

Regular meeting of the Planning Board of the Village of Brockport was held in the Conference Room, Municipal Building, 49 State Street, Brockport, New York, Monday, November 24, 2003 at 8:40pm after Zoning Board of Appeals meeting.

PRESENT: Chair R. Scott Winner, Vice Chair John Brugger, Member Charles Switzer, Member Annette Locke, Building/Zoning Officer Scott C. Zarnstorff, Village Clerk Leslie Ann Morelli.

ABSENT: Member Arthur Appleby

EXCUSED: Deputy Village Attorney Frank A. Aloï

ALSO PRESENT: Village Attorney Edward W. Riley, Village Engineer Tom Carpenter of Chatfield Engineers, DPW Superintendent Bradley B. Upson, Carrie Maziarz, Jim & Joan Hamlin, Patrick Laber, Kevin Nacy, Kevin Manna, Christina Manna, Barry Howard, Bruce Baird, Bill Weber, Fred Webster, Bob Webster.

CALL TO ORDER: Chair Winner called the meeting to order and led the Pledge of Allegiance.

REVIEW OF MEETING MINUTES: Chair Winner called for a motion to approve the minutes of the previous meeting.

➔ Member Switzer moved, Member Locke seconded, unanimously carried to approve the minutes of the meeting held November 10, 2003 as written. Board further thanked Deputy Clerk Betty Coopenberg for taking the minutes of the November 10th meeting in Clerk Morelli's absence.

CORRESPONDENCE: None

PUBLIC HEARINGS: None

OLD BUSINESS:

1. Application of: Name: Christina Manna
 Address: 51 Spring Street
 Purpose: driveway expansion

Applicant Presentation:

Kevin Manna said now that the ZBA has determined 51 Spring Street to be a two-family home, they would like to lengthen the driveway to the rear in line with the house. He reviewed the plans and photographs as to how they plan to knock down the jetty entrance and redesign the entrance and stairs. They would only add depth to the driveway, not width. S. Zarnstorff said he worked with K. Manna on the interior plans and they are doable.

Continued Board discussion on application:

Chair Winner asked for clarification of the plans as to the direction of the stairs. Member Brugger said drawings two and three do not jive as to the direction of the stairs. K. Manna said they want the stairs to

go toward the driveway and the trash receptacles at the end. Member Brugger said that helps there to be an end to the driveway. Member Locke asked the maximum number of cars that would fit in the driveway. K. Manna said 2 cars fit now. The expansion will allow 3 cars. B. Howard said the driveway length is about 65 feet and width 11 ½ feet. Chair Winner said the biggest concern is to avoid paving the back yard.

Chair Winner asked how they would enclose the trash receptacles. S. Zarnstorff suggested 3 to 4 foot high picket fence with 4 inch by 4 inch posts. K. Manna said that would be fine. Member Brugger noted

that the existing driveway is paved and any approved expansion would need to be of like materials. K. Manna said yes. Member Locke asked how many bedrooms each unit has. K. Manna said downstairs has 2 bedrooms and upstairs has 3 bedrooms. They limit the driveway to 1 car per unit.

Member Brugger noted there is a fence between his property and the one next door. K. Manna said the

stockade fence is the neighbor's. Some of it recently came down in the windstorm. Member Brugger said he is comfortable with the placement of the stairs and trash receptacles being a deterrent to the driveway expanding further. Member Switzer agreed. Board did not see a need for a site visit. The plans and photographs were sufficient.

⇒ Member Brugger moved, Member Switzer seconded, Member Winner in favor, Member Locke opposed, carried to approve the application for a driveway expansion to the north (rear) with the provision that the end of the drive goes no further back than the rear of the house. This is contingent on all requirements of the Code being met, the Building Inspector being satisfied, and that it is paved with blacktop within one year.

