes, call them out on the plans.

Planning Board

Attorney Stowe: Will the construction affect any of the tenant's access to the plaza behind McDonalds?

Randy Bebout: No, we will have a little bit of work just tying the curbs back into the access drive that is something I need to work with the contractor on about staging. Generally speaking the store will be open while construction is going on. Project shouldn't take any more than 6 weeks.

David Willard: Just to expand we would like to see where storage and equipment will be along with the staging of the project.

There is a quite a bit of saw cutting that will take place to redo the curb islands some kind of safety fence should be put up to show that is a no go area.

The plans don't show where the existing utility locations for electric or gas or catch basins are. I would like to see that added to the plan. Electric superintendent Owen McIntee had stated in his review that one area in particular there is a primary and also the proposed utilities for the new signs and any communication lines that have to go there should be shown.

Randy Bebout: We have no problem showing all that we have some as built information the survey did pick up the catch basins we just don't have that on the plans.

David Willard: The proposed sidewalk will probably require a discussion with the state.

Randy Bebout stated that they would get the necessary permits and that they may modify the sidewalk location to line up better with the bus stop.

Dave Willard: At the pond where you have those curb cuts we need something there to keep silt from there.

Randy Bebout: My only concern with that as you said we will be doing saw cutting; we can talk about that off line to see what you want there.

David Willard: Maybe a sandbag for each one in case you get a rain that saw material has asphalt in it and that is not good to be dumping that in the pond.

David Willard: There is an existing issue with the garbage Tom West has a suggestion for that.

Tom West: On that sidewalk out there I think that is the only place that you are going to able to put it because of the grade which is very steep and there is a fire hydrant a little bit to the east. The way we built that sidewalk is so that any kind of drainage will go down the sidewalk. You have to have the 88 grade anyways.

Planning Board

Tom West: One of the things that we talked about afterwards is the detention area on the side which would be the west side of the parking lot where cutouts are for the parking lot. There used to be 2 garbage cans on the west side and 2 garbage cans on the east side and 2 garbage cans on the south side. They took out the cans on both the west and the south side of the parking lot. The issue that happens there is that all the debris gets into the detention area and it backs up they put some sort of makeshift filter pipe in there but in my opinion there should be some kind of control structure so that is doesn't back up. It gets so full I am afraid a kid will fall in there and possibly drown it can get up to 5 ft deep, and backs right up to the curb. A suggestion would be a catch basin with holes around it and a grate on top so that it can overfill. Adding more garbage containers would be another suggestion.

William Rutter: Will overhead lighting remain the same?

Randy Bebout: Yes

Craig Byham: The parking spaces will be 10' x 20' and will that comply with the zoning requirement?

Randy Bebout: Yes

Chairman Wohlers: A lot of time there will be trucks and trailer parked along the back where you are losing parking spaces. Will they have to park off site now; numerous times there will be landscapers with trailers behind. There won't be any accommodations for them now.

Randy Bebout: If they had a spot before they were parking it the wrong way we aren't really changing that. I would envision them driving around and parking up front or they would have to go somewhere else to park, maybe the plaza.

Chairman Wohlers: I feel that we are taking an element that frequent McDonalds who will be pushed into the parking lot adjoining yours and that is a concern.

At this time the following resolution was offered:

Resolution No 8/12 **Introduced by Chairman Wohlers**
August 7, 2012 **Seconded by Craig Byham**

Resolved that the Village of Spencerport Planning Board hereby grants contingent preliminary and contingent final site plan approval for improvements to the existing McDonald's restaurant located on property at 44 Nichols Street, Spencerport NY. Such improvements approved are as shown on site plan prepared by T-Y-LinInternational; 255 East Ave, Rochester NY dated 7/24/2012.

Planning Board

Such approval contingent upon applicant addressing the comments and concerns from the following:

1. Village Engineer
2. Village Attorney
3. Village DPW Superintendent
4. Village SME Superintendent
5. Monroe County DRC

Furthermore such improvements are a Type 2 action and no further environmental review is required.

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

ARB

McDonalds
44 Nichols Street
Building Renovation

Randy Bebout is the engineer on this project and will be presenting the application.

