

**Minutes of the Town of Perinton
Planning Board Meeting of March 20, 2013**

Planning Board Members Present

Mark Anderson, Chairman
T.C. Lewis
James P. Brasley
Dwight Paul
Kenneth O'Brien
Craig Antonelli
Norm Gardner

Conservation Board Members Present

Chris Fredette
Andrew Rodman

Town Officials Present

Robert Place, Town Attorney
Tim Oakes, Town Engineer
Michael Doser, Director Code Enforcement & Development (CED)
Lori Stid, Planning Board Clerk

Absent

Thomas Beck, Commissioner, DPW

Mr. Anderson called the meeting to order at 7:30 pm, introduced the Board and staff present, and explained the procedures. He welcomed Norm Gardner to the Planning Board. Mr. Gardner has replaced Dave Kates who recently retired from the Planning Board.

Mr. Anderson states that Southeast Quadrant Mobile Critical Care Unit – 2527 Baird Road, has withdrawn from tonight's agenda, and has not yet rescheduled.

Sign(s):

Star Physical Therapy – 790 Ayrault Road

John Spoto presented his sign application to the Board. The sign he is proposing to put on the building used to be in the Greece office. He states that if the Board allows him this building mounted signage that he will remove the ground mounted signage at the road. He states that Perinton Medical Center has two signs and the building across the way has two signs; one on the building and one in the yard, he is more than willing to remove the ground mounted signage to allow this building mounted signage to go up. He states that maybe later he will seek to get it put back up; for now, it is his preference to get the signage on the building. This business is open 24/7 and the lighting on this will allow for a little more light in the parking lot. He will seek ZBA approval for the building mounted signage. He understands that he can't have the phone number on the sign. The name of the business is Star Fit 24/7, but if there is a problem with that, then he will just use Star Physical Therapy. He will comply with what the Town Code allows.

Mr. Anderson asked for questions or comments from CED.

Mr. Doser states that CED issued comments as follows:

Reference Code: Commercial Section 174-9 (B) states: Restricted Business District, office buildings and complexes. One freestanding identification sign is permitted for each office complex. If there is one building or one tenant, there shall be only one identification sign. One directory or listing sign is permitted for each building within the complex. Where only one building is contained within a site and both an identification sign and a directory sign are desired, they must be combined into one sign. The location, area, height, color, style and lighting of each such sign must be approved by the Planning Board simultaneously or subsequent to site plan approval. The location of said sign, in compliance with applicable setbacks, is to be determined by the Planning Board and shall not exceed four feet in height and 24 square feet in area but may have lettering on two sides of the sign.

1. **The proposed signage is to install a building mounted sign 10'x 3' (30 sq. ft.)**
2. **The building linear frontage is 140 feet**
3. **Variance required; a building mounted sign not permitted within a Restricted Business District.**

If the applicant decides he wishes to keep both building mounted and ground mounted, then a variance will need to be obtained to allow both signs.

Mr. Paul states that he spoke with Mr. Spoto earlier this week. He is not sure exactly what the applicant wants. The application that is before the Board tonight is for a 2nd sign that is building mounted, which shows a phone number and hours of operation. He believes that Mr. Spoto has agreed to remove the ground mounted sign and replace it with the building mounted sign. That would require a variance. Mr. Paul does not feel that the application is complete for what the applicant is now seeking. He would like the application to be accurate for exactly what the applicant is asking for. The applicant states that he is asking to remove the ground mounted sign and have a building mounted sign that shows just Star Physical Therapy if that is what the Board wants. He would like to have the StarFit 24/7 underneath that if possible, as that is the name of the business. If he can't have the 24/7, then he probably would not put StarFit on the sign. Mr. Paul asks Mr. Doser if the Board should have an accurate

sign application before them before any decision is made. Mr. Doser states that an accurate application and photo of what the applicant is asking for would be helpful. Mr. Paul asks if it is possible to get this applicant on the next agenda to give him time to submit an accurate application. He would still have to obtain a variance to allow building mounted signage, and then come back to the Planning Board for sign approval on April 3. Mr. Place states that in order to have a building mounted sign, the applicant would need to seek a variance, and if the applicant wants to have both signs, then he would also need to seek a variance for that.

Mr. Anderson states that if the applicant is willing to remove everything except for the words Star Physical Therapy with the logo on the building mounted sign and is also willing to remove the ground mounted sign, then he can support this. He would be comfortable approving it with conditions stating what the sign would say specifically and also with the condition of removing the ground mounted sign and obtaining a variance from ZBA for building mounted.

