Planning Board Meeting
December 6, 2011

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

Carol Nellis Ewell, Village Board Liaison
Owen McIntee, Electric Superintendent
Jack Crooks, Building Inspector
Eric Stowe, Village Attorney
Donna Stassen, Planning Board Secretary
Kris Schultz, Schultz Engineering

David Perotta
Geoffrey Feltner

At this time Chairman Wohlers led the Pledge of Allegiance.

Public Hearing

The application of Perotto Holdings for preliminary and final site plan approval for 15 & 17 West Ave and 181 S Union Street requesting to remove the detached garage, re-grade, pave, combine and stripe all parking areas at same.

Kris Schultz engineer for this project gave a brief overview of the project and highlighted the proposed improvements.

Kris Schultz: Plans are on 3 sheets, 1st page is pretty much what exists today. Also this sheet identifies the 3 parcels, 2 on West Ave and 1 on S Union Street. The detached garage building is shown which is coming down to enhance the parking area by reconfiguring the parking lot. That was the principal goal and while we were looking at the black top we looked at what could be done to potentially minimize the flooding impacts.

2nd page shows how to restripe and show access lanes in and out. A little unique situation for the Dentist parcel there really is only room for one way in and one way out. What will happen overall is that all three parcels will have a reciprocal cross access easement that will allow people to drive from one parcel to another and that easement will be given to all three property owners. We were able to add some additional parking at the small area in the south end and will do some additional paving. The removal of the garage itself opened up a large area, and we looked at the most efficient way to potentially open up access from the Feltner parcel into the center parcel and also try to maintain some uniformed traffic flow. Basically, bridging this portion here will allow traffic to come through both ways. Overall we are adding an additional 21 parking spaces which is a lot especially when funeral services are held.

Kris Schultz: The creek comes down from the hill and goes under the railroad under the subway building and the pipes are private storm sewer pipes. We looked at the possibility of piping the channel but that is a cost which is not practical. Ultimately I think the solution for this whole area is for improvements upstream, this would be much more cost effective and efficient. Better to hold on to the water from where it is coming from to prevent flooding down here.

Traffic conditions would improve with proposed exit out onto West Ave and catch the light.

Utility poles that can be removed will be removed. Same deal for site lighting, potentially moving the center pole into the corner to generate a new light to light up this area.

Sheet 3

We are trying to fine tune the grading we didn't want to go in and change everything around. What we tried to do was get everything that was possible to sheath down and go into the creek just by gravity flow. There is an existing catch basin and what that catch basin does in a storm event is that water backs up into it and surfaces and backs up into the garage. This catch basin is in a lower basin originally designed to catch the water and prevent ponding but what it really does is provides a short cut for water flooding in the creek to back up and flood out the garage. It doesn't serve any purpose what we are going to do is get rid of the drain, tap it and allow the flow to bypass. The garage floor is lower what we came up with is to put a little blacktop berm so to speak almost like a speed bump and minimize this area so that the potential flooding that comes back up will be controlled from this added height of 7 – 8 inches. The small area under the overhang we will put an inlet in, we are going to go one of two ways either put in an all weather pump or put a pump inside. I am working with Siewert Pumps to get a good pump that can stand freezing and such. I will look at those prices to see if it makes sense to do that or potentially install a crock inside the garage to drain into. Another idea would be a canopy over head which would also be a benefit for the families to stand under for protection from the weather.

It is not cost effective to try and enclose the creek it would not provide any additional parking. The access in the Feltner lot really needs to stay as closely aligned to Slayton Place as possible. Because of the additional parking and it is a pretty good change from what everyone is used to we felt it was a good idea to run this through the Planning Board.

Village Engineer David Willard: We reviewed the plans and came up with our comments. Today I received a letter from Mr. Schultz and it looks like they have addressed many of the comments that we had especially in regards to the existing conditions plan.

