

**Minutes of the Town of Perinton
Planning Board Meeting of June 19, 2013**

Planning Board Members Present

Mark Anderson, Chairman
T.C. Lewis
James P. Brasley
Craig Antonelli
Norm Gardner
Sandra Neu

Absent

Ken O'Brien

Conservation Board Members Present

Chris Fredette

Town Officials Present

Robert Place, Town Attorney
Thomas Beck, Commissioner, DPW
Michael Doser, Director Code Enforcement & Development (CED)

Absent

Lori Stid, Planning Board Clerk

Mr. Anderson called the meeting to order at 7:30 pm, introduced the Board and staff present, and explained the procedures. Mr. Anderson introduced Sandra Neu to the audience members. She was recently appointed to be a member of the Planning Board in replacement of Mr. Paul.

Sign(s):

A Plus (Sunoco) – 557-595 Moseley Road

New Application(s):

Sunoco – 557-595 Moseley Road – façade modification. Bergmann Associates, as agent for Sunoco, Inc., lessee of property owned by Wegmans Enterprises, Inc., and located at 557-595 Moseley Road, (mailing address is 6610 Pittsford-Palmyra Road), requesting preliminary and final site plan approval for façade modification.

Presenter: Bergmann Associates, Brian Burri, P.E.
Zoned: Commercial District

Mr. Burri presents the application to the Board, as per letter of intent as shown below:

May 30, 2013

Town of Perinton Planning Board
c/o Mr. Mike Doser
Director of Code Enforcement & Development
Perinton Town Hall
1350 Turk Hill Rd.
Fairport, NY 14450



Re: Sunoco - 6610 Pittsford-Palmyra Rd., Perinton, NY

Dear Planning Board:

Sunoco, Inc. would like to make some proposed updates to the above referenced gas station location. The improvements are to the exterior of the APlus convenience store building which includes painting, the addition of a 3' tall stone kneewall and dryvit material to the facade, gooseneck light fixtures and a new APlus arch sign that is 39.3 SF in area. Our application materials are enclosed for your review.

Please feel free to contact me at (585) 232-5135 x 468 if you have any questions or concerns.

Sincerely,

Yelann L. Momot
Project Expediting Coordinator

Enc.
Site Plan Review Fee
Elevations
Existing Photos

The signage is being reduced from what exists today.

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. Ms. Fredette asks where the roof runoff goes currently, and where will it go when this project is completed.

Tom Bojo, Sunoco, states that currently it is a modular flat roof building and it is contained with downspouts that go to the storm system. That will not change. They are only changing the aesthetics.

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

Signs / Façade Change

I. A Plus (Sunoco) – 557-559 Moseley Road

Reference Code: Commercial Section 174-9 D (2) states: Building-mounted signs shall not exceed 1 1/2 square feet of area for each linear foot of the first 100 linear feet of building frontage, plus one square foot of sign area for each linear foot over 100 linear feet of building frontage. No such sign shall exceed 200 square feet in area.

- 1. The signage application is for one building-mounted sign on the front (south) elevation. It is proposed to be 9.81 sf.**
- 2. The total building linear frontage is 53 feet, which would allow for signage up to 79.5 sf.**
- 3. The CED Dept. has no concerns with the sign application or the proposed façade change. The applicant should obtain a sign permit and a building permit for the facade changes within six months.**

Mr. Doser verifies that they are only asking for one sign and the applicant states that is correct.

Mr. Anderson asked for questions or comments from the DPW. Mr. Beck states that the DPW has no comment on this application.

Mr. Anderson asked for questions or comments from Attorney Place. Mr. Place states that this is a type II SEQR action.

Mr. Anderson supports the request and likes that the applicant is only asking for one sign and not multiple signs. The façade changes will make the building more attractive than it is today. The gooseneck lighting is also attractive. Mr. Anderson states that this Board approved the Sunoco sign at Macedon Center Road for the same sign and to be fair, they should allow the wording "Official Pit Stop Nascar". He asks if the canopy will remain as is, and the applicant states there are no canopy changes being proposed, other than upgrading the lighting; they are changing the current recessed lights to an LED light. This will reduce the amount of usage and is more concentrated under the canopy with less bleed out. Mr. Anderson states that this spec will need to be provided to the Town on the final plans. He asks if the lights are still recessed, and the applicant states yes. Mr. Anderson asks if there is any signage on the gas pumps. The applicant states that advertising on the pumps will not be there any longer. Mr. Anderson likes this and is pleased to go forward.

Mr. Lewis agrees with Mr. Anderson. He likes the reduction in the signage. Mr. Lewis states that the parking lot should be double striped per Town Code. He would like to see that be a condition of approval.

Mr. Brasley asks how many gooseneck lights are being proposed. The applicant states 14 total. Mr. Brasley asked what kind of lighting, and the applicant states LED and will be downward lit. Mr. Brasley states that a catalog cut sheet for that lighting should be submitted to the Building Dept with the final plans. He asks if the canopy lighting will be flush with the ceiling, and the applicant states yes; they will fit into the recessed hole that is there. He is happy that the applicant is going from 4 signs to one sign.

