Planning Board/ARB
Minutes
October 7, 2014

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

Attorney Eric Stowe
Electric Superintendent Owen McIntee
Building Inspector Patrick Smith
DPW Superintendent Tom West
Planning Board Secretary Donna Stassen

Others Present
Joan Quigley
Glen Granger
Kris Schultz
Patrick Laber
Hiaihanh thi Huynh
Terry and Roberta West
Debbie Olmsted
Tim Olmsted
Jim White
Michael Progno
Ron White
Charles Hopson
Gary Penders
David Pelusio
Mr. and Mrs. Puffer

At this time Chairman Wohlers led the Pledge of Allegiance

ARB

Hiaihanh thi Huynh
Classic to Modern Nails
42 Nichols Street
Signage

The applicant's sign maker stated that the sign will be made of ¼ inch thick alumalite with vinyl graphics as shown on application.

His client will also be putting the hours on the door and would like to put a sign up on the monument sign at the entrance to the plaza. The sign at the road would be 1' x 2' and would match the building sign.

His client would also like to hang a fluorescent "Open" sign inside the building to show when the business is open.

Chairman Wohler asked if the sign on the building would be lit to which he replied no.

The board didn't feel it was necessary to have the applicant come back for the monument sign approval.

At this time the ARB granted the following Certificate of Appropriateness. This is to certify that the Architectural Review Board has granted final approval for a Certificate of Appropriateness for signage to Hiaihanh thi Huynh for Classic to Modern Nails located at 42 Nichols Street, Spencerport, NY.

Final approval was granted based on the following.

- Signage to be as shown on submitted application.
- Sign to be constructed of alumalite
- Applied vinyl graphics in colors as shown.
- Sign will not be lit.
- Monument signage size 1' x 2' colors and graphics to match the same signage as approved for the building.
- All signage to be installed in a safe manner.
- After installation of sign applicant shall submit a photograph of completed installation to the Village Office for filing.

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

Kris and Glynne Schultz
Spencerport Professional, LLC
129 S Union Street
Signage for Chamber of Commerce

Kris Schultz owner of the building stated that the Chamber of Commerce had an office in the building a sign was made and paid for by the Chamber showing they had a location in this building. The sign would be placed under the flag on the front of the building where the old hardware store sign used to be. There are existing attachments there now.

Liz Venezky: What color hardware will you be using?

Kris Schultz: Black

Kris stated that this is a very heavy sign and in the future he might replace it with a lighter sign.

At this time the ARB granted the following Certificate of Appropriateness to Kris and Glynne Schultz of Spencerport Professional LLC for signage to be located at 129 S Union Street, Spencerport, NY.

Such final approval was granted based on the following.

- Signage to be as shown on submitted application.
- Sign to be constructed of MDO Board.
- Applied vinyl graphics in colors shown on both sides of sign.
- Sign will not be lit.
- Signage to be installed in a safe manner as shown on application.
- After installation of sign applicant shall submit a photograph of completed installation to the Village Office for filing.

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

Pelusio Spencerport, LLC
Mavis Tire Center
26 Slayton Ave
Signage and Landscaping

Schultz Associates will be presenting this application to the board.

Patrick Laber stated the following:

- 1 story building
- Flat roof
- A lot of glass
- Wall mounted lights
- Colors will be yellow and aqua corporate colors but will blend with plaza colors.
- The design is the standard design used by Mavis

Liz Venezky stated that she had gone on line and looked at other Mavis stores and saw a better design with gables in Pawling NY.

Denny Marra: Is it possible to talk to the Mavis rep's about a different design for this building?

Mr. Pelusio: This was all I got.

Craig Byham stated that this building had all commercial standards that a standalone store would have. He would rather see a rendering that would have a canal town theme.

Kris Schultz: This building is continuing the same look as the rest of plaza.

Chairman Wohlers: The building looks rectangular with no décor at all. Could there be horizontal siding?

Kris Schultz: There are vertical lines on the building; this is the trademark for Mavis aqua blue and yellow.

The board discussed how McDonalds and Tim Horton's worked with them to come up with an appealing design that worked for everyone.

Mr. Pelusio: It won't match the building it will be attached to. I can't redo the building next to it all the other buildings with the exception of Rite Aid and Tops are flat roof buildings. I have no problem with putting gables on top but it will not match the attached building. What colors would you like to see?

Craig Byham: Green with beige lettering.

Craig Byham stated that the Dunn Tire on Buffalo Road all entrances are at the rear if they could design this one the same.

Pat Laber: There is not enough room for that we would lose another 14 -17 spaces.

Kris Schultz: This is probably the only area in the plaza for this that would work for utilities and traffic flow.

At this time the ARB meeting was adjourned.

Planning Board

7:30 pm Public Hearing

The application of Pelusio Spencerport LLC, 360 Jefferson Rd, Rochester NY for preliminary and final approval to combine two parcels; tax acct #087.130-2-9.1 and tax acct #087.13-2-2.1 for a total combined parcel size of 11.294 +/- acres. Also, for preliminary and final site plan approval to construct a 6,790 +/- square foot Mavis Discount Tire service building located at 26 Slayton Place, Spencerport NY.

Pat Laber stated that the request to combine the 2 parcels is to neaten things up right now the restaurant sits on two parcels.

