

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, January 10, 2005 at 7:00pm.

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

EXCUSED: Deputy Village Attorney Frank A. Aloï

ALSO PRESENT: Village Engineer Tom Carpenter of Chatfield Engineers, DPW Superintendent Bradley B. Upson, David Strabel, AJ Barea, Kris Schultz, Inga Songbird, Jim & Joan Hamlin, Jack Wahl, Norm GianCursio, Fred Webster, Kathy Snyder, David Wagenhauser, Trustee Carrie L. Maziarz.

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, Members Brugger and Appleby abstained due to absence, carried to approve the minutes of the meeting held December 13, 2004 as written.

CORRESPONDENCE: None

PUBLIC HEARINGS: None

NEW BUSINESS:

1. Application of: Name: David Strabel for Nat O. Lester, III
 Address: 64 Main Street
 Purpose: change of use – build out third floor

Applicant Presentation:

David Strabel reviewed the application to build out and utilize the third floor of 64 Main Street. It has never been heated. He said Mr. Lester plans to move AJ Barea's office from the second floor to the third floor and place two office tenants on the 2nd floor. A new staircase will be needed. He said there is only a tiny spiral staircase from the rear of the first floor to the 2nd floor. A new furnace will be needed for the third floor and the second floor. D. Strabel said Mr. Lester would likely fold the cost of utilities into the rents.

Continued Board discussion on application:

Member Appleby asked if bathrooms would be added. D. Strabel said yes. He explained that the third floor is totally empty with exposed brick walls. Member Appleby said it seems to be a good use of the empty space. Chair Winner agreed that it is a use they wish to encourage and is consistent with the zoning and the use of the first and second floors.

AJ Barea jokingly asked if there would be an elevator for him to get to his office. D. Strabel said no.
An

elevator is not required by the code for the amount of square feet.

⇒ Member Appleby moved, Member Brugger seconded, unanimously carried to approve the build out of the third floor at 64 Main Street for office space.

2. Application of: Name: AJ Barea for Eduardo Galan
 Address: 60 – 70 Clinton Street
 Purpose: to subdivide existing parcel into 3 lots

Applicant Presentation:

AJ Barea reviewed his application as an informal presentation to subdivide the one lot into three. He said he has an application for the January 24th ZBA meeting for an area variance regarding the lot size of proposed lot 2. The code requires 10,000 square feet, but lot 2 would only have 6,400 square feet. If they get the area variance, they will come back with more detailed subdivision and site plans that address the Village Engineer's review comments.

He shared that a vacant building to the east owned by John Selph adjoins the property. The rest is bordered by NYS Canal Corporation property. He said the existing gravel on the west end previously used for parking overlaps onto NYSCC property to the north and west.

Continued Board discussion on application:

Member Appleby asked if the stone house shown as lot 2 is vacant. AJ Barea said it has been vacant since E. Galan purchased it several months ago.

could move the line over, but then the lot size of lot 3 is jeopardized. An area variance would be needed

either way. Member Locke questioned the zoning and the proposed use. AJ Barea said it is in Business zoning, but they plan lot 2 (the stone house) and lot 3 for residential use.

Member Switzer said he recalled the Village being interested in the old cobblestone building last used as a warehouse and garage (lot 1) for the Brockport Community Museum. AJ Barea said that is still under discussion.

Member Brugger said lot 3 is a strange shape. Member Locke asked if the property line to the north is the canal. AJ Barea said yes. Member Switzer questioned why they are proposing 3 lots instead of 2. He suggested tearing down the one story stone building. Chair Winner said the plan is incorrect. The buildings on the property are two stories. AJ Barea said the purpose is to develop lot 3. He said lots 2 and 3 would be residential and lot 1 would possibly be the museum. AJ Barea said if that does not work, they would consider an office building.

Member Brugger expressed concern that the 2 story building on lot 1 would have little to no parking if lots 2 and 3 were residential. AJ Barea said they could explore utilizing the rear for some parking. Member Brugger said they would have to get an access easement from the property owner to the east to be able to get to the rear to park. AJ Barea said that could be worked out. Currently it is gravel there

between the two properties. Chair Winner said parking is not a reasonable expectation since the code does not require providing parking in the downtown commercial district.

Member Switzer asked if the Planning Board would take the lead on SEQR. Chair Winner said that is likely after the ZBA deals with the area variance.

Board thanked AJ Barea for the informational presentation. AJ Barea requested to be on the next Planning Board agenda.

OLD BUSINESS:

1. Application of: Name: Schultz Associates for Canalside Estates
 Address: East Avenue
 Purpose: concept review for subdivision and site plan of 40 single family homes and 141 1-4 unit senior houses with homeowner's association

Kris Schultz distributed updated plans. He plans to meet with Chatfield Engineers and B. Upson later this month to review maps and reports. He shared that they have been working to get sanitary sewer to the project and will connect to the Town of Clarkson at Cottage Rose Court. Clarkson Highway Superintendent, Dave Goodwin, Monroe County, and the contractor are in favor. They would bore across East Avenue. Member Brugger asked if there would be any interruption in traffic. K. Schultz said no. As a matter of fact, the County prefers it done this way.