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2. Application of: Name: Patrick Laber for Champion Moving and Storage
 Address: 100 Owens Road
 Purpose: west berm

Applicant Presentation:

Patrick Laber of Schultz Associates was in attendance. No one from Champion Moving and Storage was in attendance. P. Laber said he learned that a berm was constructed on the west side that was not part of the approved site plan. It is approximately 100 feet by 30 feet and 3 ½ feet at its tallest point. He said he found out this was excess material the contractor formed into a berm so as not to have to dispose of it. It does not affect the drainage plans. Drainage continues to go to the northeast corner to the proposed pond. The berm is not stopping the water. He asked if the Planning Board would be willing to approve this berm after the fact or if they would require its removal.

Continued Board discussion on application:

T. Carpenter agreed with P. Laber. The west berm has no impact other than aesthetic. However, T. Carpenter questioned at the last meeting whether the east berm was constructed per the site plan since it seemed low. P. Laber feels that it is per site plan specifications. Plantings will add more of a visual barrier to the parking lot when they are put in. Chair Winner said they need to be careful of the berm height so the plantings survive.

Chair Winner commented that they noticed new 4 by 4 posts dotted on the eastern edge of the parking lot. They are only about 18 inches high. No one seems to know what this is for. There is nothing on the approved site plan. S. Zarnstorff said he would inquire as to what this is and rein them in. Chair Winner said it is odd that items on the site plan have been yet to be completed, and items that were not on the site plan are suddenly appearing without approval. Member Brugger asked about the document "Posting a guarantee for incomplete site work". S. Zarnstorff said it was served on Champion and they have accomplished a few things on the list, but not all. T. Carpenter said the swale is not in yet.

Member Switzer said it is pretty late in the season and asked when they planned to complete the landscaping. P. Laber said he can only imagine they plan to do so in the spring. Member Switzer said had Champion sought approval for the additional berm, he would have suggested it go between South Avenue and the pond. Member Switzer further said if it does not adversely affect the drainage plan, there is no need to be mean and make them move it. T. Carpenter questioned if they are stockpiling fill for future use. P. Laber said not that he is aware of. Member Locke agreed not to move the berm if it does not affect drainage. However, the remaining outstanding site plan issues need to be addressed.

Chair Winner asked P. Laber to get an updated punch list of outstanding items from T. Carpenter and to find out about the posts going up and get back to S. Zarnstorff. Member Locke said before they do anything that is not already approved, they should check to see if it requires approval. B. Upson said the swale needs to be put in. P. Laber said it would be by the time the truck scales come in. Stormwater is now sheeting and okay. The inlet is in but is not serving its purpose yet.

⇒ Member Brugger moved, Member Locke seconded, unanimously carried to table decision on the west berm and respectfully request satisfaction on the outstanding punch list of items to be done from previous approvals regarding this site. The applicant and his engineer are to work with Village Engineer and Building/Zoning Officer as to what work still needs to be completed.

3. Application of: Name: Kevin Nacy for Lakeside Health System
 Address: 156 West Avenue
 Purpose: mechanical enhancements & outstanding issues

Applicant Presentation:

Kevin Nacy was in attendance for Mark Edwards of Lakeside Health System. He shared that they are aware that water leaches from LMH property to Arthur Brennan's property on Bev Lane and they plan to take care of this so it goes to the catch pond on the northwest corner. He agreed to provide engineered plans to the Village Engineer for review as soon as possible.

K. Nacy said LMH is willing to help screen LMH facilities by extending the existing section of fence along the west property line 120 feet south and 80 feet north.

Continued Board discussion on application:

Member Locke asked if the pond is large enough to handle the additional drainage. Chair Winner said engineering says it was overbuilt, so it should be able to handle it. B. Upson said he and T. Carpenter would review the plans provided and make a recommendation to the Planning Board. A. Brennan said he is fine with this.

