

**HISTORIC PRESERVATION COMMISSION  
PLANNING BOARD  
DECISION GRID**

**September 21, 2023**

|  | <b>Address</b>       | <b>Record of Vote</b> | <b>Action</b>               |
|--|----------------------|-----------------------|-----------------------------|
| <b>SEQR</b><br>To review the Environmental Assessment Form and supporting documentation and make a determination of significance.  | 58 South Main Street | 5-0-0                 | Issued Negative Declaration |
| <b>Case</b>  | <b>Address</b>       | <b>Record of Vote</b> | <b>Decision</b>             |
| <b>1)</b> To subdivide one parcel to create two parcels.   | 58 South Main Street | 5-0-0                 | Approved on Condition       |
| <b>2)</b> To construct an addition at the rear of the existing structure on Lot 1; to make changes to the exterior of the existing structure, including removal of the attached drive-through from the existing structure; to create an outdoor seating area; and to construct a 2,500 square foot building to be used as a restaurant on Lot 2, including an outdoor seating area. (Planning Board)                   | 58 South Main Street | 5-0-0                 | Approved on Condition       |
| <b>3)</b> To review and approve signage for uses located on Lot 1 and Lot 2.   | 58 South Main Street | HELD                  |                             |
| <b>4)</b> To construct an addition at the rear of the existing structure on Lot 1; to make changes to the exterior of the existing structure, including removal of the attached drive-through from the existing structure; to create an outdoor seating area; and to construct a 2,500 square foot building to be used as a restaurant on Lot 2, including an outdoor seating area. (Historic Preservation Commission) | 58 South Main Street | 5-0-0                 | Approved on Condition       |
| <b>5)</b> To review and approve signage for uses located on Lot 1 and Lot 2.   | 58 South Main Street | HELD                  |                             |

**Attendance:**

**Members Present:**

**Planning Board** - J. Gawronski, J. Burkart, H. Williams, T. O’Gara, A. Martin

**Historic Preservation** – C. Meyers, D. Steitz, D. Davis-Fritsch, C. Smith, K. Wobser, L. DiCaprio\*

\*alternate member, did not participate in deliberations or vote

**Members Absent:** D. Kruse

## **Conditions:**

### **Case 1)**

Approved on condition that:

- The project receive all applicable government approvals including site plan review approval from the Planning Board and a Certificate of Appropriateness from the Historic Preservation Commission.
- A waiver for the front setback is granted by the Planning Board.
- An access agreement be approved by the Village Board.
- The filing of a storm sewer access and maintenance easement and a hold harmless agreement between the property owner and the Village with the Monroe County Clerk's Office.
- All comments from the Village Engineer (MRB) shall be addressed.

### **Case 2)**

Approved on Condition that:

- An access agreement be approved by the Village Board.
- A licensing agreement (refuse) be approved by the Village Board.
- The filing of a storm sewer access and maintenance easement and a hold harmless agreement between the property owner and the Village.
- A reciprocal cross access agreement between Lot 1 and Lot 2 to provide access to the building on Lot 1 to be filed with the Monroe County Clerk's Office.
- The North façade of the addition at the rear of the existing building at 58 South Main Street (Bank of America Building) shall have treatment that is illustrated on the West façade of the addition.
- The addition at the rear of the existing building at 58 South Main Street (Bank of America Building) shall be stepped in between 3" and 6".
- The applicant shall submit a landscaping design plan for the treelawn on South Main Street that shall be reviewed by the Village Planner and ultimately submitted to the New York State Department of Transportation for its consideration as part of its permitting approval for work in the right of way.
- The applicant shall provide satisfactory proof to the Village Planner that a window cannot be installed at the southeast corner of the proposed building on Lot 2.
- All comments from the Village Engineer (MRB) shall be addressed.

### **Case 3)**

Approved on Condition that:

- A reciprocal cross access agreement between Lot 1 and Lot 2 to provide access to the building on Lot 1 to be filed with the Monroe County Clerk's Office.
- The North façade of the addition at the rear of the existing building at 58 South Main Street (Bank of America Building) shall have treatment that is illustrated on the West façade of the addition.
- The addition at the rear of the existing building at 58 South Main Street (Bank of America Building) shall be stepped in between 3" and 6".

- The applicant shall submit a landscaping design plan for the treelawn on South Main Street that shall be reviewed by the Village Planner and ultimately submitted to the New York State Department of Transportation for its consideration as part of its permitting approval for work in the right of way.
- The applicant shall provide satisfactory proof to the Village Planner that a window cannot be installed at the southeast corner of the proposed building on Lot 2.