Mr. Lewis asks what 24/7 means on the proposed sign. The applicant states that is the name of the fitness component of the business that allows 24/7 membership. They have a keycard and can come and go. Mr. Lewis asks what the sign will look like once the phone number and Starfit 24/7 are removed. It shows the background to be black. The applicant states that if that is required, the entire background would white and backlit with black lettering. Part of the logo is red. Mr. Lewis states that the Town does not allow phone numbers on signage. Mr. Lewis states that he does not favor two signs. He realizes that there are two buildings right near this that have them. He voted against them, however, they were passed anyway. This is a good business. If the applicant wants to keep both signs, then he would need to apply for a variance for both signs. Mr. Lewis would like to see approval of the building mounted sign with a condition of removal of the ground mounted sign until approval is given for two signs by the ZBA if that is what the applicant wishes to happen. It is not practical to take it down and then put it back up. Mr. Spoto states that he is willing to take down the ground mounted sign. The only people that can see that sign is people coming down the hill and heading north; no one can see it; this is a dangerous intersection. He wants to submit a landscape plan to remove some of the trees and that will help make the building mounted sign more visible.

Mr. Brasley states that if the applicant feels that a building mounted sign is better for visibility than a ground mounted sign, then he is willing to go along with that. He is comfortable making any approval tonight subject to the applicant obtaining a variance for a building mounted sign. He asks if the number 790 is on the building. Mr. Spoto states that it is on the building. Mr. Spoto asks if the Town wants the number on the sign. Mr. Brasley states that the Town supports identification of the address on the sign; either just 790 or 790 Ayrault Road. He supports the sign being internally lit as there are no residences nearby. He supports the sign to say Star Physical Therapy, either 790 or 790 Ayrault Road, and be internally illuminated with the condition that the monument sign be removed, until and unless the applicant obtains a variance to allow building mounted signage and allow two signs.

Mr. O'Brien states that he has been to this facility a number of times. He thinks that the trees will be in the way of the building mounted sign being viewed. Mr. Spoto states that the trees are overgrown and are growing in a berm, and he would like to remove them. Mr. Spoto states that he would like to submit a landscape plan to the Town to remove the trees.

Mr. Antonelli agrees with Mr. Anderson. He feels that the building mounted signage will be able to be seen from Ayrault with the trees the way they are now; not from Route 250 as it is a higher elevation.

Mr. Gardner supports the sign to say Star Physical Therapy, either 790 or 790 Ayrault Road, and be internally illuminated with the condition that the monument sign be removed.

Mr. Paul made a motion to grant approval for sign application received by the Town on January 31, 2013, with the following conditions:

1. Signage may say Star Physical Therapy, with the address of 790 or 790 Ayrault Road.
2. Sign is internally lit.
3. Sign is building mounted.
4. Applicant to remove existing monument sign.
5. Applicant to obtain approval from the ZBA for a building mounted sign.

Mr. Lewis seconds the motion.

Motion carries 7 – 0.

Summit Federal Credit Union – 665 Moseley Road

Mark Brewer, Vice President of Summit Federal Credit Union, presented the sign application to the Board. They received final site plan approval in March 2012. The building is under construction. They are aware that they need to appear before the ZBA at their April 22 meeting. The parcel is in a split district between commercial and restricted business. They hope to open in June 2013.

James Peacock, Premier Sign Systems states that they wish to have two halo lit illuminated channel letter sets; one on the east elevation facing Moseley Road and one on the west elevation, which is the rear of the building facing the plaza and the access road leaving the plaza. Each sign is 61 sf total with logo and channel letters.

Mr. Anderson asked for questions or comments from the audience, and there were none.

Mr. Anderson asked for questions or comments from CED.

Mr. Doser states that CED issued comments as follows:

Reference Code: Commercial Section 174-9 (B) states: Restricted Business District, office buildings and complexes. One freestanding identification sign is permitted for each office complex. If there is one building or one tenant, there shall be only one identification sign. One directory or listing sign is permitted for each building within the complex. Where only one building is contained within a site and both an identification sign and a directory sign are desired, they must be combined into one sign. The location, area, height, color, style and lighting of each such sign must be approved by the Planning Board simultaneously or subsequent to site plan approval. The location of said sign, in compliance with applicable setbacks, is to be determined by the Planning Board and shall not exceed four feet in height and 24 square feet in area but may have lettering on two sides of the sign.

1. **The proposed signage is to install two building mounted signs, one on the east elevation and one on the west elevation, and further to install a sign on the entrance door archway. The building mounted signs are 61.2 sq. ft. each (122.4 sq. ft.) and the archway sign to be 5 sq. ft.; the total proposed signage to be 127.4 sq. ft.**
2. **The building linear frontage is 76 feet.**
3. **Variance required; a building mounted sign not permitted within a Restricted Business District.**

Mr. Anderson asked if CED made a determination that this parcel is a corner lot. Mr. Doser states yes.

Mr. Paul states that on the entrance to the building the words the Summit appear to be etched in stone in the archway. The applicant states that there is no color in it; it is etched in it. It is precast concrete. Mr. Paul asks Mr. Doser if CED would consider this a sign. Mr. Doser states no; it is considered an architectural treatment. Mr. Paul supports two signs at this location for visibility.

Mr. Anderson supports this signage. It is very tasteful. Mr. Anderson asks what color the letters are at night. The applicant states that it is a black glow at night.

Mr. Lewis supports the sign application and feels it is nice looking.

