

Work Session of the Village Board of the Village of Brockport was held in the Village Hall Conference Room 49 State Street Brockport, New York, March 28, 2016 at 7:00pm.

PRESENT: Mayor Margaret B. Blackman, Trustee/Deputy Mayor William G. Andrews, Trustee Annette M. Crane, Trustee Katherine J. Kristansen, Trustee John D. LaPierre, Building Inspector/Code Enforcement Officer David J. Miller

ALSO PRESENT: per the sign in sheet: Joan Hamlin, Norm GianCursio, Francisco & Linda Borrayo, John Bonczyk, Robin Waller, Clarkson Supervisor Paul M. Kimball, Sweden Councilpersons Mary Rich and Lori Skoog, Doug & Diane Hickerson, Rich & Suzanne LoMonaco, Melba LoMonaco, Wayne Hartmann, Bill Plews, Michael Myers, Steve Pakis, Fred & Terry Carbone, Tony & MaryAnne Pietrzykowski, Brian Bartalo, Erick & Kristy Hart, Elizabeth Bryant, Justin Bean, Pam Hibch, Dorothy Daniels

This was a work session, not a regular meeting.
No public comment on anything other than the evening's topic.

• **GUESTS:**

- o Mr. Pepsy M. Kettavong, Vice President Sumket Development, LLC – solicit input from the Village on development of land on South Avenue extension (180, 230, 270, 300) in Limited Industrial Use District zoning -

Mayor's opening Remarks

This is a special workshop on the topic of the proposed development of 4 lots (75 acres) on the South Avenue extension owned by Sumket Development. Sumket came to us and met with BI/CEO David Miller and myself on February 23rd seeking input on what kind of development of this property might work for Brockport. We invited them back to this work session with the idea that we would gather the various stakeholders to give their input. So in addition to the Village Board, we have representation from the Sweden and Clarkson Town Boards, the Greater Brockport Chamber of Commerce, the Brockport Merchants Association, and a neighborhood group from Hollybrook Road in the Town of Sweden whose properties back up to these properties.

Typically at Brockport Village Board work sessions there is no public comment, but we have invited the public here for the purpose of comment on this development. We will give everyone an opportunity to speak, on this topic only. Public comment about any other topic will be entertained at the April 4th Village Board meeting.

[Pepsy Kettavong, Vice President of Sumket was not at the meeting as we had intended. He later apologetically responded to David Miller's voicemail that he had marked the meeting down for Thursday at 7pm]. The meeting began with David Miller's explanation of the Planning Board and Zoning Board of Appeals process for developers and then turned to public comment with the request that speakers keep their comments brief.

Below are notes on most of the comments from the public.

Doug Hickerson 231 Hollybrook Road: Noted that there are 35 residences that border this property in Sweden. Suggested a period of a 6 month to 1 year moratorium so that good thinking could go into planning.

Much discussion followed about the flood zone area and current flooding on South Avenue and on Hollybrook Road in the Spring.

Robin Waller, South Avenue: Flooding on South Avenue in the spring in garages, etc. is already a problem. Concern about how the flooding issue will be handled.

Terry Carbone 133 Hollybrook Road: Not having the developer here is shocking. The development should be something that raises the tax base for the village. But concern among Hollybrook residents about how development of a wild area at their backyards would affect their assessments. They would like to see a facility that would enhance the community and its residents, add to the tax base, enhance the property it is adjacent to and not destroy the woodlands.

Fred Carbone 133 Hollybrook Road: Expressed dissatisfaction with the NYS DEC. Said the right hand doesn't know what the left hand is doing.

Bill Plews 235 Hollybrook Road: Brought information from the neighbors meeting prior to this one. Concern with the value of their real estate. To whatever extent the developers can provide buffering, the better. Neighbors might be interested in even buying some feet of the land to the north of their properties. Would the developers be interested.

Lori Skoog Lake Road (Sweden Town Board): Asked about the distance between Hollybrook Road and South Avenue. What would be a reasonable buffer—100 feet? Said she believes there is plenty of space for a buffer.

Wayne Hartman 225 Hollybrook Road: Believes Hollybrook Road residents have no protection. The land is in the village and they live in Sweden.

Mike Meyers 221 Hollybrook Road: Reiterated the flooding problem and noted they'd tried unsuccessfully to get flood insurance. Robin Waller echoed that the flooding problem extends down South Avenue.

Terry Carbone 133 Hollybrook Road: Noted that when the development went in on Patriot Lane in Sweden that they took what we thought was a wetland and made it into a parking lot which exacerbated the problem down Hollybrook Road. There was much dissatisfaction with how this development was handled by the town and the developer.

Bill Plews 235 Hollybrook Road: Noted that right now the trees were absorbing a lot of the flood water and that they still had a problem with flooding.

Steve Pakis 243 Hollybrook Road: Mentioned that he was the facilities manager for a developer and that in his experience developers didn't always follow through with what was asked of them. He asked about zoning variance and whether the village could insist that the area be rezoned residential.

BI/CEO Miller: Noted that rezoning was a detailed process and that zoning variances were issued to give relief to a hardship.

John Bonczyk Keable Court (Lift Bridge Books – Brockport Merchants Association President): The merchants are concerned about any potential retail development as they prefer that empty storefronts get filled.

Tony Pietryzkowski who had not spoken before - Spoke on behalf of the wildlife in the proposed development area—pileated woodpeckers, deer. What would be their fate?

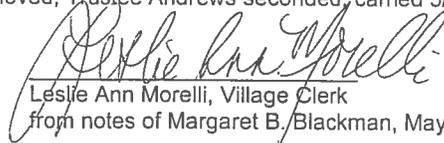
Trustee Kristansen, as one of the two Village Board liaisons to the Planning Board and Zoning Board of Appeals: Offered to receive documentation from Hollybrook Road residents regarding flooding and any other development related matters.

The Village Board recommended that the Hollybrook Road residents appoint one person as their liaison and that that person forward material to Trustee Kristansen. Bill Plews was designated the liaison.

The Village Board reminded attendees that they had been invited to this meeting *because* we wanted their input on a potentially important development project and we wanted it early. We noted that we would schedule another public meeting with the developer.

ADJOURNMENT:

→ At 8:20pm, Trustee LaPierre moved, Trustee Andrews seconded, carried 5/0 that the meeting be adjourned.


Leslie Ann Morelli, Village Clerk
from notes of Margaret B. Blackman, Mayor