Mr. Antonelli supports the request for signage. He asks if there are any changes being made to the canopy. The applicant states it will be blue with the two Sunoco signs that exist today. Mr. Antonelli asks if there will be an address # noted anywhere on the site. The applicant states that there is a decal on the yellow band and in the window. Mr. Antonelli is prepared to go forward.

Mr. Gardner states that there are two signs on the canopy already, so although the applicant is asking for one building mounted sign, there is a total of three. The reduction is really from 7 to 3. The photometric plan should be reviewed by the Town as they are proposing a number of lighting changes. He supports the plan overall.

Ms. Neu asks what is inspiring the renovations for this particular building. The applicant states that they are looking to upgrade the building and have it be simple so that there is no issue with the Town.

Mr. Anderson states that this is a Type 2 action and no SEQR determination is required.

Mr. Lewis made a motion to grant approval for sign application, as submitted, to the Town on 6/6/13, subject to the following conditions:

1. Applicant to obtain a sign permit within 6 months.

Mr. Brasley seconds the motion.

Motion carries 6 – 0.

Mr. Brasley made a motion to grant preliminary site plan approval for façade modification for plans received by the Town on 5/31/2013, subject to the following conditions:

1. Applicant to submit a catalog cut sheet for the 14 gooseneck light fixtures with the final plans submitted for signature.
2. Any changes to the under canopy lights on the canopy over the gas pumps must be flush with the underside of the canopy and not be a drop box type, and applicant to submit a catalog cut sheet for these lights with the final plans submitted for signature.
3. There is to be no change to the exterior gas canopy with the blue paint and two Sunoco signs.
4. The applicant is to provide a photometric plan showing the foot candles on the property with the changes in all of the lighting.
5. The applicant is to re-stripe the parking lot with double hair pin striping as per Town Code Section 208-16A (2) (a).

Mr. Lewis seconds the motion.

Motion carries 6 – 0.

Mr. Brasley made a motion to grant final site plan approval for façade modification for plans received by the Town on 5/31/2013, subject to the following conditions:

1. Applicant to submit a catalog cut sheet for the 14 gooseneck light fixtures with the final plans submitted for signature.
2. Any changes to the under canopy lights on the canopy over the gas pumps must be flush with the underside of the canopy and not be a drop box type, and applicant to submit a catalog cut sheet for these lights with the final plans submitted for signature.
3. There is to be no change to the exterior gas canopy with the blue paint and two Sunoco signs.
4. The applicant is to provide a photometric plan showing the foot candles on the property with the changes in all of the lighting.
5. The applicant is to re-stripe the parking lot with double hair pin striping as per Town Code Section 208-16A (2) (a).

Mr. Lewis seconds the motion.

Motion carries 6 – 0.

Discussion:

**2nd 90 day extension - Magnolia Manor Subdivision – Section 4 (fka Packard-Waymon subdivision)
(extension to run from 7/3/13 – 10/3/13)**

BME | ASSOCIATES

ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

June 10, 2013



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

Attn: Lori Stid

Re: Magnolia Manor, Section 4

2177E

Dear Board Members:

On behalf of Metrose Builders, we are requesting a second 90-day extension for the final subdivision approval for Magnolia Manor, Section 4; originally granted by the Planning Board on October 3, 2012. The first 90-day extension, which was granted by the Planning Board on May 1, 2013, is valid through July 3, 2013. Per request from the Town of Perinton DPW, the first phase of Section 2 construction was to be completed prior to obtaining Town signatures on the Section 4 plans, and prior to the start of Section 4 construction. The 90-day extension is required due to the timing of the Section 2 construction. The first phase of Section 2 is now complete, and Metrose Builders intends to obtain the necessary Town signatures and begin construction on Section 4. There have been no changes to the lot layout from the plan that was previously reviewed and approved by the Planning Board.

If you have any questions, please contact our office.

Sincerely,
BME ASSOCIATES

Ryan T. Destro

/RTD

c: Metrose Builders

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FAIRPORT, NEW YORK 14450
P: 585-377-7360
F: 585-377-7309
www.bmepe.com

Mr. Beck reviewed with the Board what has been going on with the project so far.

Mr. Lewis states that if they ask for another extension, he feels that they should come in and discuss with the Board why they need to keep extending this.

Mr. Anderson made a motion to grant a 2nd 90 day extension - Magnolia Manor Subdivision – Section 4 (fka Packard-Waymon subdivision) with the extension to run from 7/3/13 – 10/3/13.

Mr. Lewis seconds the motion.

Motion carries 6 – 0.

ZBA – 6/24/13

Mr. Anderson states that the Board has no concerns with any of the variances being requested.

Minutes: 6/5/13

Mr. Anderson made a motion to approve the minutes of June 5, 2013, as submitted.

Mr. Brasley seconds the motion.

Motion carries 5 – 0, with one abstention of Ms. Neu, as she was not on the Board at that time.

There being no further business before the Board, the meeting adjourned at 7:55 PM.

Respectfully Submitted,

Lori L. Stid, Clerk
(per audio recording)