Mr. Brasley supports the request. He inquires why the application says the parcel is 687 Moseley Road and the agenda says 665 Moseley Road. The applicant states that this parcel was recently subdivided and this is the new address that the Town assigned to it. Mr. Brasley asks if the building was going to show the number 665 anywhere. The applicant states that the numerals of the address will be on the glass above the arch. Mr. Brasley states that he supports both signs.

Mr. O'Brien supports the request as submitted.

Mr. Antonelli supports the request as submitted; however, he is not a big fan of the halo lighting as it is blurry at night.

Mr. Gardner asks how this property classifies as a corner lot being allowed two signs. The sign faces the rest of the plaza and not the public street. Mr. Anderson asked Mr. Doser to explain this. Mr. Doser states that is because it is visible from Route 31 and Moseley Road. Mr. Gardner feels it would be better off on the other side of the building, and would be visible from a public access. This is really the rear of the building. He feels the signs are attractive.

Mr. Paul made a motion to grant approval for sign application received by the Town on March 6, 2013, with the following conditions:

1. Applicant to obtain variance from ZBA for a building mounted sign in a Restricted Business District.
2. Signs are building mounted on east and west elevation.
3. Signs are 61.2SF each.
4. Signage is illuminated by halo illumination.
5. Lettering is black.

Mr. Lewis seconds the motion.

Motion carries 7 – 0.

New Application(s):

Southeast Quadrant Mobile Critical Care Unit – 2527 Baird Road. Clark, Patterson, Lee, Design Professionals, as agent for Southeast Quadrant Mobile Critical Care Unit, Inc., owner of property located at 2527 Baird Road, requesting preliminary and final site plan approval to construct a 2300 sf addition to existing facility of 1300 sf garage to house three first response vehicles and 1,000 sf addition for storage, office and training room.

Presenter: Clark, Patterson, Lee – Steve Mattern
Zoned: Industrial (use – public buildings & grounds)

Keybank – Perinton – 6716 Pittsford-Palmyra Road. Vocon, as agent for KeyBank National Association, owner of property located at 6716 Pittsford Palmyra Road, requesting preliminary and final site plan approval for 20 X 60 addition (1200 sf addition) to existing building, including additional drive-up lane to accommodate a video automated teller to provide customers with 1 ATM/AHD lane and 2 VAT lanes, facade modification, updated landscaping and lighting.

Presenter: Vocon, Scott Wallenhorst
Zoned: Commercial

Mr. Wallenhorst presented the proposed plans to the Board as described in letter of intent, as shown below.

VOCON.



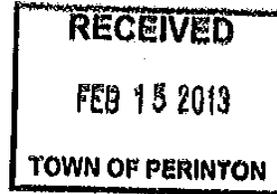
cleveland
3142 Prospect Ave E
Cleveland, Ohio 44115
216.588.0800 p

new york
340 Madison Avenue, 19th Floor
New York, NY. 10173
212-220-9314 p

vocon.com

February 14, 2013

Town of Perinton Planning Board Member
Town of Perinton
1350 Turk Hill Road
Fairport, NY 14450
585.223.0770



RE: Keybank – Perinton
Project No.: 130565.00
6716 Pittsford-Palmyra Road

To whom it may concern,

KeyBank is looking to make modifications to its current location at 6716 Pittsford-Palmyra Road. The modifications would include an addition to the building providing more offices, a conference room, additional windows to the exterior and a complete upgrade to the entire interior of the existing branch. An additional drive-up lane is also being proposed to accommodate a VAT (Video Automated Teller) providing customers with 1 ATM/AHD lane and 2 VAT lanes. The exterior of the building will also be receiving a new skin speaking to the new building addition. The entire site will receive updated landscaping, along with new lighting to meet code. Please find a complete package of drawings attached for your reference to the project. I look forward to presenting this project to you at the March 20th Planning Commission meeting and hearing your comments on the proposed project. Your consideration is greatly appreciated.

Please contact me with any questions.

Sincerely,



Scott D. Wallenhorst
Project Manager

He described the building elevations. He states that based on comments received, they have modified the plans that were presented to the Town on February 15, 2013 to reflect the changes as were requested and these are the plans they are showing tonight. They have relocated the dumpster. They show upgraded landscaping. He described the interior proposed changes. They are scheduled to appear before ZBA on 3/25/13 for the following:

1. Section 208-14 E (2), to allow a proposed building canopy to set 67 feet from pavement edge (Pittsford Palmyra Road) instead of 100 feet.
2. Section 208-42 H, to allow the front landscaping buffer area to be 31.7 ft. instead of 50 feet.
3. Section 208-16 B (1), to allow 18 parking spaces instead of 19 parking spaces.
4. Section 208-16 (11), to allow 12 reservoir parking spaces (4 per lane) instead of 30 reservoir parking spaces (10 per lane).

He feels that they will be able to make some modifications and be able to meet the required number of parking spaces without compromising the green space.

Mr. Leonardo states that they received the DPW comments. They reviewed the comments and feel that they will be able to work this out with DPW. They may end up with a retaining wall which will give them better access from the public way. They have achieved 38% green space and also include 19 stalls, and they will no longer need the variance for one parking space.