One of the things that Tom West pointed out when we were looking at the site was the condition of the elliptical culverts at 181 S Union they are corroded there are actually holes in the inverts. You could tell that over time silt has come through those and there is a sink hole above those in the parking lot. Tom West thought it would be wise to address that as part of this project perhaps something as simple as burying the sinkhole without going crazy and trying to replace the stream culverts.

Kris Schultz stated that could probably be a reasonable compromise. Replacing the culverts is completely out of the budget doing a minor repair might be something that we could do. These culverts are outside of the area that we are improving.

David Willard: I am interested in seeing what we are going to do with the garage door base. Anything that comes from the sky directly into that area is going to pond. Also, the way it is graded along the sidewalk for the funeral home exit water will run down that sidewalk and make its way around the corner and into that low area. What will the sump pump be designed for, what is the expected flow for that area. I have a concern with sump pumps if there is a power outage which normally happens with a gutter washer.

Kris Schultz: That is a good point do you have backup power on your building?

Mr. Perrotta: Yes we have backup generators all circuited correctly.

David Willard: The back of the dentist office the wall along the stream actually ends and there is a drop off into the stream at the very least I would like to see something there as far as a timber guide rail.

Electric Superintendent Owen McIntee stated that there is also a guide line there.

Building Inspector Jack Crooks: I took the opportunity to take the Fire Marshall Jim McKinney from the Town of Ogden to this site today, and reviewed the site in terms of what to do if there were a significant fire incident there. Jim was extremely comfortable with this building out of the way as being a major benefit to fighting any fire there. With the multiple accesses there doesn't present any problems at all.

Building Inspector: I don't see anything specifically labeled as handi cap parking on the plans. The code calls for 1 handicap spot for every 25 parking spaces.

Kris Schultz: We haven't identified that we intend to.

Owen *McIntee*: I have come up with two recommendations for the one pole in question located in the SW corner. Option A is to leave 21 B as it is in the middle of the parking lot and also install some type of bollard so that no one catches the guide wire. Option B would be removing the pole and going underground up to the pole that feeds Dr. Cellura's office with that I would have to relocate the pole up by the dentist office 10 ft to the north and also install an anchor because there are head guides that

come all the way across West Ave and back up to 3 phase coming from the north that is why these anchors are in place. Were that pole removed those costs are the responsibility of the applicant.

Owen McIntee: The pole in the NW corner of the Feltner property that one pole could certainly be relocated 20 -25 ft to the east adjacent to that wood planter. We would still maintain the area lighting at the Feltner location. We would have to check for additional easements so that we are square on that. I did not do any research on the easements.

Owen McIntee: The lighting is a miss-match of a lot of stuff and not much of it is at code. Anytime that an application comes forward and we find that things are not up to code unfortunately that is where we typically would address it. There is private wire attached to utility poles which for liability and tariff reasons should not exist. Relocating that one pole by the planter obviously we would disconnect any private wires in addition to the most north customer pole buried in the pine trees that truly is a hazard within 2 ft of the primary and should really be corrected. My overall recommendation would be to disconnect the entire thing. And upgrade all of the Spencerport lighting that is too much of an area not to be lit especially at night. There are no show stoppers but the lighting needs to be cleaned up.

Eric Stowe: I would ask that any new easements be subject to my review and approval just so that we can make sure that any easements run with all three lands at that at the end of the day no one is stuck with a parking lot that they can't get to.

Denny Marra asked what would happen with the vacant space between Feltner and APlus.

Kris Schultz: There really wasn't anything to do with that other than leave it. It just represents another point of access

Chairman Wohlers stated that the parking spaces should be 10ft vs. 9 ft which was talked about earlier.

Chairman Wohlers: Will there be a one way sign in front of the dentist office?

Kris Schultz: Yes, I think we should make an effort to note it with an arrow on the black top.

Chairman Wohlers: Back by the creek a little bit of rip rap work along the bank could be done.

Kris Schultz: We are very careful not to touch creeks, without permits.

At this time the meeting was opened up to the Public.

