Village of Spencerport Planning/ Architectural Review Board Meeting
November 5, 2019
Minutes

Planning Board Member Present
Craig Byham, Chairman
Joe Slominski
Liz Venezky
William Ewsuk
Scott Clyde

Planning Board Members Absent

Others Present
Robert Fallone, Lyell Avenue, Rochester, NY
Jack Howitt, South Avenue, Rochester, NY
Carol Nellis-Ewell, Deputy Mayor
Joan Quigley, Maplewood Avenue
Kris Schultz, Schultz Associates
Eric Stowe, Planning Board Attorney
Jacqueline Sullivan, Village Clerk
Tom West, DPW Superintendent
David Willard, MRB Group

Craig Byham, Chairman called the meeting to order at 7:00 p.m. following the Pledge of Allegiance.

Old Business – Union Spencerport LLC; 148 S. Union Street – Final Approval

Kris Schultz, Schultz Associates addressed the Planning Board by responding to the comments from David Williard's, MRB Group letter dated October 10, 2019.

Kris Schultz continued indicating the following:

1. Sheet C-1 now shows the proposed re-striping of the parking lot to the east of the site, which will provide one ADA accessible space.
2. Regarding 138 South Union Street partnering with this project for new water service is unknown at this time and the new water service for this project will have the proper plumbing for 138 South Union Street to access it.
3. All comments from MCWA, MCDOH and the NYSDOT have be addressed.
4. Regarding the seven (7) on site parking spaces have been reviewed by the Building Inspector and are okay per the NYS Building Code.
5. Exterior lighting will be depicted on the architectural plans.
6. The Village Tree appraisal has been acknowledged in the amount of $6,200.00 and will be added to the project's letter of credit.
7. The project architect will be handling the preparation of the backflow preventer design report. Copies of the report will be forwarded to the Village of Spencerport for their records.
8. Sheet C-2 now notes that the proposed 12" storm sewer will terminate in the galvanized end section. The Riprap Outlet Protect detail on Sheet C-6 has been revised to show an end section instead of a headwall.

9. Notes have been added to Sheet C-1 to acknowledge that sidewalks will not be closed more that forty-eight (48) consecutive hours and if sidewalk closures exceed forty-eight (48) hours an approved tunnel passageway system will be utilized.

Craig Byham entertained comments from the support staff and Planning Board Members

David Willard, Village Engineer indicated that all technical items have been addressed at this time

Tom West, DPW Superintendent indicated that he is all set and that the Village Board would have to approve any changes to parking in the municipal parking lots.

Liz Venezky questioned if a staging area for the construction equipment had been determined.

Kris Shultz responded that he is entering negotiations with the managers of the Village Plaza for a ground lease for staging.

Scott Clyde commented that note #20 needs to be changed from five (5) years to one (1) year.

Resolution 8/2019

Introduced by Craig Byham
Seconded by: Joe Solminski

WHEREAS, the Village of Spencerport Planning Board has before it an application from Union Spencerport, LLC for final site plan approval to allow a three-story multi-use building at 148 South Union Street, Spencerport, New York 14559.

WHEREAS, the Village of Spencerport Planning Board has conducted a public hearing March 5, 2019 and

WHEREAS, the Village of Spencerport Planning Board has previously issued a negative declaration pursuant to the New York State Environmental Quality Review Act,

WHEREAS, the Village of Spencerport Planning Board has previously made a finding of fact, pursuant to Section 340-21(D) of the Village Code to reduce the number of required, on-site, parking spaces.

NOW THEREFORE BE IT RESOLVED, that the Village of Spencerport Planning Board does hereby issue a final approval of the site plan of Union Spencerport, LLC for site plan approval to allow a three-story multi-use building at 148 South Union Street, Spencerport, New York 14559.

BE IT FURTHER RESOLVED that the following conditions are imposed on this site plan approval:

1. Approval is subject to final approval by the Village Engineer.

2. The Village Engineer shall be given copies of any correspondence with other approving agencies.

3. Applicant shall comply with all pertinent Monroe County Development Review Committee comments.

4. Copies of all easements associated with this project shall be provided to the Village Attorney for approval, and all filing information (i.e. liber and page number) shall be noted on the mylars.

5. Building permits shall not be issued prior to applicant complying with all conditions of this approval and any final approval.

6. Application is subject to all required permits, inspections, and code compliance regulations.

7. This approval is subject to applicant complying with all design requirements, including but not limited to lighting, materials and signage as required by the Village of Spencerport Architectural Review Board and as set forth in the Code of the Village of Spencerport.

8. This approval is subject to any required approvals from the Board of Trustees of the Village of Spencerport.

9. A note shall be added to the site plan that no sidewalk closures shall take place for more than forty-eight (48) consecutive hours.

10. All staging proposals shall be reviewed and approved by the Village Engineer, Village DPW Superintendent and SME Superintendent prior to granting of any building permit.

11. Any sidewalk modifications shall be replaced to the same condition, with the same materials as existed prior to the construction.

12. A letter of credit shall be required for the project in a form, and amount, approved by the Village Engineer, Village Attorney and Village Board of Trustees; including the removal of any trees, if/when approved by the Village Board Trustees.

13. All conditions from the preliminary site plan approval still applicable to this approval remain as conditions of this final site plan approval.

14. Note #20 on Sheet C-1 will be change from five (5) years to one (1) year.

Ayes: Byham, Venezky, Clyde, Slominski, Ewsuk
Nays: None

Approval of Minutes

A motion was made by Craig Byham, seconded by Scott Clyde and carried unanimously that the October 1, 2019 minutes be approved as read.

Adjournment
A motion was made by Craig Byham, seconded by Scott Clyde and carried unanimously that the meeting be adjourned at 7:21 p.m.