Mr. Anderson asked for questions or comments from the audience, and there were none.

Mr. Anderson asked for questions or comments from the Conservation Board. Chris Fredette inquired about the connection between the sidewalk on Pittsford-Palmyra Road and the parking lot. She states that it looks like stairs although they were told it is a ramp. Mr. Leonardo states that it will have a more extended ramp to it with a slight retaining wall to account for the grade difference. They have redrawn the plans to maintain the trees. It will look like a long extended sidewalk on an incline. They may add a handrail. Ms. Fredette states that the plans as shown on the wall tonight are not the same as the plans that were submitted. The applicant states that they felt that they should bring something to this meeting to acknowledge the comments that were made by DPW. It shows ADA compliancy and they didn't want to damage trees. They added the other parking spot and double striped parking lot.

Mr. Anderson asked for questions or comments from CED. Mr. Doser states that CED issued comments as follows:

Code Enforcement Comments

1. **“No Parking Sign” needed for handicapped accessible aisle.**
2. **“Permit required” needed on ADA signage.**
3. **Striping detail needed.**
4. **Dimensions, construction details and material for dumpster enclosure.**
5. **Vertical clearance detail on site plan for drive-through.**
6. **Clearance signage needed for drive through. Must be at least 98” per AN SI A117.1.**
7. **Applicant is pursuing variances for:**
 1. **Front building setback to be 67 feet instead of 100 feet.**
 2. **Front landscaping buffer to be 31.7 feet instead of 50 feet.**
 3. **18 parking spaces instead of 19 required spaces.**
 4. **12 reservoir drive-through parking spaces instead of 30 reservoir drive-through parking spaces.**

Mr. Anderson asked for questions or comments from DPW. Mr. Oakes states that DPW issued comments as follows:

General

1. **Replace the Cleanout Detail (provided on Sheet C-501, No. 14) with the Town’s Sanitary Lateral Detail (D30A) from the Town’s Design Criteria. The lateral needs to be specified as 6” PVC SDR 21 pipe.**
2. **It appears that the net increase in impervious surfaces (pavement and rooftop) is approximately 600 square feet. There is presently no stormwater treatment, nor detention on this site, which hosts several car washes throughout the year. The applicant’s engineer should propose some form of detention and treatment for runoff from this site.**
3. **Show how the proposed building addition’s roof drainage is directed to the storm sewer. The Town’s Design Criteria requires the pipe material to be PVC, SDR-35, which should be specified on the plans. Design calculations need to be provided to size this lateral pipe.**
4. **It appears that the applicant is proposing to construct a ramp from the existing sidewalk along Rt. 31 to the proposed drive through expansion on the south side of the building. Confirm if this is indeed a ramp, as well as that it meets ADA standards. A section for the entire length of the ramp needs to be provided, as well as construction details.**
5. **Double hairpin striping is required for parking spaces. Provide the detail on the plans.**
6. **A Letter of Credit is required for the site improvements.**
7. **This project is in a Town Ped Zone. The applicant is required to make a contribution to the Town’s Sidewalk Fund.**
8. **Show the width for drive through lane No. 1 and the west entrance drive.**
9. **The required variances will need to be obtained prior to the plans receiving final approval signatures. Show the width for drive through lane No. 1 and the west entrance drive.**
10. **Provide an entrance only sign at west entrance.**

He feels that they can work out the details of the ramp. Mr. Anderson asks Mr. Oakes if the Town has made a determination for a sidewalk fund amount. Mr. Oakes states not yet.

Mr. Anderson asked for questions or comments from Attorney Place, and there were none.

Mr. Anderson supports this request. Mr. Anderson asks the applicant what data they have for stacking at ATM from other branches. The applicant states generally, no more than 3 cars at a time; maybe 4. Mr. Anderson inquired what retaining wall height they are looking at. The applicant states anywhere from 18" to 3'. They don't want to remove trees, so they don't want to do more excavation.

Mr. Lewis asks why need the ramp. The applicant states it is a public walkway and must follow guidelines of ADA. Mr. Lewis doesn't think anyone will ever use it. Mr. Lewis asks why they are moving the dumpster from southeast to northeast. Mr. Lewis liked it better where it was shown on the plans that were submitted originally, as it is more hidden where it is now with the elevation change. He inquires what time of day the dumpster will be emptied. The applicant states it was moved for new parking configuration. The dumpster will be emptied in early morning. Mr. Lewis inquired what the proposed landscaping is. The applicant states they are proposing 24 – 30" dense ewe. They are also proposing shrubs against the building. North of that would be grass. Mr. Lewis feels that a few more bushes with the grass would look better. The applicant states that they can review this with KeyBank.