A. Brennan said he is fine with the fence proposal. However he said he built Bev Lane before LMH flip-flopped many things to the west side (garbage dumpsters, smoking gazebo, deliveries...). He questioned why they need to push the new air handler to the west side. It is further away from the residential area and would take shorter pipe to place it next to the existing unit. K. Nancy said from what he understands it is due to the grade difference. A. Brennan said it is not even a foot difference in elevation and yet it is a shorter piping distance. Therefore, it makes more sense to go north, not west. Then both intakes are facing west for air. Otherwise, one blocks the other. A. Brennan showed pictures of the existing unit. Chair Winner said it sounds like it is not a cost driver, but more technical information is needed. K. Nancy said the unit is bigger, but quieter. B. Upson asked who the contractor is. K. Nancy said Comfort Systems. B. Upson suggested their mechanical engineer meet with he and T. Carpenter this or next week. K. Nancy said he could do that. Chair Winner said they don't want to have any obstruction to the helicopter area. B. Upson asked if the air handler pad is there yet. K. Nancy said no. B. Upson suggested holding off until this is resolved.

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residential area and would take shorter pipe to place it next to the existing unit. K. Nancy said from what he understands it is due to the grade difference. A. Brennan said it is not even a foot difference in elevation and yet it is a shorter piping distance. Therefore, it makes more sense to go north, not west. Then both intakes are facing west for air. Otherwise, one blocks the other. A. Brennan showed pictures of the existing unit. Chair Winner said it sounds like it is not a cost driver, but more technical information is needed. K. Nancy said the unit is bigger, but quieter. B. Upson asked who the contractor is. K. Nancy said Comfort Systems. B. Upson suggested their mechanical engineer meet with he and T. Carpenter this or next week. K. Nancy said he could do that. Chair Winner said they don't want to have any obstruction to the helicopter area. B. Upson asked if the air handler pad is there yet. K. Nancy said no. B. Upson suggested holding off until this is resolved.

A. Brennan suggested plantings as shown on the 1995-1996 plans. There is now a 24 hour, 7 day per week smoking gazebo that needs trees around it. Chair Winner asked A. Brennan if there was some questionable activity in the gazebo. A. Brennan said it would soften it and make it more comfortable for privacy for those using it and for him when he is in his back yard. He said the new Hospital Director steps outside for a smoke, sees A. Brennan, and hops in his car to avoid the awkwardness. A. Brennan said he is even willing to pay for them if LMH plants and maintains them. He said he has previously offered this and LMH does not feel they are needed. Chair Winner said the original gazebo plans did show landscaping, but in reality it is pretty tight there and could prove to have some maintenance issues. Member Locke said extending the fencing with like material should solve the general problem. Member Switzer asked the type of fencing. Chair Winner said 8 foot high with webbing. K. Nancy said they might have to change the color since they do not make it anymore. K. Nancy said they had a seasonal maintenance worker go too far in cutting A. Brennan's ivy in the past. He assured him they would be gentler in the future. Member Switzer said A. Brennan is free to plant trees in his own yard. Chair Winner said if it were his money, he would invest it into his own yard where they are under his control.

K. Nancy said they would do the drainage work, once approved, before the fencing work to the north. Chair Winner read a letter dated today from A. Brennan.

→ Member Switzer moved, Member Locke seconded, Chair Winner in favor, Member Brugger abstained (due to working for LMH) agreed that LMH would resolve the issue of drainage leaching onto A. Brennan's property. Storm water needs to be directed to the catch pond on the northwest corner. LMH is to provide engineered plans to Village Engineer for review as soon as possible.

→ Member Switzer moved, Member Locke seconded, Chair Winner in favor, Member Brugger abstained (due to working for LMH) approved the proposal to extend the fence along the west property line 120 feet south and 80 feet north. A timetable for completion of fence installation as well as other items pending will be established upon determination of mechanical enhancements.

→ Member Switzer moved, Member Locke seconded, Chair Winner in favor, Member Brugger abstained (due to working for LMH) tabled the mechanical enhancements until LMH mechanical engineer representing the new air handling equipment has an opportunity to converse with DPW Superintendent and Village Engineer regarding placement. A decision is anticipated at the Monday, December 8th 7pm meeting of the Planning Board, if not sooner.

NEXT REGULAR MEETING: Monday, December 8, 2003 at 7pm

ADJOURNMENT:

→ Member Locke moved, Member Brugger seconded, unanimously carried that the meeting be adjourned at 9:42pm.

Leslie Ann Morelli, Village Clerk