Carol Nellis Ewell: Will there be any spaces taken away from the Park and Ride?

Kris Schultz stated that there is only a bus stop and that is a private lot no one should be parking there to take the bus.

Public Hearing was closed at 7:45 P.M.

Chairman Wohlers stated that this was an excellent way to gain parking spots in the Village along with doing away with that old building.

Chairman Wohlers: You have those questions to answer from the Village Engineer and work out some things with Owen regarding the electric and lighting.

Owen McIntee: It might be a good idea to come up with a lighting plan because right now we have some old flood lights out there and quite honestly flood lights don't fall under dark sky criteria there is certainly 5% spillage over the 90 horizontal.

Kris Schultz: I will discuss with my client what he wants to do and it will come down to the cost. Can I ask the Board for contingent final? I am always looking for efficiency this is not a brand new building this is a preexisting parking lot and I am hoping that the Board could expedite this to save some costs for my client.

After Board Discussion the following resolution was offered:

Resolution No 12/11 **Introduced by Chairman Wohlers**
December 6, 2011 **Seconded by Denny Marra**

Resolved that the Village of Spencerport Planning Board has determined that the application of Perroto Holdings for site plan approval for 15 & 17 West Ave and 181 S Union Street, Spencerport NY requesting to remove detached garage, re-grade, pave, combine and stripe all parking areas at same as shown on plans submitted from Schultz Associates, is deemed a Type 2 action.

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

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

Resolution No 12/11/A **Introduced by Chairman Wohlers**
December 6, 2011 **Seconded by Joseph Slominski**

Resolved that the Village of Spencerport Planning Board grants conditional preliminary and final site plan approval for the application of Perotta Holdings for 15 & 17 West Ave and 181 S Union Street to remove the detached garage, re-grade, pave, combine and stripe all parking areas at same as per plans prepared by Schultz Associates dated November 15, 2011. Such conditional final approval is contingent upon applicant addressing the following issues:

- All comments from letter dated December 1, 2011 from Village Engineer David Willard.
- All comments from letter dated December 6, 2011 from SME Superintendent Owen McIntee.
- All necessary easements shown and recorded per Village Planning Board Attorney Stowe.
- Comments from Monroe County DRC.
- Comments from Planning Board.

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

ARB Meeting

Grandpa Sam's
138 S Union Street
Addition to rear elevation on property located at 138 S Union.

This is to certify that the Architectural Review Board has approved the application of Tony Aloncia for Grandpa Sam's for rear elevation renovation to be located at 138 S. Union Street, Spencerport, NY 14559 for a Certificate of Appropriateness on December 6, 2011 as outlined in the notice of decision below.

Notice of Decision

- Design to be as shown on renderings submitted December 6, 2011.
- Roofing materials to be black or charcoal colored architectural design shingles on new and existing roof.
- Lighting to be installed per code.
- Renovation to be kept in good condition as determined by the Village of Spencerport.
- After installation the applicant shall submit a photograph of the completed installation to the Village Clerk for the file.

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

Pontillo's
500 S Union Street
Signage

This is to certify that the Architectural Review Board has approved the application of Brian Hardy for Pontillo's to install signage on building located at 500 S. Union Street, Spencerport, NY 14559 for a Certificate of Appropriateness on December 6, 2011 as outlined in the notice of decision below.

Notice of Decision

Building Signage

- Building mounted sign size to be 36" x 84" as shown on rendering submitted December 6, 2011.
- Design and colors of sign to be as shown on rendering submitted December 6, 2011.
- Existing lighting to remain.
- Sign to be kept in good condition as determined by the Village of Spencerport.
- After installation the applicant shall submit a photograph of the completed installation to the Village Clerk for the file.

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

Approval of Minutes

Motion made by Chairman Wohlers seconded by Denny Marra and carried unanimously to approve the minutes of November 1, 2011 as written.

Adjournment

Motion made by Chairman Wohlers seconded by Joseph Slominski and carried unanimously to adjourn the meeting at 8:30 p.m.