Mr. Brasley doubts anyone will use that ramp either, but it is required for ADA. He cautions the applicant that teenagers will likely use that ramp for skateboarding. Mr. Brasley states that what the applicant showed on the application to the ZBA for the variances is different than what is shown on the drawings here tonight as to the front yard setback off of pavement. Mr. Doser states that it is 67' instead of 100'. The applicant states it is 67' from the back of the existing curb, not the ROW. From the ROW line to the new canopy line is 31.7'. Mr. Brasley states that it is measured from the pavement not the ROW. Mr. Brasley states that he would like to see the correct number shown on the plans from pavement to canopy. He agrees with the variance landscape buffer request, although he feels that with very little expense they could provide a little more landscaping facing the north end of the plaza; it wouldn't need to be reviewed by the Planning Board, the Building Dept. could review it. This would help mitigate the loss of the front landscape buffer. He inquires what the existing lighting is and what they are proposing. He realizes that there are requirements as it is a bank. The applicant states that there are existing light poles that will be removed that exist on the curb (pointing) and they will be removed. They are providing additional site and building lighting to meet the requirements. They need to have 10' candles within 5' of the ATM. They are required to provide 2' candles within 5' ATM, and 1' candle radius along the rest of the site. They are down lit. They will meet ½' candle at the property line. The applicant states this is shown on the photometric plan that was submitted. Mr. Brasley asks if there will be building mounted lighting. The applicant states yes and he describes the sconces that are on each side of the doors at the building entrance. They are wall packs. There will be soffit lighting flush with the underside of the canopy. Mr. Brasley asked if rooftops mechanicals are screened. The applicant states that this was also part of the submittal and it shows the screening. Mr. Brasley states that this request does not include any signage as it is a separate application. Mr. Brasley encourages the applicant to show on their sign application that they are on a corner, even though they are not, like the previous bank sign applicant did. KeyBank is as much on a corner as Summit Federal Credit Union is. Mr. Brasley supports all of the variances. He feels that the Town should modify the code for 4 car stacking as these variances are granted frequently for banks. Fast food should be kept at 10, but other uses like banks, dry-cleaners, pharmacies should be at 4. He feels that this will be a good upgrade to this existing site.

Mr. Paul expresses confusion as to what site plan they are reviewing. The plan on the Board is not the plan that he has in front of him. He asks the applicant to describe the changes to the plans on the board as compared to what he has in front of him. Mr. Paul supports the variances. He inquires what the dumpster enclosure will look like, and the applicant reviews what was submitted to the Town.

Mr. O'Brien supports the request, and notes that there is no longer any need for the variance for 18 parking spaces instead of 19. He feels that a little more landscaping would be appropriate and more attractive.

Mr. Antonelli supports the request; this site needed an upgrade. He would like to see the setbacks marked clearly on the plans and measured from what to what that is consistent with Town Code.

Mr. Gardner supports the request. He inquires if there was an increase in impervious surface, and if so, what is the total now. The applicant states that they were at 38% total green space with the final revised plan, and they didn't really do a calculation for a differential. Mr. Gardner states that he prefers the plans that the applicant has shown on the board as compared to what was submitted. He would like to see a tree added to the grass area; the architectural rendering showed it, and he feels that it would fit in nicely. He supports the variances. He states that when the carwashes are held here, the cars are stacked out into the street. Mr. Gardner states that he will be interested to see if the sign application that is submitted is for two signs.

Ms. Fredette states that the Conservation Board recommends a Negative Declaration of SEQR. There is improved compliance with ADA than existing conditions, by employing access ramps. This proposed project will provide pedestrian access via a ramp to the existing sidewalk along Pittsford-Palmyra Road. There will be a negligible increase in impervious surface.

Mr. Anderson made a motion to grant a Negative Declaration of SEQR for the reasons as cited by the Conservation Board.

Mr. Lewis seconds the motion.

Motion carries 7 – 0.

Mr. Anderson made a motion to require the applicant to contribute to the Town sidewalk fund in an amount to be determined by the DPW.

Mr. Lewis seconds the motion.

Motion carries 7 – 0.

Mr. Brasley made a motion to grant preliminary site plan approval for 20 X 60 addition (1200 sf addition) to existing building, including additional drive-up lane to accommodate a video automated teller to provide customers with 1 ATM/AHD lane and 2 VAT lanes, facade modification, updated landscaping and lighting, for plans received by the Town on 2/15/2013, subject to the following conditions:

1. Satisfaction of any remaining concerns of the DPW.
2. Applicant to obtain any necessary variances from the ZBA, and the applicant is to list the variances and the date granted on the final drawings submitted for signature.
3. Applicant to adjust the final drawings submitted for signature to show the handicapped accessible ramp as discussed tonight to meet ADA requirements. This ramp shall have no retaining walls any higher than 3'.
4. Applicant is to label on the final drawings submitted for signature the crosswalk from the ramp across the parking lot to the building.
5. Applicant is to review and correct any setback variances, specifically the front setback off of Pittsford-Palmyra Road on the final drawings submitted for signature, based on the determination of the Building Department.
6. This application includes no signs; if the applicant wants signage, they must return to the Planning Board with a separate application.
7. Application is to add some additional landscaping on the final drawings submitted for signature, particularly on the north new grass area to the satisfaction of the Building Department.
8. Applicant to provide the 19th parking space as discussed tonight to meet code, and show on the final drawings submitted for signature that no variance is required for that.

Mr. Paul seconds the motion.