Randy Bebout stated that this major remodeling project is a plan that all McDonald's will adhere to in the next five years. The plan is to tear off the metal roof and paint the brick on the existing building one of 10 colors that corporation offers they are all earth tone colors the one proposed for this building is called log cabin.

Randy Bebout reviewed submitted renderings with the ARB.
Details pointed out were

- Front façade which faces Nichols Street what is proposed is an arcade component that sticks out. With a profit ledge stone pretty much the entire face of the building except where the windows are and above the stone there is a corrugated metal panel.
- Arch will not be lit is only for architectural purposes and the canopies are yellow.
- Light bar shines up for a very subtle illumination of arch
- East side of building has consistent materials, without stone brick and accent color defining the entry point
- Drive thru side will be adding a cash booth with 42 ft in between windows
- Log cabin theme darker colors banded to break up the brick
- Handrail extended to 17ft per earlier discussion

Planning Board

Denny Marra: Are you adding additional lighting other than what is on the building and the second drive thru?

Randy Bebout: All new lights on the building as shown on cuts they are reducing the wattage in these lights. Some are actually hidden under the canopy. Also the light bars that shine on the arch which is very subtle.

William Rutter: Will there be any interior remodeling?

Randy Bebout: Yes, there will be some I am not sure of the extent as this site was just redone recently inside.

William Rutter: Is this the current design McDonalds is using now?

Randy Bebout: This is the brand design.

Carol Nelllis Ewell stated that there are design guidelines that the Village is looking for.

Chairman Wohlers: Questions have been raised about other designs for other locations such as Cape Cod are there other designs?

Randy Bebout: This design has been very well received in other areas in Buffalo markets such as Amherst. They haven't really deviated from this very much they tell me this is a trademark element this is what they are promoting.

Craig Byham: There is nothing about this building that fits in with our guidelines it is hard surfaces, square corners, and bright colors. Even in the plaza that it is in it does not fit in. When the McDonalds went up in Brockport I thought my god I hope that never comes to Spencerport it doesn't fit with anything that we have in our Comprehensive Plan.

Randy Bebout: Is it the materials or is it just the design.

Craig Byham: The design and colors.

Denny Marra: If that is the case turn it down and make them do something different or leave it alone.

Craig Byham: I would say leave it alone.

Randy Bebout: The board doesn't like stone I guess I am asking a general question most municipalities would rather have stone than brick. There are other materials that they would consider they could use tile on the arcade vs. stone I don't know if that fits into the Village.

William Rutter: I don't think it is the materials I think it is the design of the building.

Chairman Wohlers pointed out the design of Cam's across the street is more of what the Village is looking for.

Randy Bebout: That is why I am asking about materials, I don't know if hardi plank siding on the building makes the difference.

Craig Byham: Tim Hortons came to us with a design and they made the changes we asked them to do.

Chairman Wohlers: Is there any way a gable roof could be put on that building?

Denny Marra: I disagree with using Tim Hortons that was a new built this is a modification.

Randy Bebout: I agree this is not a new built there would be more leeway with cost but this is a modification and there will be some limitations on what they can do. If you add gables it would probably out price what they can do.

Craig Byham: Than the option would be to leave it the way it is.

Denny Marra: Or change the brick to a grey brick. These colors to me are more southwest.

Randy Bebout: There is a New England color scheme which is basically a dark and a light grey.

The board agreed they would like to see a different color scheme.

Signage

Randy Bebout: If they have to give up signage they would rather give up the McDonalds than the logo, the sign is 41.3 sq ft the logo is only 14 sq feet the arch is the trademark.

Randy Bebout stated that they will explore all options he will bring back comments from this meeting and McDonalds will have to make a decision on what they are willing to change. We will look at the guidelines and see what we can do to better fit those. The intention is to start this project before the winter season.

At this time Chairman Wohlers tabled any decisions until the applicant comes back with new renderings.

Approval of Minutes

Motion made by Chairman Wohlers seconded by Denny Marra to approve the meeting minutes of July 7, 2012 as written.

Adjournment

Motion made by Chairman Wohlers seconded by Craig Byham and carried unanimously to go into workshop session at 8:30 p.m.