

Regular meeting of the Village of Brockport Planning Board was held in the Conference Room, Municipal Building, 49 State Street, Brockport, New York, Tuesday, February 15, 2011 at 7:00pm.

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

ALSO PRESENT: Jason Foote (Chatfield Engineers), Kris Schultz (Schultz Associates), Jim Hamlin

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

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

➔ Member Locke moved, Member Appleby seconded, unanimously carried to approve the minutes of the meeting held December 21, 2010 as written.

CORRESPONDENCE:

Correspondence from NYS Parks, Recreation and Historic Preservation regarding review of the Oliver Middle School for nomination to the Historic Register.

Brochure received regarding Spring Workshops sponsored by Cornell Local Roads Program.

PUBLIC HEARINGS: None

NEW/OLD BUSINESS:

1. Application of:	Name:	Schultz Associates for Michael A. Ferrauilo, Canalside Developers
	Address:	Sunflower Landing – Section 3, off East Avenue
	Tax Map #:	069.1-5-8.1
	Zoning:	“Q” District
	Parcel Size:	1,480’ wide x 2,000’ deep
	Property Class:	Condos
	Purpose:	subdivision to construct 9 single-unit senior patio condos, 8 double units, and 2 triple units for a total of 31 new condos

Applicant Presentation:

Kris Schultz stated he is here for new development at Sunflower. They would like to take 3 lots from Section 1 that were previously approved for single-family homes and convert them to typical senior-type homes. Senior homes are selling, single-family homes are not. The 3 lots will be a double unit, a single, and then another double. Utilities are already there, so Mr. Ferrauilo could move on them immediately.

He is also here for Section 3 which is a continuation of Anita’s Lane, including the first cul-de-sac. Highest demand is for single units. Same utility alignment and the same grading as original plan. Mr. Schultz noted he reviewed Engineer Foote’s comments, which are minor and can easily be rectified.

Continued Board discussion on application:

The Board asked if there were already units in Section 3A and how many structures exist overall. Schultz explained the buildings on the plans with solid lines are existing and those with dashed lines are proposed, and that there are 11 or so structures containing 18 units. When the Board asked how this development compares with McCormick Place, CEO Zarnstorff pointed out that 2010 was unique for McCormick due to the developer’s health. The developer is on the mend and is anticipating getting back on track this year. Approval was granted several years ago for Section 2, and he is still in that section.

Member Winner indicated his pleasure that Sunflower is on tonight’s agenda as the Village needs more construction. Chair Switzer asked if all these units are owner-occupied and Schultz affirmed, but stated his understanding that if a homeowner wanted to, he could rent his home just the same as anyone else. He reiterated his understanding that the Board wants any rentals to be scattered and that this is not a rental development. CEO Zarnstorff remarked this is a “Q” district which allows multi-family units. Chair Switzer said that’s fine, but these are not to be rentals. Zarnstorff reminded that Mr. Schultz and Mr. Ferrauilo came in to talk about 800-900 sq. ft. rentals, but that the Board said no to any rentals. When Chair Switzer expressed concern about the number of mylars he had signed, Schultz explained the procedure had changed. Member Winner asked how many units Mr. Ferrauilo owns and Zarnstorff said just one. Member Winner then asked about lot 1. Schultz stated it isn’t a model any longer; the owner is on her own due to some personal situations and is not associated with Sunflower. Member Locke asked about owners in triples and if they only own their part of the building. Schultz affirmed, adding they do not own any part of the lot. Member Locke asked about sales prices for triples and Zarnstorff indicated all units sell for between \$140,000-180,000.

Mr. Schultz emphasized that Mr. Ferrauilo is there all the time, he lives there, and is doing what he can to sell units. Member Appleby asked how soon they anticipate developing in the canal area; Schultz

replied as soon as banks let folks start borrowing money. Member Winner asked if the new homes would have the same architecture as existing homes and Schultz affirmed.

MINUTES OF PLANNING BOARD MEETING HELD FEBRUARY 15, 2011.....page 2

Engineer Foote asked when construction would start and Schultz indicated this spring. Zarnstorff asked if the engineer is satisfied with the water main connection to the west; Foote affirmed.

Member Appleby inquired if the next area is single-family dwellings. Schultz affirmed, but stated it won't look unusual because there are singles, doubles and triples all mixed in. Chair Switzer said he went in to Sunflower and asked the woman there about buying the land and owning the house and her reply was that he couldn't do that. Zarnstorff offered that it may have been the way the question was phrased or where the lot was located as to why he received that answer.

Chair Switzer asked if SEQR is applicable and Zarnstorff affirmed.

Mr. Schultz and Engineer Foote offered to go through each of his 18 questions. The Board did ask about question 18 regarding the number and type of units on the new Section 3 as opposed to the original Overall Preliminary Plan. The Board looked at the overall plan and reviewed what was originally planned such as a cap on the number of units and having the type of units driven by what the market wants. The Board additionally noted they do not see apartment construction working in this area, especially in the west section.

As for the remaining 17 questions, Engineer Foote confirmed Schultz's statement that he has no major items and there is nothing that can't be worked out with the developer.

CEO Zarnstorff suggested that with the resub portion, he would like to see more vegetation as a buffer behind lots 2, 3, and 4. The vegetation originally installed is weak and is not dense enough for neighboring East Avenue properties. He wants to see more plantings and healthier, larger stock. Mr. Schultz said a low-level berm might be workable with some pines on it. Member Winner indicated his desire to have the Board see the landscape plans, and Zarnstorff indicated the Tree Board would like to be more involved as well. Chair Switzer noted the Board may want to look again at the original plan. Mr. Schultz asked if the Board could also host the public hearing at the next meeting as well as this landscaping review, in order to incorporate comments of neighbors. Chair Switzer said there is no need for a public hearing either for the new section, nor for the other minor resubs. Schultz reiterated his client's desire to work with everyone to make the development the best.

- ➔ Member Winner moved, Member Appleby seconded, unanimously carried to invite the Tree Board to attend the next meeting and assist with landscape planning and a design discussion for Sunflower Landing.

OTHER BUSINESS:

Member Winner suggested the Board make an official motion acknowledging their support of the consideration of the NYS Office of Parks, Recreation and Historic Preservation to nominate the Brockport Rural High School (A. D. Oliver School) located at 40 Allen Street to the National and State Registers of Historic Places.

- ➔ Member Winner moved, Member Appleby seconded, unanimously carried to endorse the nomination and lend support to the application of the Brockport Rural High School (A. D. Oliver School) to the National and State Registers of Historic Places.

The Board requested a letter to that effect be sent to the State Historic Preservation Office.

Member Appleby offered a brief update on the Christ Community Church project (36 Coleman Creek Road) – There had been a small planning meeting with Town of Sweden, our DPW, etc. CCC has purchased land behind Barry Dodge and are looking to expand the parking lot in part of the area; there are concerns with setback issues though plans will be altered to accommodate. Two lots may be combined to one to assist with that. May have to go to ZBA for lot coverage on the north side. Once ZBA grants an area variance, they would come to Planning Board for the parking lot. Town of Sweden agrees that the Village Planning Board should review entire request for parking as a majority of it is in the Village. Vice Chair Appleby will attend the ZBA meeting in March to keep updated.

NEXT REGULAR MEETING: Tues., Mar. 15, 2011 7:00pm; applications due by Noon, Mar. 8, 2011.

ADJOURNMENT:

- ➔ Member Winner moved, Member Daily seconded, unanimously carried that the meeting be adjourned at 7:50pm.

Pamela W. Krahe, Clerk