

**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, February 10, 2003 at 7:30pm.**

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

**EXCUSED:** Member Annette Locke

**ABSENT:** Member Arthur Appleby

**ALSO PRESENT:** Frank A. Aloï: Deputy Village Attorney, Tom Carpenter and Jason Foote of Chatfield Engineers (Village Engineer), Bradley B. Upson: DPW Superintendent, Christopher Carter, Kevin Nacy, Mark Edwards, Sam Liberatore, Joan Hamlin, Kathy Snyder, Fred Webster.

**CALL TO ORDER:** Chair Winner called the meeting to order.

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

➔ Member Switzer moved, Member Brugger seconded, unanimously carried to approve the minutes of the meeting held January 13, 2003 as written.

**CORRESPONDENCE:** None

**PUBLIC HEARINGS:** None

**OPEN FORUM:**

1. Potential Application of: Christian Center Church is looking into purchasing 10-20 King Street from County (formerly Lincoln Sports Bar / Studio Movie Theater) for use as a church

**No Show.**

**OLD BUSINESS:**

1. Application of: Name: Christopher Carter for Champion Moving & Storage  
Address: 100 Owens Road  
Purpose: updated landscape plan

**Applicant Presentation:**

Christopher Carter shared that for the time being they have shelved the idea of an on-site fueling station. They have established a good relationship with Tri-Star Logistics and do their fueling there. He would like to move forward and obtain site plan approval for the parking lot and landscape plans. They hired a professional landscape architect from Van Putte. He distributed the plans and reviewed the various trees and shrubbery planned for maximum screening and color from spring through autumn. The landscaping includes the southern property line by the Woodlands apartments and condos, the berm along Owens Road, the entrance, and the northern property line by South Avenue and the proposed pond. The pond was made slightly larger upon recommendation by the Village Engineer to Patrick Laber of Schultz Associates.

**Continued Board discussion on application:**

Member Brugger commented on the wonderful color choices and good starter sizes. DPW Superintendent Upson asked if the plantings at the entrance and exit were checked for line of sight. C. Carter said there are no line of sight issues. B. Upson said he had a concern that some of the plantings might be in the right of way, but the placement of the poles shows they are not. T. Carpenter asked C. Carter about the remaining issues forwarded to Schultz Associates. C. Carter said he knows they are waiting for DEC to sign off on the pond, but he thought all other items had been addressed. Chair Winner said it sounds like P. Laber of Schultz Associates should contact the Village Engineer to address the remaining issues. Once the DEC and the Village Engineer are set, then the Planning Board can make its determination on site plan approval. Chair Winner said the Board would be happy to meet on February 24<sup>th</sup> if needed.

2. Application of: Name: Samuel Liberatore, PE of Schultz Associates for Mark Calcagno  
Address: West Avenue (remaining Farash property)  
Purpose: Remington Woods – 230 lot residential / 6 lot commercial – SEQR determination & preliminary subdivision and site plan approval

**Applicant Presentation:**

Sam Liberatore said although not quite ready for approvals yet, he wanted to update the Board on the progress made over the last three months. He distributed “project progress items” that included the

obtaining DEC Water Quality Certification. However, the DEC needs the Planning Board to grant a Negative Declaration on SEQR before it will issue this. The Archeological Survey has almost been completed. Only 4 acres remain out of the 117 total acres. Once completed, SHPO will issue a letter. No archeological artifacts have been found on the site so far. Section 1 needs to be extended across the creek for lift station access. This will include 9 more lots and will end at the Ryguy intersection. S. Liberatore said Chatfield Engineers wants the following done prior to overall site plan approval: lower storm so 2 feet of cover is obtained at all inlets and manholes and lower the sanitary sewer so that there is 12 inches of clearance at all storm crossings. He commented that they have made a lot of progress and that getting through the ACOE is not a quick process. In summary, S. Liberatore requested a special meeting for February 24<sup>th</sup> for consideration of SEQR determination and overall subdivision and site plan approval.

**Continued Board discussion on application:**

T. Carpenter added that the storm model and storm calculations are needed as well. He questioned whether they would be ready for a special meeting on February 24<sup>th</sup>. S. Liberatore said it is a big project and everyone is trying very hard.

B. Upson said he learned today of an interceptor sewer on the north side of West Avenue. He said more investigation is needed, but with a little re-design they may be able to eliminate the need for a pump station. S. Liberatore said they and the developer would love that. B. Upson said he really does not want a pump station since the Village will be responsible for maintaining it. Chair Winner said that would be good for all. B. Upson asked that they contact him tomorrow.

Member Brugger referred to Chatfield Engineers October 16<sup>th</sup> memo that listed 32 items needing to be addressed. He asked if they truly are down to just a few. T. Carpenter said yes. An approval may have conditioned items attached.

**NEW BUSINESS:**

- 1. Application of:      Name:            Della Penna Paving for Fuierer & Sons Building  
                                 Address:        7 N. Main Street  
                                 Purpose:        fill permit

**No show.**

- 2. Application of:      Name:            Lakeside Memorial Hospital  
                                 Address:        156 West Avenue  
                                 Purpose:        site plan approval for the construction of fourth floor

**Board discussion on application:**

Chair Winner shared that due to Member Locke and Member Appleby's absence and Member Brugger's recusing himself from any decisions related to Lakeside (his employer), there is not a quorum to vote on the application tonight. Chair Winner apologized and said they were not aware Member Appleby would not be in attendance. M. Edwards and K. Nancy said they would not object to Member Brugger voting on the matter. Member Brugger said he would prefer to be consistent with his past practice and not vote on applications of his employer.

Chair Winner said the ZBA rendered its findings and decisions regarding the variances on height and parking. The only thing that the Planning Board would like to see is the L-shaped southern parking lot striped. This could be at the 9' parking space width or the 10' width that will be required within five years. M. Edwards said there is money set aside and plans to seal and stripe the parking lot this year. Member Switzer asked if this would include 122 West Avenue. M. Edwards said they hadn't planned to, but maybe they could at least stripe it.

**NEXT SPECIAL MEETING (if requested by a current applicant):** Monday, February 24, 2003  
(Meeting time to be announced since there is a 7:00pm ZBA meeting.)

**NEXT REGULAR MEETING:** Monday, March 10, 2003 at 7:30pm

**ADJOURNMENT:**

- ➔ Member Brugger moved, Member Switzer seconded, unanimously carried that the meeting be adjourned at 8:05pm.