

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, November 8, 2004 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: DPW Superintendent Bradley B. Upson, Deputy Village Attorney Frank A. Alo

ALSO PRESENT: Village Engineer Tom Carpenter and Jason Foote of Chatfield Engineers, Trustee Carrie Maziarz, ZBA Chair Jennifer Skoog-Harvey, Dawn Oakes, Mark Edwards, Kevin Nacy, Mark Calcagno, Dr. Stephen Weinstein, Patrick Laber, Kris Schultz, M. Ferrauillio, Jim & Joan Hamlin, Fred Webster, Jack Wahl.

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 Brugger moved, Member Appleby seconded, Member Switzer abstained due to absence, carried to approve the minutes of the meeting held September 27, 2004 as amended.

CORRESPONDENCE:

Chair Winner read into the record the following letters.

1. "Ref: Meeting minutes of regular meeting September 13, 2004 Page 4 application of Schultz Associates for Canalside Estates Paragraph 6

Chairman Winner:

This is being written as a follow-up to our phone conversation relative to the reference above. As I had indicated during our conversation the statement by Mr. Schultz in Paragraph 6 'However, the residents of the private drive were not receptive since it would greatly disrupt them by way of traffic' was not a correct or accurate statement. Mr. Schultz was referring to his previous statement of tying into the development the existing private drive off East Avenue.

Since Mr. Schultz was involved in the discussion with the property owners concerning tying in the existing roadway, he knew that my wife and I were the only residents on the roadway that were receptive of having the roadway tied into the proposed development.

Therefore, I would like the following read into the next Planning Board meeting minutes as a matter of record regarding the tying in of the 446-450 East Avenue private drive into the Canalside Estates Development.

For the record: "Jack and Debbie Wahl, residents on the private drive, at 446 East Avenue in the Village of Brockport wanted and expressed to Kris Schultz (Schultz Associates Engineers and Land Surveyor), Mike Ferrauillo (Developer), and Frank Trinca (Realtor) and members of the Village of Brockport staff that the private drive be incorporated into the proposed Canalside Estate Development. We believe that incorporating the private drive would have created an access point for entering and exiting East Avenue that would have been beneficial not only to the current but also future residents on the private drive, the Village, the proposed Canalside Estates Development and the Hibsich Havenwood Meadows Section III Development." Sincerely, Jack Wahl

2. Chairman Winner

I would like to make it known that the residents of the private road were receptive to having the road incorporated into the proposed Canalside Estates development but two of the three residents had concerns regarding (1) traffic, as this road was to be the only entrance/exit to the development from East Avenue, and (2) the placement of the side road, which goes east off to the private road into the development, being directly opposite house number 450. Previous suggestions offered that involved modifications of the developer's plans, regarding the two above concerns, were not acceptable to Canalside Estates developers.

I also want to inform you that in October, I had a discussion with Mike Ferrauillo, via phone, regarding the concept of using our private road as a second entrance into his proposed housing development. The usage of the private road plus the barn area road would provide two entrances/exits from East Avenue for the proposed housing development instead of having the private road as the only entrance/exit as previously drafted. Sincerely, Betty Northrup

that they have been to the ZBA and received an area variance. He explained that the curbed meridian in front of the laboratory will be removed. Member Appleby asked if they have plans for the former nursing home at 122 West Avenue. M. Edwards said nothing is firm at this time. This surgical center is a stand alone project, separate from that. Chair Winner said there were previous discussions about possibly using the parking there. M. Edwards said employee parking has been moved to the north.

MINUTES OF MEETING HELD November 8, 2004 continued.....page

3

Member Switzer said the ZBA had recommended not cutting off the southern parking lot. M. Edwards said this concerns them as well. However, the entrance point is so close. Member Appleby asked the approximate distance. M. Edwards said approximately 30 feet. Chair Winner said that is the item that jumped off the page at him. They would be creating a dead head situation in that southern parking lot. He would like to see it tied in. K. Nancy said maybe they could make it one way. M. Edwards said they would work on this.

Member Switzer asked if the entrances would remain as they are. M. Edwards said yes. The main entrance will continue to be through the care center. The emergency entrance and laboratory entrances

Will remain. Chair Winner asked if it is a one way drop off to the surgical center. M. Edwards said yes.

Patients will be discharged through another set of doors with a pick up spot. Member Brugger asked if the MRI service would remain. M. Edwards said yes.

Chair Winner referred to a memo from S. Zarnstorff that listed the following. 1) The west property barrier fence has been installed. This was part of the Planning Board approval regarding the cooling tower. The location and materials appear to be satisfactory. The west side driveway drainage swale has also been completed and looks to be adequate. 2) The Fire Department has been given a set of plans for review of the new building features, fire hydrant locations and other items that may be contemplated for fire safety and/or firefighting capabilities. 3) A set or sets of building address numbers

shall be installed on the front façade of the structure/structures as needed. 4) Oxygen tank re-location (west side), recommendation that trees and shrubs be incorporated to screen the fence and tank area.

5) Recommend placing a driveway cut from the south parking lot to the existing hospital entrance road. 6) Landscaping plan to be provided showing existing green spaces, plantings and trees as well as a plan to contain any new locations of planting with type and species.

