

Regular meeting of the Village of Brockport Planning Board was held in the Conference Room, Municipal Building, 49 State Street, Brockport, New York, Tuesday, May 17, 2011 at 7:00pm.

PRESENT: Member R. Scott Winner, Member Annette Locke, Member Arthur Appleby, Member Bernard Daily, Building/Zoning Officer Scott C. Zarnstorff, Clerk Pamela W. Krahe

EXCUSED: Chair Charles Switzer

ALSO PRESENT: Jason Foote (Chatfield Engineers), Scott Harter (Professional Engineering Group), Jerry Klafehn (Christ Community Church)

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

REVIEW OF MEETING MINUTES: Vice Chair Appleby called for a motion to approve the minutes of the previous meetings.

- ➔ Member Winner moved, Member Locke seconded, unanimously carried to approve the minutes of the meeting held April 19, 2011 as written.
- ➔ Member Locke moved, Member Daily seconded, unanimously carried to approve the minutes of the meeting held March 15, 2011 as written.

CORRESPONDENCE: None

PUBLIC HEARINGS: None

NEW BUSINESS:

1. Application of:

Name:	Christ Community Church
Address:	36 Coleman Creek Rd.
Tax Map #:	068.20-1-5
Zoning:	Residential
Parcel Size:	335' +/- wide x 278' +/- deep
Property Class:	620 Religious
Purpose:	site plan – construction of ~18,000 SF of additional parking area and improvements. A portion of the parking area expansion will be located in the Town of Sweden.

Applicant Presentation:

Scott Harter noted receipt this evening of comments made by Chatfield Engineers. He voiced concern on #13 stating federal wetlands are delineated on the plans following the bottom of the bank to the east and south. He indicated wetlands on the property act as a filter.

Additionally, he noted they may be able to expand parking by another 1500 sf versus what was noted in the proposed plan. They would add a third equally-sized parking area on the south end near where the “finger” of the wetlands juts to the north and west.

Continued Board discussion on application:

The Board questioned the steep bank to the south, which will be filled in and will not disturb wetlands. Mr. Harter stated the other engineering comments are all reasonable and he will show those details on the next generation of plans. Vice Chair Appleby asked how many spaces they have currently compared with what is proposed. S. Harter clarified they have 63 parking stalls now and the proposed design will have 114 plus four additional spaces are to be added in the south east corner of the lot just to the north of the village line after the wet land bank is filled in. This will roughly double parking. He said they can certainly provide a table on the plans to that effect.

Vice Chair Appleby, regarding comment #15, said that in the initial meeting there was discussion about moving existing storm drain pipe; S. Harter replied they may have considered it once, but they are no longer. As for requesting an easement, he said that's not a problem. J. Klafehn stated he always assumed there was one to which J. Foote said Superintendent H. Donohue couldn't find one. He added the village will have to handle it as long as the church will grant it. He will discuss it with the village board and H. Donohue. S. Harter will note it on next drawing. Regarding the existing water main, CEO Zarnstorff thinks there is an existing easement. S. Harter said it didn't show up in his research but maybe there is.

Regarding storm water (#13), J. Foote indicated stormwater law provides for projects done in numerous increments of less than one acre but which, when combined, exceed the one acre rule. He asked the applicants if they anticipated doing so. J. Klafehn noted only an expansion of the church would be on village property.

The Board discussed driveway expansion to the north noting it would require approval of this board. S. Harter said they expect to give this board more information and will show more detail in next edition of the plans. Vice Chair Appleby asked if the existing gravel area to the north of the north parking area is

going away; S. Harter affirmed it will become lawn.

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S. Harter noted when the survey was first done, there was an easement that runs due south so as not to landlock the parcel.

The Board asked about comment #10 and asked if the existing storm sewer and drain have enough of a bed so as not to have anything sheer off. S. Harter noted if they were going to cut into it, it would be different, but his experience shows existing utilities such as this one are settled out by now. He is not proposing to do anything but match existing grade. J. Foote added H. Donohue thinks the sewer is 8-9' deep, so it shouldn't be a problem. S. Harter suggested the village video it before and after. J. Klafehn said the village just did that a couple weeks ago. S. Harter asked if that is a village water main; J. Foote affirmed and said H. Donohue thought it had an easement. He will find out for sure tomorrow and let the applicants know. With the storm sewer, once an easement is obtained, it is for the purpose of maintaining it.

Discussion centered around the existing brick storm sewer structure (comment #14) and not having blind connections. The applicants were cautioned about trying to tie into the brick structure. A basin will be formed and they can drop a manhole there. J. Foote wants a means to access it. S. Harter will note it on the next plan.

CEO Zarnstorff asked about trash storage and whether they would have a dumpster. J. Klafehn answered they will have a small container near the east line. Zarnstorff indicated if it's a blue tote that's considered a trash can and that's ok. If they will have a dumpster, it needs an enclosure. S. Harter asked for clarification on what the enclosure can be made of and noted if there will be one, it will be put on the next plan.

Further discussion revealed there may be additional town officials who need to be listed.

CEO Zarnstorff asked about future meetings. Harter stated they meet Thursday with Town ZBA regarding setback requirements along the original lot line, which is the town boundary. They anticipate no problems. They will meet again with Town Planning Board on June 13. The only comments they have thus far from Sweden Planning Board are in regard to the size of parking spaces.

CEO Zarnstorff brought up the subject of trees. S. Harter said he doesn't know why they are not on the plans, but some will be affected and they will be noted. J. Foote asked if there was any intention of replanting; S. Harter confirmed they are working with a landscape architect. CEO Zarnstorff requested they consult with experts on the Village Tree Board regarding species, etc. Mr. Harter said he didn't know such a group existed. Zarnstorff will send contact information along.

Vice Chair Appleby suggested waiting for the next generation of plans and to see what the Town says. The Board decided on a special meeting date of Wednesday, June 15, 7pm for this application as the regularly scheduled June meeting date runs concurrent with village elections.

OTHER BUSINESS:

Member Locke asked who had purchased 173 Main and asked about the pile of gravel onsite. CEO Zarnstorff noted the owner of 177 Main had purchased the neighboring parcel and does not have solid plans for it at this time. The gravel belongs to the Main Street reconstruction crews. Member Winner opined there are better uses for Main Street frontage than parking. Zarnstorff noted the owner would have to come before this board if he intends a parking lot.

NEXT REGULAR MEETING: Tuesday, July 19, 2011 7:00pm
Application materials due by Noon the Tuesday before.

ADJOURNMENT:

➔ Member Locke moved, Member Daily seconded, unanimously carried that the meeting be adjourned at 7:47pm.

Pamela W. Krahe, Clerk