

A regular meeting of the Village of Victor Planning Board was held on Wednesday, May 23, 2018, at the Village Hall, 60 East Main Street.

MEMBERS PRESENT: Chairperson Meg CHaides
Member Steven Van Dyke
Member Jeffrey Swan
Member Charles Criss
Planning Clerk Roseanne Turner-Adams

MEMBERS ABSENT: Vice Chairperson Peter Kowal

OTHERS PRESENT: Robert Kelly, Wes Pettee, Sean Maguire, Rebecca Melton

Meeting called to order at 7:00 PM by Chairperson CHaides.

Salute to the flag.

Resolution #15-18PB
Acceptance of Minutes

On a motion made by Charles Criss, seconded by Steven Van Dyke, the following resolution was ADOPTED 4 AYES 0 NAYS

Resolved, to accept the minutes dated April 25, 2018.

2 East Main Street-Rebecca Melton
Site Plan Modification-NYS Anchor Grant to upgrade a historic building

Mr. Wes Pettee of LaBella Associates stated that he is here to help the Melton's get their project through the Village's site plan review process that was recently modified through the commercial code audit and commercial zoning code update. Mr. Pettee stated that the packet that Sean Maguire handed out tonight (Exhibit A) has a lot of information to digest and explained that they are not looking for site plan approval tonight. Mr. Pettee stated that he welcomes the Planning Board to ask questions and give some direction so that perhaps the project can be approved at a future meeting. Mr. Pettee stated that this project requires review by the Planning Board because of the proposed façade changes but that the footprint of the project parcel itself is not changing. Mr. Pettee stated that they have been in consultation with New York State Historic Preservation Office for their input on the proposed modifications due to the historical significance of the building.

Mr. Sean Maguire of LaBella Associates stated that they are working with SHPO to get the cobblestone restored which will involve repointing and repairing the existing cobblestone. Mr. Maguire stated that the water table and base stone below will also be restored. Mr. Maguire stated that the windows will be replaced with maintenance-free

windows that have a wood interior and metal exterior and the top gable that was filled with stone will be replaced with a window at SHPO's suggestion. Mr. Maguire explained that the storefront wood frame single pane windows will be removed and replaced with metal frame windows without grills to replicate historic photos of the building. Mr. Maguire stated that a shed roof will be added to the stair entrance to the left of the façade for occupants. Mr. Maguire stated that all of the chimneys will be repaired and then a stucco finish will be applied which will then be painted. Mr. Maguire stated that new shingles will be applied over the existing roof of the cobblestone and the rear building that had the fire will get a whole new roof. Mr. Maguire stated that the current brick façade will be covered with a cultured stone and the siding will be Espresso with white trim with a black seam metal roof.

Mr. Maguire stated that he talked with Code Enforcement Officer, Doug Scarson who mentioned a bird problem in between the buildings so the gaps will be filled between the buildings and a new metal roof will be put on to cover the area and prevent the birds from getting in there.

Discussion about what is involved in restoring cobblestone and color of cultured stone

Mr. Swan stated that the Village has a Tree Board that can help with landscaping. Ms. Melton stated that she does not intend to remove any trees but will landscape to soften it up a little bit with shrubs and flowers. Ms. CHaides stated that the Tree Board tries to make sure that the landscaping that you are choosing is appropriate and native friendly.

Mr. Maguire stated that the next step is to get feedback from the Planning Board, modify the plan as needed and then send the plan to SHPO for their review.

Ms. CHaides asked about the lighting. Ms. Melton stated that they will be adding two new lamps on either side of the step-down side door and gooseneck lighting over the storefront signage.

Ms. Melton showed samples of siding, trim, stone and shingles

Ms. Melton stated that she has addressed each bullet in the letter that she received from Code Enforcement with the exception of "a letter from neighboring business owner as part of his property I believe encompasses this property and potentially this project". Ms. Melton stated that she has an easement when she purchased the property and she brought it and hi-lighted the part that discussed the easement (Exhibit B). Ms. CHaides stated that it will be put into the record.

Discussion regarding proposed materials and colors

Mr. Swan stated that the sidewalk plow needs 8' clearance and to make sure that nothing is below that such as the residential entrance. Ms. Melton stated that she will make sure that there is 8' clearance.

The Planning Board agreed that the proposed building looks great.

Mr. Van Dyke asked what the gap between the buildings will be filled with. Mr. Maguire stated that it will be filled with a rubber gasket to allow for expansion.

