

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, June 13, 2005 at 7:00pm.

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

EXCUSED: Vice Chair John Brugger, Deputy Village Attorney Frank A. Aloi

ALSO PRESENT: Village Engineer Tom Carpenter of Chatfield Engineers, Robert & Sheila Peterson, Giff Mosher, Kris Schultz, Michael Ferraulo, Joan Hamlin, Betty Knab, Ray & Jackie Morris, Steve Locke, Jan & Donna Carter, Jack Wahl.

CALL TO ORDER: Since Chair Winner's presence was delayed; Member Switzer called the meeting to order and led the Pledge of Allegiance.

CORRESPONDENCE: None

OLD BUSINESS:

1. Application of: Name: Robert H. & Sheila G. Peterson
 Address: 19 Mercer Street
 Purpose: parking and driveway relocation

Applicant Presentation:

R. Peterson shared that since the last meeting he worked with S. Zarnstorff to modify his plans so that he would meet the code that allows only 25 percent of the rear yard to be utilized for parking. He said he had originally thought having no grass in the backyard would be nice, but didn't know of the Village code. Since he is not yet ready to construct the two-car garage, he removed it from the plans. At this time he would like approval to lengthen his driveway and relocate the parking to accommodate the addition for he and his wife.

Continued Board discussion on application:

Member Locke asked if the proposed parking is the same size as the existing parking. R. Peterson said

It is actually smaller. There will be space for 4 cars. Member Locke said he previously indicated needing space for 6 cars. R. Peterson said that is correct. He and his wife need 2 and each of the rental units need 2. He said the driveway is wide enough where he and his wife can park there and the 4 tenant vehicles can park in the rear. Member Locke asked if cars parked in the driveway would block the tenants. He said no.

Member Locke asked if the applicant understood that that same section of code would apply when he goes to build the garage. Member Switzer said if he wishes relief from the code, he would need to apply

to the ZBA for an area variance. S. Zarnstorff said the driveway calculations do not count in the lot coverage percentage, but the rear parking does. Member Locke asked if he now plans to retain grass in the backyard where there is no parking. R. Peterson said yes, with an area for a garden.

Member Switzer asked if he plans on building the addition soon. R. Peterson said yes. However, he hopes to build the two-car garage in a year or so.

Member Appleby thanked the applicant for working with the Village on this so that it meets code.

⇒ Member Appleby moved, Member Winner seconded, unanimously carried to grant site plan approval.

2. Application of: Name: Giff Mosher
 Address: 77 State Street
 Purpose: driveway / parking

Applicant Presentation:

G. Mosher said he had no luck finding a survey map of this property. Neither the Village, Town nor the attorney of closing had one on file. He has a call in to his insurance agent to see if he might have a copy. He passed around a hand-drawn site plan with measurements of that showed parking layout as well as a copy of a tax map that confirms the lot size as 49.5' frontage and 165' depth. His hand drawn layout shows 6 parking spaces at 10' x 20' and 2 parking spaces at 10' x 10'.

Continued Board discussion on application:

Member Locke recused herself from this application.

Member Appleby asked if he knows when the property was last surveyed. G. Mosher said no. He said his attorney was Mr. Lester Sr. and that they recently purged old records. G. Mosher said there was a

barn on the property that burnt sometime in the 1970's.

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Chair Winner asked if he had any photo references to what he referred to at the June 10th site visit. G. Mosher said no, but that he saw more fill today.

Chair Winner said he would like Member Brugger to have the chance to weigh in and to give G. Mosher the opportunity to search for a survey map and gather statements from past tenants. Chair Winner said if the Planning Board approved the proposal before them, it would require the applicant to apply to the ZBA for an area variance regarding the rear yard lot coverage section of the code. He said since the ZBA would need him to do his homework anyway; he might as well do so for the Planning Board.

⇒ Member Switzer moved, Member Appleby seconded, Member Locke abstained, carried to table the application until the July 11th meeting.

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

→ Member Locke moved, Member Switzer seconded, unanimously carried to approve the minutes of the meeting held May 23, 2005 as written.