The applicant inquired if they could have some flexibility as to the height of the retaining wall. Mr. Brasley states that they said 3'. The applicant states it could be higher. Mr. Brasley states that the Town has been burned in the past with this, and that is why they put a limitation on the height of the retaining wall. The applicant states that with the grade difference, it will not be noticeable from the roadway. Mr. Anderson states that anything higher could change the landscaping and drainage and that is why they put a height limit on it. Mr. Brasley states that he would be willing to go to 4' maximum; however, if it goes higher than that, the applicant will need to address that with the DPW.

Mr. Brasley amends condition number 3 to be:

3. Applicant to adjust the final drawings submitted for signature to show the handicapped accessible ramp as discussed tonight to meet ADA requirements. This ramp shall have no retaining walls any higher than 4'.

Mr. Paul seconds changing condition number 3 to be no retaining wall any higher than 4'.

Motion carries 7 – 0

There was a discussion on what set of plans was being approved; the plans that were submitted to the Town on 2/15/13 or the plans that the applicant posted on the board tonight. Mr. Oakes states that any plans that are approved should be the plans that were submitted to the Town on 2/15, with the conditions of approval that will address the changes that the applicant has shown on the plans that are posted on the board tonight. Mr. Gardner states that the conditions of approval do not address the dumpster rotation. Mr. Anderson states that the sidewalk change was also not a condition. Mr. Brasley states that it does in condition #4.

Mr. Brasley amends the motion to include condition #9 to be:

9. Applicant to show on the final plans submitted for signature the dumpster rotation from facing west to north and repositioned slightly to the west.

Mr. Paul seconds changing the motion to include condition #9.

Mr. Antonelli states that a signature block is to be added to the final drawings submitted to the Town for signature.

Mr. Brasley amends the motion to include condition #10 to be:

10. Applicant to add a signature block on the final drawings submitted to the Town for signature.

Mr. Paul seconds changing the motion to include condition #10.

Motion carries 7 – 0.

Mr. Brasley made a motion to grant final site plan approval for 20 X 60 addition (1200 sf addition) to existing building, including additional drive-up lane to accommodate a video automated teller to provide customers with 1 ATM/AHD lane and 2 VAT lanes, facade modification, updated landscaping and lighting, for plans received by the Town on 2/15/2013, subject to the following conditions:

1. Satisfaction of any remaining concerns of the DPW.
2. Applicant to obtain any necessary variances from the ZBA, and the applicant is to list the variances and the date granted on the final drawings submitted for signature.
3. Applicant to adjust the final drawings submitted for signature to show the handicapped accessible ramp as discussed tonight to meet ADA requirements. This ramp shall have no retaining walls any higher than 4'.

4. Applicant is to label on the final drawings submitted for signature the crosswalk from the ramp across the parking lot to the building.
5. Applicant is to review and correct any setback variances, specifically the front setback off of Pittsford-Palmyra Road on the final drawings submitted for signature, based on the determination of the Building Department.
6. This application includes no signs; if the applicant wants signage, they must return to the Planning Board with a separate application.
7. Application is to add some additional landscaping on the final drawings submitted for signature, particularly on the north new grass area to the satisfaction of the Building Department.
8. Applicant to provide the 19th parking space as discussed tonight to meet code, and show on the final drawings submitted for signature that no variance is required for that.
9. Applicant to show on the final plans submitted for signature the dumpster rotation from facing west to north and repositioned slightly to the west.
10. Applicant to add a signature block on the final drawings submitted to the Town for signature.

Mr. Lewis seconds the motion.

Motion carries 7 – 0.

The applicant submits the site and utility plan into the record that was shown on the board tonight and is marked C-111 and shown in red ink to be revised on 3/20/13

St. John of Rochester church addition – 10 Wickford Way. Labella Associates, as agent for Church of St. John of Rochester, owner of property located at 10 Wickford Way, (tax id #165.14-01-044), requesting preliminary and final site plan approval for 1600 square foot building addition(s) consisting of 1475 sf for kitchen, choir practice room and storage, and 125 sf for narthex addition.
(mailing address is 8 Wickford Way)

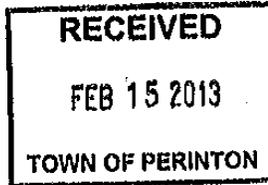
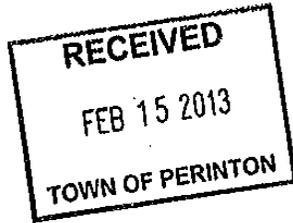
Presenter: LaBella Associates, PC, Gerard DeRomanis
Zoned: Residential A

Mr. O'Brien recuses himself from this application due to a conflict of interest. Mr. O'Brien steps down from the dais.

Mr. DeRomanis presents the application to the Board as per letter of intent as shown below.

