

Continued Board discussion on application:

Member Appleby asked if the fence would be painted or remain natural. D. Wagenhauser said he would either paint it or put on a semi-transparent stain. Chair Winner commented that the pictures of the proposed fence look very nice and that he imagines it is a considerable investment. Chair Winner said the Planning Board often approves fence height of 42 inches and setback from the sidewalk of 18 inches provided he sign a "hold harmless" agreement in case the Village sidewalk plow should by rare chance hit and damage the fence. Chair Winner said he came to this Board 10 years ago for his front yard fence and was granted 18 inches from the sidewalk and has never had any problem. Attorney Alois agreed the property owner could waive indemnification of the Village. He further stated that it is rare to have setback called into question for any other purpose. Member Brugger asked if he planned on having a gate at the Monroe Avenue sidewalk or at his driveway. D. Wagenhauser said he is not sure. If he runs the fence along the east in the future, he might; however, he has no plans to place a gate across the driveway. Member Brugger said wheeled gates can be successful. D. Wagenhauser said he thinks it would be an invitation for problems. Chair Winner and Member Brugger commented that D. Wagenhauser has done a lot of work on the property and that it looks great.

→ Member Brugger moved, Member Switzer seconded, unanimously carried approving the application for a front yard fence with a maximum height of 42 inches and a setback from the sidewalk of 18 inches as long as a hold harmless agreement is signed and placed on file with the Village.

2. Application of: Name: Charles M. Scarpulla
 Address: 7 & 11 N. Main Street
 Purpose: change of use – last known as pizza parlor – proposed use as insurance office

Applicant Presentation:

Charles Scarpulla was in attendance. He shared that he has a purchase offer in on 7 & 11 North Main Street. It is a 100-year-old building and adjoining lot. It was last known as Chef Marco's pizza. He wishes rehabilitate the building, grounds and parking and open a small insurance office. It is yet to be determined if the building is sound for rehabilitation or if they will need to demolish it and rebuild. If they rebuild, it will be the same footprint and in the same location. A mason said the foundation is fine. They plan to clean out the lot. There are many scrubby trees and brush on it. Some brush and concrete are from the NYS Canal Corporation when they did the filling and paving last year of their lot. They will begin by bringing in a 40 yard dumpster to clear the property. They plan to add a 40' x 50' paved parking area for up to 6 cars. He anticipates \$40,000 to \$50,000 for repairs, which would include a new roof, windows, lighting, landscaping and parking lot. He said the window look would be similar to those on the law office building along the canal. There are 2 entrances there, but he plans to reduce it to one for safety since it is so close to the bridge.

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Member Appleby asked the depth of the lot. C. Scarpulla said 240 feet. Member Brugger commented that drainage runs toward this property. C. Scarpulla said some erosion shows on the south side of the building.

L. Vaughan shared that there used to be a two-story house on the vacant lot next to the existing building. It had a fire 30 years ago. L. Vaughan said he would recommend a structural engineer examine the building to see if it is worth rehabilitating. He gave an example of another property in the Village (Mendez on Merchant Street) who planned on rehabilitating and expanding an old building and just found out he is better off to demolish and build new. C. Scarpulla said he is prepared for that, but if he had to build new, he would want it in the same location. Chair Winner agreed that it should be kept in line with Main Street like the other buildings. Planning Board members agreed.

Chair Winner gave C. Scarpulla a past due water bill that the current owner is responsible for. Attorney Alois said that should be taken care of at closing by either the current owner paying it or taking it off the purchase price.

Member Switzer asked the number of employees planned. C. Scarpulla said 3 employees at any given time and 1 or 2 customers at a time. Therefore 4-6 cars at any given time. Member Brugger shared that code requires parking spaces of 10' x 20' in size. Member Brugger asked about garbage. C. Scarpulla showed pictures of the property and indicated that the rear of the building would show an air conditioning unit and a garbage can. They are primarily a paperless office. Chair Winner said the Village looks forward to seeing this property cleaned up and occupied.

→ Member Brugger moved, Member Appleby seconded, unanimously carried to grant the change of use for 7 & 11 N. Main Street for the proposed renovations for an insurance office.

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Chair Winner provided some information to C. Scarpulla and asked that he return to the Planning Board when he has the plans for the exterior renovations and site plan firmed up. The Planning Board will want to see a site plan, elevations drawing, and a report on the structural integrity of the building.

C. Scarpulla said he would work with S. Zarnstorff on signage, but asked the guidelines on temporary signage – something to the effect of “coming soon...”. Chair Winner said 3' x 5' = 15 square feet is fine.

NEXT REGULAR MEETING: Monday, May 10, 2004 at 7pm

ADJOURNMENT:

- ➔ Member Brugger moved, Member Switzer seconded, unanimously carried that the meeting be adjourned at 7:40pm.

Leslie Ann Morelli, Village Clerk