Member Appleby asked the size. K. Schultz said it would be an 8-inch main with a 12 inch to 24 inch casing. Member Appleby questioned the flow. K. Schultz said it flows north. The Village would maintain only flows from the manhole to the subdivision.

K. Schultz reported that they have had a federal wetlands delineation done. There were no surprises. It is likely no permitting will be required.

K. Schultz reported that there was question of the fill dumped on the site by the previous owner. He distributed a report that summarizes what was found. The broken bags labeled hazardous and dangerous were determined to be farm products.

K. Schultz shared that a demolition permit was issued and the barn and foundation were demolished. The foundation will be used as inert fill material. The two tanks were also removed from the site.

An Archaeologist was on site with the help of plowing by a farmer. A fieldwork letter is forthcoming and will be reported to SHPO. Nothing of significance was discovered that requires further investigation.

K. Schultz reminded the board that the traffic report was already done and no improvements are needed on East Avenue besides the standard subdivision entrance. Member Brugger asked if the County took into account the development on the Town of Clarkson side of East Avenue. K. Schultz said yes. He shared that an early rendering showed their proposed entrance further west before the development plans across the street were confirmed. Apparently, the Clarkson subdivision was approved several years ago, but only recently renewed its approval and began construction. Member Locke said she hopes all was taken into consideration since East Avenue and the intersection with

Sweden Walker Road are becoming busier all the time.

K. Schultz shared that he and Architect Norbert Hausner plan to meet with the Village Board at the workshop meeting January 24th to present the plans and propose rezoning to Q district.

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K. Schultz said the Planning Board would probably want to take lead agency on SEQR. Chair Winner said the Planning Board would need to discuss that with the Village Board. Member Locke questioned lot sizes. K. Schultz said the single-family home lots would meet the 10,000 square foot minimum. There would be a variety of sizes in the senior areas.

Member Locke asked B. Upson about maintaining cul de sacs. B. Upson said it is difficult, but can be done. It is done elsewhere in the Village. The positive thing is that the homeowner's association here would maintain (mow and landscape) the center island. If the Village had to do so, it would likely pave it over.

B. Upson asked if the Town of Clarkson would consider this as an out of district sewer user. K. Schultz said no. B. Upson was glad to hear that.

Member Brugger questioned sidewalks. K. Schultz said they would be on one side of the road. Chair Winner stressed the importance of the entire development being serviced by sidewalks.

Chair Winner said he is struggling with the proposed density. He said it seems like a lot of structures on a small amount of land. K. Schultz said the architect is working on floor plans and exterior renderings of the homes and units. He said the renderings should show that they are not as tight as you might think. He said it might look that way because these are 200 scale plans. Chair Winner said the Board might look for more green area or communal space to relieve the high-density perception. However, a Village, by nature, is high density.

B. Upson expressed concern that once the driveways are shown, particularly on Marc's Way, there will be an awful lot of asphalt coverage. K. Schultz said they are aware of these concerns and have tasked the architect to be creative with styles, placement and driveways. Member Brugger said another trouble spot regarding density might be the northeast corner of Laurie Crescent and the south loop road. Member Brugger said he'd be curious what they would see out their kitchen windows. K. Schultz said they would look at that. He said the views would be similar to those of other homes in the Village – other homes. Member Switzer said they just don't want them right on top of each other. Chair Winner said the Board is making it pretty clear that density may be issue.

Member Locke asked if there is another mixed residential use development like this in the area that they could visit. K. Schultz said no. He has worked on many senior developments and most are very generic. Unionville Station in Hilton is all singles, but have 7 or 8 different plans for variety. He said they are on Section 7 in only 5 years. Member Appleby questioned the market for this mix. K. Schultz said his experience tells him that this area has not been tapped for this type of community – senior oriented with amenities and single-family homes.

K. Schultz said they have an attorney who has started to work on the Homeowner's Association papers. He said maintenance might be able to be offered to the single-family homes if they desire. This includes all exterior maintenance, lawns, landscaping, and driveways. He said a lot of seniors are snowbirds. Member Appleby questioned the cost of the association. K. Schultz said they are working on an offering plan. He gave examples of Unionville Station at \$50 per month and some eastside developments at \$200 per month.

S. Zarnstorff said mail delivery might be an issue. He shared that McCormick Place wanted house-to-house delivery like elsewhere in the Village. However, the Brockport Postmistress has required gang mailboxes until the section is finished. Then she wants curbside mailboxes. Chair Winner said he has written a couple of letters encouraging the house to house walking router like elsewhere in the Village – particularly since they are seniors. K. Schultz asked if it is a local post office decision. Chair Winner said he thinks so. K. Schultz said he would look at others and see what leverage they can provide.

Board thanked him for the updates.

NEXT REGULAR MEETING: Monday, February 14, 2005

ADJOURNMENT:

➔ Member Locke moved, Member Appleby seconded, unanimously carried that the meeting be adjourned at 8:00pm.