Discussion regarding building configuration, entrances and exits, apartments & floor plans for apartments & businesses

Ms. CHaides asked if the two apartments are occupied now. Ms. Melton stated that one apartment is occupied but the other one that had the fire is not. Mr. Maguire stated that the electrical will be replaced and hard wired smoke detectors & Carbon Monoxide detectors will be installed.

Ms. CHaides asked if the Fire Department has looked at the plan yet. Mr. Maguire stated that they have not submitted the plan to the Fire Department yet.

Mr. Maguire stated that in talking to the person at SHPO, they really like the building and the style and are happy that it is going to be restored.

Ms. CHaides stated that the proposed upgrades look fabulous and she likes the flow of it. The Planning Board members agreed. Mr. Criss stated that he would rather have the stone below the cobblestone match the stone on the lower level of the addition. Mr. Maguire stated that the stone below the cobblestone already exists and will be repaired and repointed as needed. Mr. Maguire stated that the addition is a different type of building than the cobblestone and the cultured stone that is currently exists with the cobblestone would be hard to match. Mr. Maguire explained that transitioning the two different styles of building with something different makes more sense. Mr. Maguire stated that in that type of instance the State Historical Preservation Office would rather not have the new stone match the old cultured stone in order to make the distinction to what the original part of the building is.

Mr. Kelly stated that it is a beautiful building and what you are doing is just enhancing it.

Mr. Pettee asked what the Planning Board needs from them in terms of the final site plan to approve the proposed façade changes. Ms. CHaides stated that a site plan modification application has been submitted and the Planning Board is looking at it as a concept. Ms. CHaides asked if anything is needed from the Planning Board in order to send it to SHPO. Mr. Maguire stated that if the Planning Board is fine with the proposal as submitted he will send it off to SHPO for their review.

Ms. CHaides asked the board how they feel about the project. Mr. Van Dyke stated that he thinks it is a good project. Mr. Swan stated that the only thing he would like is to have the Fire Department and Tree Board look at the plan. Ms. Melton asked if they need the Fire Department in order to get Planning Board approval as the footprint of the building is not changing. Ms. CHaides said "no". Mr. Maguire stated that typically the Fire Marshal reviews the drawings when it is in for permit so if they have any issues they would make changes to the plan as needed.

Mr. Pettee stated that the very last sheet in the packet is what the Planning Board would need to approve. Mr. Pettee stated that they can get a full sized plan for final signatures. Mr. Pettee explained that once signed the applicant would need to adhere to the improvements listed on the renderings. Mr. Maguire stated that it also depends on what SHPO says about the plans. Ms. CHaides stated that she would like a blueprint sized plan. Ms. CHaides asked if the board feels comfortable approving the concept or if more time is needed. The board unanimously agreed that they are ready to make concept approval.

Resolution #16-18PB
2 East Main Street-Rebecca Melton
Site Plan Modification Concept

On a motion made by Charles Criss, seconded by Steven Van Dyke, the following resolution was ADOPTED 4 AYES 0 NAYS

Whereas, the Planning Board made the following findings of fact:

- A site plan modification application was received on April 20, 2018 by the Secretary of the Planning Board for Site Plan Modifications entitled 2 East Main Street NYS Anchor Grant to upgrade a historic building.
- It is the intent of the applicant to renovate the existing historic cobblestone building located at 2 East Main Street.
- The applicant presented to the Planning Board contract drawings of the proposed site plan modifications. Renderings are now on file.

NOW, THEREFORE, BE IT RESOLVED that the application of Rebecca Melton, Site Plan Modifications entitled 2 East Main Street, NYS Anchor Grant to upgrade a historic building, drawn by LaBella, dated May, 2018, received by the Planning Board May 23, 2018, **BE APPROVED WITH THE FOLLOWING CONDITIONS:**

- That the applicant will comply with all requirements of the Fire Department.
- That the applicant will comply with all requirements of SHPO.
- That the applicant will comply with all requirements of the Village Tree Board of planting types & planting environment.

AND, BE IT FURTHER, RESOLVED, that the Planning Board Secretary distribute the appropriate standard conditions with the Planning Board's approval letter.

MEMBER REPORTS

Mr. Kelly stated that one of the Village Trustees, Larry Rhodes, has resigned.

Charlie Criss stated that he followed up on his comment about abandoned properties in the Village and drove around the Village and the homes that were abandoned have been purchased and are being renovated, which is great to see. Mr. Criss stated that he did not find any abandoned property in the Village so he retracts his comment from last months' meeting.

ADJOURNMENT

Meeting adjourned on a motion at 7:53 pm

Roseanne Turner-Adams, Planning Clerk