

A regular meeting of the Village of Victor Planning Board was held on Wednesday, June 26, 2019, at the Village Hall, 60 East Main Street.

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

MEMBERS ABSENT: Vice Chairperson Peter Kowal
Member Jeffrey Swan

OTHERS PRESENT: Dave Dentino, Linda Dentino, Mike Colopietro, Debbie Palumbo-Sanders, Tom Sanders, Daniel O'Brien, Emily O'Brien, Gary Hadden, Renee DeMars, Julia DeMars, Sean Maguire, Kevin Bruckner, Anita Bruckner

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

Salute to the flag.

Resolution #01-19PB
Acceptance of Minutes

On a motion made by Charles Criss, seconded by Steven Van Dyke, the following resolution was ADOPTED 3 AYES 0 NAYS

Resolved, to accept the minutes dated November 14, 2018.

27 Maple Ave./Lindav Properties LLC
Freestanding Sign

Ms. CHaides asked the applicant to present his proposed sign. Mr. Dave Dentino stated that he would like to put up a sign that says who the occupants are at 27 Maple Ave. Ms. CHaides asked Mr. Dentino if he is the new tenant. Mr. Dentino stated that he is the owner. Ms. CHaides asked if the sign is two sided. Mr. Dentino stated that the sign is two sided. Ms. CHaides stated that the Code Enforcement Officer has reviewed the application and that some additional information is needed. Ms. CHaides stated that he needs to know who the Contractor is that will be doing the work. Mr. Dentino stated that it is on the color comp provided; Image 360 will make the sign and install it. Ms. CHaides stated that Code Enforcement also needs to know the value of the work. Mr. Dentino provided the value of the work.

Resolution #02-19PB
27 Maple Ave./Lindav Properties LLC

Freestanding Sign

On a motion made by Steven Van Dyke, seconded by Charles Criss, the following resolution was ADOPTED 3 AYES 0 NAYS

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

1. A sign application was received on May 15, 2019, by the Secretary of the Planning Board for a 36" w x 60" h freestanding sign.
2. It is the intent of the applicant to advertise the businesses within 27 Maple Avenue.
3. The signs shall be as illustrated in the color renderings submitted with the application.
4. The sign colors will be Devoe Stewart House Brown with white letters.

NOW, THEREFORE BE IT RESOLVED that the application of David Dentino for a freestanding sign at 27 Maple Avenue, **BE APPROVED WITH THE FOLLOWING CONDITIONS:**

1. That the signs require a permit from the Building Department, prior to installation.

11 Framark Dr. Ste. #2/Pieceful Seams Quilt Shoppe Sign Program

Ms. Palumbo-Sanders stated that she is requesting authorization to install two signs on the building, 1 parallel to School. St. and 1 parallel to Framark Dr. Ms. Palumbo-Sanders stated that Ewing Graphics will be making the signs. Ms. CHaides asked if there will be any signs out on the street. Ms. Palumbo-Sanders stated that she would like an A-frame sign and that there are existing parking signs that will have the quilt shop name. Ms. CHaides asked if the Quilt Shop is open. Ms. Palumbo-Sanders stated that the shop has been open since May 28th.

Mr. Criss stated that the Code Enforcement Officer stated that per section 130-5 (B 1) one wall sign per occupant is allowed.

Ms. CHaides explained that when she read the comments she went back and did research because she was one of the people involved with writing the sign code. Ms. CHaides stated that the code reads that there can be one sign per elevation facing a public street and/or parking lot. Ms. CHaides stated that she also sent it to the Village Attorney for a ruling and he agreed with her interpretation.

Resolution #03-19PB

**11 Framark Dr. Ste. #2/Pieceful Seams Quilt Shoppe
Sign Program**

On a motion made by Charles Criss, seconded by Steven Van Dyke, the following resolution was ADOPTED 3 AYES 0 NAYS

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

1. A sign application was received on May 16, 2019, by the Secretary of the Planning Board for a sign program consisting of two wall signs one facing School Street which is 2'h x 14'w and one facing Framark Drive which is 1' h x 7' w. Also a two-sided A-frame sign which is 24" w x 36" high.
2. It is the intent of the applicant to Pieceful Seams Quilt Shoppe.
3. The signs shall be as illustrated in the color renderings submitted with the application.
4. The sign colors will be Devoe Drum Beat.