PUBLIC HEARINGS:

1. Application of: Name: Schultz Associates for Sunflower Landing Subdivision
Address: East Avenue
Purpose: continue SEQR, site plan and subdivision review

→ At 7:30pm Member Locke moved, Member Appleby seconded, unanimously carried to close the regular meeting and open the public hearing.

Clerk Morelli read the legal notice as follows:

VILLAGE OF BROCKPORT
LEGAL NOTICE

PLEASE TAKE NOTICE that the Planning Board of the Village of Brockport will hold a PUBLIC HEARING on **Monday, June 13, 2005 beginning at 7:30pm** in the Conference Room of the Village Municipal Building at 49 State Street, Brockport, New York.

Said public hearing is to review the application and preliminary plans of Michael Ferrauilo Canalside Developers, Inc. for consideration of subdivision and site plan approval for the construction of Sunflower Landing to consist of 40 single family homes and 134 senior single units on 52.92 acres on East Avenue tax map number 069.100-5-008.1.

All interested parties will be given the opportunity to be heard. Plans are available for review at the Village Hall.

Applicant Presentation:

K. Schultz introduced himself and developer Michael Ferrauilo. He said Norbert Hausner of NH Architecture would be here momentarily.

K. Schultz shared the location of the proposed subdivision. It is on the east end of the Village on East Avenue to the Town of Sweden municipal line to the east and the Town of Clarkson municipal line to the north. It borders the Erie Canal to the south and McCormick Place as well as a private drive to the west. The entrance road forms an intersection across East Avenue with Cottage Rose Court in Clarkson. These streets line up for safety per Monroe County Department of Transportation regulations since East Avenue is a county road.

It will be a senior oriented community that includes some standard single family home lots available to all ages. They propose 40 single-family homes and 134 single, double, quad units for seniors. The duplex and quad units will be separated by a common firewall. They spent a lot of time looking at the layout and floor plans of every senior development in the County. They want this to be upscale with a common architectural theme that includes colored shingles and treatments and roadscape. There will be architectural controls. The roads will be proposed for dedication to the Village. It will be a walkable community with sidewalks throughout, a detention and aesthetic pond, small creek, walking trails, gazebos, and 2 access points to the canal path for walking to and from downtown. K. Schultz said they have done extensive survey and utility design work as well as archeological testing, wetland delineation, and ACOE review. It will max out at 174 units, which will be market driven. This is the first senior oriented project that includes single-family homes. It will allow for a multi-generational mix for people to be able to be close to family with good passive recreation. This is a growing trend across the country.

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K. Schultz introduced Norbert Hausner, Principal of NH Architecture. N. Hausner reviewed plans for some of the unit layouts. They developed a unique architectural style that will be consistent throughout the development. The sunflower concept will be throughout. There will be picket fence details on either side of each driveway with house numbers and possibly a light. The same pallet of materials will be used which include a stacked cobblestone cut stone veneer on 40% of the front façade, smooth and aggravated shake look siding and clapboards in rich colors with accent trim colors. These will be unifying features. The garage doors will be wood faced to look old fashioned, mutton windows, craftsman style, beam structures, shakes. All will have basements. There should not be too many walk out basements. The unit positioning will be staggered front and back so not to create a line or row. Most will have 2 car garages, but they will have single car doors. All will have a front porch and a back porch. There will be a turret application on some. N. Hausner showed a rendering of a cul de sac. The middle portion will be greenscape, not asphalt.

Chair Winner thanked K. Schultz and N. Hausner for one of the most comprehensive presentations he has seen in his time on the Planning Board. Chair Winner shared that the public hearing is to gather comments from those interested so they can take them into consideration and move forward.

Public Comment:

Betty Knab of East Avenue Sweden pointed out that she lives in front of the proposed pond. She commented that this is a dangerous part of the road since it is at the bottom of a small hill. Vehicles come to the top of the hill and go full speed ahead. She said it is amazing that no one in her family has been killed pulling in or out of the driveway. She said the weeds are so high in the area where the barn used to be that it is difficult to see when pulling out of the driveway. She said she has no objection to the proposed development, but is concerned about the increased traffic and all coming through one road.