Pat Laber reviewed the plans pointing out the following items to the Planning Board:

- Bays will be facing south
- 18 parking spaces will be eliminated
- Adding striping to help direct traffic
- Stop bar will be installed for exiting from back of store
- Will be adding pedestrian crosswalks and signage
- Water main is on the south side near CSX line a 4 inch water main will be brought it
- The 2 laterals to BOCES and Lamont's will need to be configured.
- Oil separator will be put in place
- Under storm water regulations we are not obligated to files a SPDES permit
- Well above flood plain
- Minimal grading work to be done all erosion controls will be in place
- Landscaping: replacing trees in islands adding low level plantings
- Moving corridor to left
- All lighting will be building mounted, dark sky compliant and LED
- There will be no light spill off from this site

Dave Willard Village Engineer stated that he had received a letter and new plans late this afternoon and hadn't had a chance to review those. From Pat's presentation it appears that most of his comments from his letter have been addressed.

Dave Willard stated that with the footprint where it is the proposed East Ave extension is unlikely.

Tom West stated that the issues he brought forth were addressed and was satisfied with the proposed new location of the dumpster and the size.

Patrick Smith had no issues at this time to discuss.

Owen McIntee: No issues with the distribution lines. The overhead service to BOCES might be trapped and if moved will be at the owners expense.

Owen McIntee also stated that there is an existing gas line under the proposed new building and they would have to work with RG&E on moving that.

Pat Laber stated that they were aware of that and would work with RG&E.

Attorney Stowe: This type of use will need a special permit from the Zoning Board of Appeals.

Attorney Stowe also pointed out that this could impact the East Ave extension as per the Comprehensive Plan.

At this time Chairman Wohlers opened up the meeting to the Public for their comments.

Jim White/20 Laurel Crest Drive told the board that he was looking at this from 2 perspectives one as a business entering the village and retaining the beauty of the village. He would like to seek new businesses that would enhance the village yet continue to support the businesses in the Spencerport area. He went on to say that he took a drive within about a 10 mile radius of the village and within those 10 miles he submitted a spread sheet that shows there are 16 other businesses that offer the same service as Mavis Tire. He doesn't feel this type of business should be promoted it doesn't add to the allure of the village.
Mr. White also mentioned his concern about the noise this business would generate. He also expressed concern that if this business is not successful it would be difficult to market and replace with another tenant.

Ron White/123 Hawthorne Rd. stated to the board that all of Jim White's comments were good he had additional thoughts to consider:

- Business hard to see from Union Street.
- The importance of the architecture staying with the Village Theme.
- Parking is an issue; already difficult to park at times.
- The driving pattern will change; has a traffic study been done?
- Existing aisle of East Ave will become an aisle of parking spaces
- Will Mavis be on the monument sign?
- Noise level from using impact tools
- Environmental issues will this leave an environmental problem after for the village?

Mr. White stated that most tire stores are in standalone buildings and can be seen from the road. There needs to be an attempt to blend in with the neighbors.

Terry West/32 Coventry Drive asked the following questions:

- How much local employment will this business provide?
- Will there be a village tax reduction for this business?
- Will there be an impact on the village tax payers?

Liz Venezky: There are four Mavis stores in Rochester on main roads in highly populated areas that are smaller than the 8 bay building you are asking for. Is there a justification for having 8 bays in the Village Plaza?

Mr. Pelusio: Mavis signed a lease over 2 years ago this is a very strong private held company the initial lease is for 15 years and a renewal after of 25 years.

Denny Marra: Parking is an issue now traffic and noise will be added issues. I don't feel that Mavis is a good fit. I also have concerns that a 4 inch water main will be adequate for a tire store fire.

Pat Laber: A 4 inch main will be more than adequate.

Kris Schultz: There is a 16 inch main in the back of the plaza this will also be reviewed by a mechanical engineer.

Joe Slominski: Visually it looks too big: 8 bays looks huge on paper. As a cornerstone of the plaza it doesn't fit.

Craig Byham: Looking at our comprehensive plan this does not fit at all with what we have envisioned for this plaza. The traffic flow safety will be impeded and a loss of 21 spaces in a plaza already full is an issue.

Craig Byham asked for a report showing how many parking spaces each business is required per the code.

Kris Schultz: A 20,000 sq ft building was approved with the original Top's application with 50 spaces.

Mr. Pelusio stated that BOCES may not be renewing their lease which would mean less traffic flow and there wouldn't be any more school buses.

Chairman Wohlers: In the past you have used this site for snow storage where will you push the snow now?

Mr. Pelusio: The snow can be pushed behind Lamonts.

David Wohlers: Will this be part of COMIDA?

Mr. Pelusio: Yes

James White: At the end of the day will this opportunity enhance the village and project the right image?

At this time the public hearing was closed 8:25 pm.

Chairman Wohlers: Is the elevation lowered by 1 ft?

Pat Laber: This is well out of the flood zone and 5 ft above the flood plain.

Chairman Wohlers stated that it is the Planning Board's responsibility to review and consider items from 263-4.

Craig Byham: The comprehensive plan vision is very important to the future of this village.

David Wohlers: I would like to table this application awaiting answers to our questions.

Kris Schultz asked the board to rely on the Village Engineers expertise and his satisfaction with the plans. Realistically the owner of this property has an investment and the right to develop his property. This board cannot deny based on competing businesses.

ARB portion of the meeting reopened.

Mavis Building

The applicant was asked to look at different colors for the building.

Mike Progno
KASM Bottle and Can Return
45 Nichols Street
Signage

Mr. Progno asked the board if he could keep the sign that is there now for awhile longer because he is in the process of revamping the building and is not sure what he wants to put there that will work in the future.

The board denied his request because the sign that is there does not meet code. The applicant has already been cited by the Village to have it removed.

After discussion the board agreed to the 32 sq ft sign with the colors shown but would like the corners scalloped and the graphics and lettering must be vinyl and the material to be alumalite.

Mr. Progno was instructed to bring in a rendering with what the board is asking for and they will review and give their approval at that time.

Adjournment:

Motion made by Chairman Wohlers seconded by Denny Marra and carried unanimously to adjourn the meeting at 8:57 pm.