NOW, THEREFORE BE IT RESOLVED that the application of Debbie Palumbo-Sanders for a sign program 11 Framark Drive, Ste. #2, **BE APPROVED WITH THE FOLLOWING CONDITIONS:**

1. That the signs require a permit from the Building Department, prior to installation.

165 South High Street/Daniel O'Brien

Statement of Intent- Home Occupation Culinary Education & Event Center

Mr. O'Brien passed out a flyer for Seasonal Pantry (Exhibit A).

Mr. O'Brien stated that he would like to open a culinary education and event center at 165 South High Street. Mr. O'Brien explained that he ran Seasonal Pantry Restaurant in Washington D.C. for 5 ½ years which was a 12 seat restaurant. Mr. O'Brien stated that he is looking to take what he did there and utilize the land that they purchased in Victor to grow and show people how to get back to the basics of cooking such as making bread from sourdough starters to butchering of animals and once in a while have an event.

Ms. CHaides asked if there will be animals on site. Mr. O'Brien stated that they will ask for those permits in the future and explained that there is a type of pig called a guinea hog that they may want to have in the future as well as chickens but that they are not there yet. Ms. CHaides stated that they are not housing animals at this time. Mr. O'Brien stated that they have a dog and a cat.

Ms. CHaides asked about parking for events. Mr. O'Brien stated that they don't have a full architect drawing yet but that there is plenty of room for parking. Ms. CHaides stated that she would be concerned about people parking on the street. Mr. O'Brien stated that he would go by code.

Ms. CHaides asked Mr. O'Brien if he is operating yet. Mr. O'Brien stated that he will have the architect come out and that he needs to work with Doug from Code Enforcement to understand what needs to be done to the building to bring it to code and then raise the necessary funds.

Mr. O'Brien stated that he would like to start with a CSA program.

Ms. CHaides asked how they got to the area. Mr. O'Brien stated that he and his Wife are from Clarkson, NY and they decided to come back.

Resolution #04-19PB
165 South High Street/Daniel O'Brien
Home Occupation

On a motion made by Charles Criss, seconded by Steven Van Dyke, the following resolution was ADOPTED 3 AYES 0 NAYS

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

1. A request to operate a home occupation at 165 South High Street was received on May 16, 2019, by the Code Enforcement Officer.
2. It is the intent of the applicant to open a small culinary education and event facility.

NOW, THEREFORE BE IT RESOLVED that the application of Daniel & Emily O'Brien to operate a home occupation at 165 South High Street, **BE APPROVED WITH THE FOLLOWING CONDITIONS:**

1. That the necessary permit from the Building Department is acquired.

2 East Main change in site plan
Informal Discussion

Ms. CHaides stated that the last item is not on the agenda but she agreed to hear about a change to the site plan for 2 East Main. Ms. CHaides explained that the change refers to a proposal for how 2 East Main and 10 East Main come together with a roof awning to help with water and bird problems.

Mr. Sean Maguire of LaBella stated that he has not seen the sketch yet and that they were provided by Eric Ferri. Mr. Maguire was given a copy of the proposed awning

sketches. Mr. Maguire stated that at the start of the 2 E. Main renovations he met with Code Enforcement Officer Doug Scarson who brought up concerns about pigeons getting in between the buildings. Mr. Maguire explained that Mr. Scarson asked that the problem be addressed and at that time Mr. Maguire found a mesh netting system to prevent pigeons from getting in between the buildings.

Mr. Maguire stated that once the façade was being constructed the wall was extended to prevent the pigeons from coming in vertically but apparently the owner wanted something more rigid than relying on netting so the awning was proposed instead. Mr. Maguire explained that the awning would be anchored into the masonry wall. Ms. CHaides asked whose wall the awning will adhere to. Mr. Maguire stated that it will adhere to 10 East Main, the Bruckner's building. Mr. Bruckner stated that he knows more about the proposal than Mr. Maguire and that he would be glad to explain more.