K. Schultz responded that they hired a traffic engineer to evaluate the existing and potential traffic impacts. Studies show that senior oriented projects do not produce a lot of vehicles on the road at peak traffic times. Additionally, there will be a homeowners association that will have the property mowed, trimmed and maintained so there will be no line of site disturbances. He said they have also considered planting trees along the lot lines of the existing homes to screen their privacy. N. Hausner said that area would be the development's "front door"; therefore, they will pay high attention to detail. K. Schultz agreed and said it will be quite attractive and should look like a golf course. K. Schultz also shared that the main road will not be the only way in and out of the development. There will be a connection made to the west into McCormick Place. N. Hausner said it should also help that the entrance road forms an intersection. This was required by Monroe County Department of Transportation. Chair Winner commented that he understood that MCDOT also reduced the speed limit in that section per the wishes of the residents on East Avenue.

B. Knab commented that she is on a small old water line that the former owner of the farmland put in and her water pressure is terrible. She asked if she would have the ability to connect to the new water line. K. Schultz said the inefficient line needs to be replaced with a new main, which will have high pressure. It will greatly enhance her situation and will also provide fire hydrant protection.

Gifford Mosher of Frazier Street asked if they hit bedrock when digging. K. Schultz said they dug test holes all over and there certainly were some areas with bedrock. G. Mosher asked if they would have to do blasting. K. Schultz said fortunately they were able to connect with sewer from across the street in Clarkson and they will most likely not have to blast.

B. Knab pointed to a natural spring wet area. K. Schultz said they would keep the small existing pond and create a large one. They realize the canal has slow leaks. The drainage design picks up this water potential. K. Schultz said it would be a number of years before the development is built out. G. Mosher asked if the land is lower than the canal bank and agreed that the canal leaks. K. Schultz said the land is almost at dead level of the canal.

Donna Carter of 456 East Avenue asked if they would leave the natural wetland by the willow tree. K. Schultz said yes. They have no plans to impact that corner. He said they would find that once the pipe is cleaned out, that area would dry up.

⇒ Member Appleby moved, Member Locke seconded, unanimously carried to close the public hearing and re-open the regular meeting.

Continued Board discussion on application:

Member Locke asked the price range. N. Hausner said \$150,000 to \$200,000 depending on the amenities chosen.

K. Schultz provided the Board with an updated environmental assessment form part 1 as well as e-mail correspondence with SHPO regarding the archaeologist's findings. He said SHPO has indicated that they do not write a response letter unless there is state or federal money involved. This is a privately funded project.

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K. Schultz said they successfully negotiated and obtained an easement from the Town of Clarkson for sanitary sewer. They have prepared crossing plans and will bore under East Avenue and not disturb traffic flow or Clarkson's new road and gutter. M. Ferrauilo asked if any other approvals are needed from the Village in regards to sanitary sewer. T. Carpenter asked if they would be providing a separate letter of credit. K. Schultz said yes.

Chair Winner said he discussed the project with DPW's Harry Donahue. H. Donahue is not thrilled with the number of cul de sacs proposed. He asked K. Schultz to think about how they can make maintenance of the cul de sacs easier for the DPW. Chair Winner suggested maybe the HOA care for cul de sacs. K. Schultz said he would contact H. Donahue. Chair Winner asked if any pump stations are needed. K. Schultz said no.

It was determined that Clerk Morelli would send out the revised part 1 EAF and parts 2 and 3 of the EAF prepared by Chatfield Engineers along with a plan and cover letter giving the interested and involved agencies 30 days to respond. Review will continue at the July 11th Planning Board meeting.

NEW BUSINESS: None

NEXT REGULAR MEETING: Monday, July 11, 2005

ADJOURNMENT:

→ Member Locke moved, Member Appleby seconded, unanimously carried that the meeting be adjourned at 8:10pm.

Leslie Ann Morelli, Village Clerk