February 15th, 2013

Town of Perinton
Planning Board
1350 Turk Hill Road
Fairport New York 14450



RE: St. John of Rochester – Parish Additions and Alterations

Dear Planning Board Members:

8 Wickford-mailing
10 Wickford- legal addr
165-14-01-044

The purpose of this application is to obtain preliminary and final site plan approval to proceed with our proposed expansions at St. John of Rochester Parish of 8 Wickford Way. For your review, we have provided the Planning Board Application, Short Environmental Assessment, Agricultural Data Statement, as well as Preliminary and Final Site Plan Review forms. Site Plan, Exterior Elevations, and Exterior Rendering Drawings have also been provided.

The purpose of our project is to update and expand the existing Sanctuary and Parish Center buildings to continue to serve the current faith community. The expansion is comprised of two single-story additions, located at the south Narthex (entry) and to the north, between the existing Sanctuary and Parish Center, totaling 1600 square feet. The Narthex addition provides an opportunity to increase the existing entrance height, with a proposed glass façade, to create a new sense of entry as well as allow natural light to enter into the Sanctuary. The north addition infills an existing areaway with an upgraded kitchenette and a choir practice room. Renovations include finish upgrades, new pews, a redesigned accessible sanctuary platform, consolidated and upgraded accessible restrooms, storage areas, and improved circulation space.

Proposed exterior materials will reflect the existing material pallet found at the Sanctuary and Ministry Center buildings. The roofline of the north addition will match the existing ministry center height and terminate with a matching fascia profile and color. The roofline of the south Narthex addition will create a new high roof which will compliment the lines of the Sanctuary roof beyond. Façade materials for both additions are shown as clapboard, painted to match existing, but may become brick. All aluminum window assemblies and storefront systems will match existing finish colors. The Narthex center storefront system may contain elements of stained glass.

Mechanical system upgrades and relocation are a fundamental part of this project. Proposed units for the Sanctuary will provide an efficiency upgrade while replacing units which are past their useful life. Exterior units found at grade are proposed to reside within a new sunken mechanical pit, similar to their current status. Safety railings and shrubbery will be provided to create a visual barrier. A potential rooftop unit is proposed at this time. If needed, the unit will be strategically places for minimal visual impact and will be fully screened.

We thank you for your time and consideration to our proposed expansion at St. John of Rochester Parish.

Sincerely,

Gerard DeRomanis
Architectural Designer
LaBella Associates, P.C.

There is no change of use being proposed at this time. He explained that 15 plantings that will be 5' – 6' shrubs. He described the elevations as submitted. They are attempting to allow more natural light into the building. They are going to be replacing the shingles and roof. There may be some stained glass.

Mr. Anderson asked for questions or comments from the audience, and there were none.

Mr. Anderson asked for questions or comments from the Conservation Board. Mr. Rodman states that the Conservation Board has reviewed this request and is prepared to make a SEQR recommendation.

Mr. Anderson asked for questions or comments from CED. Mr. Doser states that CED issued comments as follows:

Code Enforcement Comments

1. Elevations indicate there are rooftop mechanical units that will be fully screened. Please provide screening detail.

The applicant acknowledges the comments by CED and DPW and has no issue with them.

Mr. Doser states that the application does not require an amendment to the Special Use Permit as the additional space is relatively small and will primarily be used by existing parishioners.

Mr. Anderson asked for questions or comments from DPW. Mr. Oakes states that the DPW issued comments as follows:

General

- 1. Add silt fence to the site plan, downhill of the work site.**
- 2. The lighting photometrics need to be plotted to scale on the site plan.**
- 3. Show modifications to the sanitary sewer lateral and a new cleanout to be installed outside the building.**
- 4. The proposed construction access is in a curbed section of Wickford Way. Relocate the construction access entrance to the south of the catch basin and provide inlet protection.**

Mr. Anderson asked for questions or comments from Attorney Place, and there were none.

Mr. Gardner states that he supports the application. This will be an enhancement to a good member of the community and he doesn't see any issues with the request. He doesn't feel that there will be any change in the view shed from Pittsford-Palmyra Road. The natural light coming in from the south will be an enhancement to the facility.

Mr. Antonelli supports the application. This is a needed facelift for an older building. Mr. Antonelli asks if they are changing any parking, and the applicant states no. Mr. Antonelli asks if they are changing the flow of traffic, and the applicant states no. The site plan consists of minor modifications.

Mr. Paul supports and has no questions or concerns. He is pleased to see this proposed upgrade.

Mr. Brasley supports the project and has no questions or comments.

Mr. Lewis supports the project and is prepared to go forward.

Mr. Anderson supports the project and agrees that the upgrades will enhance the site.

Mr. Rodman states that the Conservation Board recommends a Negative Declaration of SEQR with the following findings:

This project will provide increased energy efficiency, by employing increased natural light and solar heat. There will be visual screening of the mechanical systems.

Mr. Anderson made a motion to grant a Negative Declaration of SEQR for the reasons as cited by the Conservation Board.

Mr. Gardner seconds the motion.

Motion carries 6 – 0, with one abstention of Mr. Lewis.