Mr. Bruckner stated that there are two issues that need to be addressed. One being the pigeons and one being the water issue between the two buildings. Mr. Bruckner stated that the water issue was never addressed. Mr. Bruckner explained that when it rains really hard the water overflows the gutters at 2 East Main and floods 10 East Main.

Mr. Bruckner stated that he and Mr. Melton came up with the awning system that will be attached to 10 East Main and will slope down into the gutters at 2 East Main. Mr. Brucker explained that there are two roofs, the front roof and the back roof. The front roof will flow into a standard 3"-4" gutter which will drain from Main Street to the rear of the building to a new commercial 6" gutter which will catch all water from the front roof, back roof and awning. Mr. Brucker explained that that new gutter will drain into a 4" PVC pipe at the rear of 2 East Main and tie into the Village storm sewer system. Mr. Brucker stated that he talked to Doug Scarson and told him that he doesn't think that this proposal is really a site plan modification for 2 East Main because the awning will be attached to his building at 10 East Main. Mr. Brucker stated that Sean McAdoo told him that he should submit a permit application to the Village. Mr. Bruckner stated that Mr. Scarson has all of the information and that he could issue a building permit and that it has nothing to do with the Planning Board but that he will clarify that with Mr. Scarson.

Mr. Bruckner stated that he and Mr. Melton and their attorneys drafted an easement agreement (Exhibit A)

Discussion about easement agreement and maintenance

Mr. Bruckner stated that his Wife, Anita, has a concern with the two condensing units between the buildings as they will be enclosed and wonders how they will be maintained and if there will be enough air flow. Mr. Maguire stated that he will have the Mechanical Engineer at LaBella approve it.

Discussion regarding the condensing units, airflow and proposal

Mayor Gary Hadden, 70 Latchmere Dr. stated that he wants an Engineer to sign off on this plan before the Village issues a building permit. Mr. Maguire stated that he would have the Mechanical Engineer look at the plans. Mr. Hadden stated that the Village, Bruckner's & Melton's do not want future problems down the road. Mr. Hadden asked since this is being considered a building permit on the Bruckner's building, who will be responsible for the engineering costs. Mr. Bruckner stated that Mr. Melton will be paying for construction of the awning and the engineering and that it is in the drafted agreement (Exhibit A).

Mr. Hadden stated that he is glad that Mr. Maguire is here from LaBella because LaBella is the engineer on the 2 East Main project and that the project involves both buildings. Ms. CHaides asked if LaBella will make sure that the engineering of the awning is appropriate. Mr. Maguire stated that he will talk to his Mechanical Engineer and see what he thinks.

Discussion about roofing options to allow more light

Ms. CHaides stated that there is really no approval but that all of the recommendations will be put into the record and leave it up to Mr. Maguire to have his Mechanical Engineer sign off on the awning plans. Ms. CHaides stated that she would like to have a copy of the report from LaBella. Mr. Brucker stated that he would also like a copy to submit with to the Village with the Building Permit application.

Discussion regarding FOIL request regarding asbestos abatement

Mr. Hadden stated that the Town was overseeing the project. Mr. Bruckner stated that because this project involves a grant that the Town should have dotted every 'I' and crossed every 'T' but that they didn't do it.

Mr. Hadden stated that the FOIL request is not a Planning Board issue but that maybe he can find something out through the Town.

Mr. Bruckner stated that he had hoped that this would have been a discussion six months ago but no one every contacted them. Mr. Brucker explained that people had to go on his property to do this project and they were never even asked and that a lot of these issues could have been addressed up front. Ms. CHaides stated that it was part of the Planning Board review that the Melton's were asked to contact you. Ms. CHaides stated that it is in the record of the minutes that one of Doug Scarson's review comments was that you be notified about the project by the Melton's. Mr. Bruckner stated that they were not notified.

Mr. Hadden stated that the good thing is that we have something to move forward with. Mr. Bruckner stated that he and Mr. Melton are on good terms now and that they

have worked out the agreement and just hopes that some lessons can be learned for the future.

ADJOURNMENT

Meeting adjourned on a motion at 7:48 pm

Roseanne Turner-Adams, Planning Clerk