Mr. Brasley made a motion to grant preliminary site plan approval for 1600 square foot building addition(s) consisting of 1475 sf for kitchen, choir practice room and storage, and 125 sf for narthex addition for plans received by the Town on 2/28/13, subject to the following conditions:

1. Satisfaction of any remaining concerns of the DPW.
2. Applicant to provide a screening detail for mechanical units for the ones in the pit and any rooftop mechanicals.

Mr. Lewis seconds the motion.

Motion carries 6 – 0, with one abstention of Mr. O'Brien.

Mr. Brasley made a motion to grant final site plan approval for 1600 square foot building addition(s) consisting of 1475 sf for kitchen, choir practice room and storage, and 125 sf for narthex addition for plans received by the Town on 2/28/13, subject to the following conditions:

1. Satisfaction of any remaining concerns of the DPW.
2. Applicant to provide a screening detail for mechanical units for the ones in the pit and any rooftop mechanicals.

Mr. Lewis seconds the motion.

Motion carries 6 – 0, with one abstention of Mr. O'Brien.

**Discussion:
ZBA – 3/25/13**

Meagher Engineering, as agent for 7278 Pittsford Palmyra Road, LLC, (David Cerrone), owner of property located at 7278 Pittsford Palmyra Road (Fitch Construction), requesting the following variances of the Town of Perinton Zoning Ordinance:

1. **Section 174-9 D of the Sign Code, to allow two building mounted signs on the main showroom building in addition to the existing freestanding sign.**
2. **Section 174-6 D of the sign Code, to allow a proposed sign to extend 5'6" from the building face instead of 18".**
3. **Section 174-10 A of the Sign Code, to allow the existing freestanding sign to have a 0' front setback instead of 25 feet.**

Said property being located in a Commercial District.

The Planning Board has mixed views regarding the following variances (Planning Board votes were 4 in favor of denial and 2 in favor of approval)

1. Section 174-9 D of the Sign Code, to allow two building mounted signs on the main showroom building in addition to the existing freestanding sign.
2. Section 174-6 D of the sign Code, to allow a proposed sign to extend 5'6" from the building face instead of 18".

The Planning Board Members that recommend denial of the requests feel that there would be too many signs on the main showroom building along with the potential of 2 more requested future signs on the storage building. They feel that the monument sign at the road only is the proper application for identification of the business. They feel there is no need for the building mounted signs and the request does not conform to the code. In addition, the adjacent properties have not received Town zoning approval for additional building mounted signs. They feel the approval of this variance would set precedence and lead to the proliferation of building mounted signs, in addition to the monument sign, in this area.

The Planning Board Members that recommend approval of the requests feel that the request is minor, considering the applicant is performing a major renovation to the showroom building and the signs will fit nicely with the architecture and are functional. They feel the signs are simple and would identify entrances to the building by using the business name instead of the word "entrance". In addition, approval of this variance would eliminate the improper painting of the business name on the windows in a non-professional way (i.e. the adjacent neighbors Design Pool, Chakara...etc) and would allow for a simple professional made sign.

The Planning Board recommends approval of the following variance because it is preexisting and non-conforming.

3. Section 174-10 A of the Sign Code, to allow the existing freestanding sign to have a 0' front setback instead of 25 feet.

Vocon, as agent for Bankers Trust Company of Rochester (KeyBank), owner of property located at 6716 Pittsford Palmyra Road, requesting the following variances of the Town of Perinton Zoning Ordinance:

1. **Section 208-14 E (2), to allow a proposed building canopy to set 67 feet from pavement edge (Pittsford Palmyra Road) instead of 100 feet.**
2. **Section 208-42 H, to allow the front landscaping buffer area to be 31.7 ft. instead of 50 feet.**
3. **Section 208-16 B (1), to allow 18 parking spaces instead of 19 parking spaces.**
4. **Section 208-16 (11), to allow 12 reservoir parking spaces (4 per lane) instead of 30 reservoir parking spaces (10 per lane).**

Said property being located in a Commercial District.

The Planning Board recommends approval of the aforementioned variances for the following reasons:

- (1) This request is minor and the setback is measured from the stand alone added canopy, not the main building. This added canopy works well with the overall approved site plan.
- (2) The applicant is providing additional landscaping to the site in general. There is also a 5 FT +/- grade difference from the road to the site. In addition, they are providing a handicap accessible ramp from the sidewalk on Pittsford Palmyra Road to the site. The Board looks favorably upon this pedestrian traffic site access and this ramp will help mitigate the reduced buffer area.
- (3) The applicant has added the 19th parking space on the approved site plan; therefore this request should be removed from the application.
- (4) The request to allow 12 stacking spaces instead of 30 stacking spaces for a drive-in teller is minimal and will work well with the proposed traffic flow and site design. In addition, most banks in Town have received a similar variance.

Minutes – 2-6-13

Mr. Paul made a motion to approve the minutes of 2/6/13, as submitted.

Mr. Lewis seconds the motion.

Motion carries 5 – 0, with one abstention of Mr. O'Brien due to absence, and one abstention of Mr. Gardner, who was not yet a member of the Planning Board.

There being no further business before the Board, the meeting adjourned at 9:00 PM.

Respectfully Submitted,

Lori L. Stid, Clerk