Chair Winner referred to a memo from Fire Chief McCullough that states in part "We find no problems with the building layout. But the addition will displace an existing hydrant on the north side of the current

building. The removal of this hydrant will not cause the fire department any problems, mainly due to the location of a hydrant immediately north of the current one, directly east of the emergency room entrance. With the removal, as well as looking at the current hydrant locations on the West Avenue side of the hospital, we have some concerns. Though much water system upgrade work has been done at the hospital over the years, I believe the need for a hydrant on the south side of the complex may be needed. There are hydrants available on West Avenue, but these would require long hose lays to get water for fire fighting purposes. As we look at the addition plans and the original building layout, we would like consideration for a new hydrant to be placed off the south parking lot, off the western edge of the new addition (as marked on the drawing). This not only gives us access to a hydrant for the

new addition, but also for the original building – without having to lay hundreds of feet of hose, out to West Avenue. We feel very strongly that the entire new addition should be covered by an automatic fire

sprinkler system. We also suggest that all current sprinkler systems be looked at for the location and function of their respective fire department connections. It would be advantageous for the fire department to have all systems cross-tied, so as to allow any one fire department connection to feed any and all sprinkler systems. We also require that all external fire department connections be 4" storz (sexless hose couplings) in size, eliminating the common 2.5" x 2.5" Siamese connections. The addition is going to be a large, maze like area when completed. The possible need to have to stretch hose lines from the outside into areas of the new building can and will be a chore for fire department personnel. We strongly urge the addition of wall cabinets that will house 1.5" valves for fire hose connections. With a fully sprinklered building, the need for "mop up lines" can be warranted if there should happen to be a fire. These cabinets should be placed in strategic areas of the addition, where they can easily be located and used by fire personnel.... "

S. Zarnstorff asked if fire hydrant maintenance is done by LMH or the Village. M. Edwards said they are

Village hydrants and the Village maintains them. It was part of the recent flushing operation.

T. Carpenter asked about the light shaded areas of parking. M. Edwards said that is possible future parking if needed. It is not part of this project. M. Edwards said they are working on plans for sidewalks, landscaping, drainage and signage. Board agreed the concept looks good. They look

forward to more detailed plans.

3. Application of: Name: Schultz Associates for Brockport Dental Office
 Address: 375 West Avenue – Lot 301 Remington Woods
 Purpose: subdivision and site plan for construction of dental office

Applicant Presentation:

Patrick Laber of Schultz Associates was in attendance with Mark Calcagno and Dr. Weinstein. He shared that a pre-construction type meeting was held a couple of weeks ago that included T. Carpenter, S. Zarnstorff, B. Upson and J. Brugger representing S. Winner. He reviewed the plans for lot 301 and 100 feet of lot 302 of Remington Woods to be known as 375 West Avenue with access from Briar Rose Lane. The building will be for the Weinstein Dental Group. The parking lot will have 30 parking spaces.

MINUTES OF MEETING HELD November 8, 2004 continued.....page 4

Fourteen spaces will be for employees and 16 spaces will be for customers. Briar Rose Lane will be extended by 200 feet with roadway, water main and storm sewer. Drainage will discharge to the existing pond, which is covered under the Remington Woods SPDES permit. Grading will drain towards the west with 2 inlets at the drive and 2 in the parking lot. The building will not be sprinklered. There is a fire hydrant nearby. The two berms will be heavily landscaped to block cars and their lights from the residential portion. The perimeter will be landscaped as well.

The dumpster enclosure will be a board on board fence, unable to see through. The building is set back as far east as possible to keep the residential look. There will be minimal impact on the residential portion of the development. The building will be one story and total 2,400 square feet. P. Laber showed a sample of the cultured stone product to be placed on the bottom portion. The top portion will be clay or beige vinyl siding with white trim and a brown asphalt shingle roof. P. Laber said the majority of Chatfield Engineer's review comments have been addressed.

Continued Board discussion on application:

Chair Winner said a couple of dead spots were identified with light coverage on the parking lot. Chair Winner stressed the importance of the light being kept on the site and not spilling off site. Chair Winner questioned if the proposed light fixtures are too tall. P. Laber said they are 12 to 14 feet in height.

They are not incredibly high powered. They direct light downward and stay contained to the site. They may need to add two more lights or angle the current ones. Chair Winner said the lights should be kept directed downward. Chair Winner said he understands the builder is the same one who constructed the new dental office on East Avenue next to the Seymour Library. Chair Winner said the light fixtures there are great. Member Appleby agreed that adding two more lights on the east side of the lot would solve the problem. P. Laber said he is not a lighting expert, but they will do whatever is needed to accomplish the goal.

Member Brugger asked if the existing pond will be cleaned up. Member Appleby commented that it had just recently been cleaned up. M. Calcagno said the channel from the south is to be added during construction. This was to alleviate water in the wetland area before they added the storm catch basin.

T. Carpenter asked the distance to Farash property structures. M. Calcagno said Farash has 100 feet from the parking lot to the road behind the townhomes. Member Brugger asked about lighting on the townhomes. Chair Winner said they have wall packs.

Member Appleby commented that the proposed building sits over the swale that collects the wetlands water and directs it to the pond. P. Laber said the water would be intercepted by the storm system with four catch basins on the lot and two more on Briar Rose Lane.

Member Brugger said they discussed snow removal at the pre construction meeting. He reminded them of his concern of snow drifting at the entrance. M. Calcagno said they would rather shovel and plow than have the door open from the right on the south side. The wind would take the door and be apt to slam fingers shut.

Member Switzer congratulated Dr. Weinstein and said this is exactly the right use for the site. It is just what the Planning Board wanted to see when it granted overall preliminary approval to Remington Woods. Member Brugger commented that it is a beautiful looking building plan.

S. Zarnstorff discussed signage options and suggested large address numbers if utilizing a West Avenue address. Clerk Morelli said the address could be changed to Briar Rose Lane if needed. Dr.

Weinstein said he would rather keep the West Avenue address since it is more readily identifiable. Chair Winner said it is important to make their presence known, but blend in.

T. Carpenter highlighted his review which included dumpster enclosure and the suggestion to extend he

curbing to the gutter to minimize mud at the entrance. T. Carpenter asked that the HVAC and venting equipment be located on the plans and screened. P. Laber said they would be on the east side along the wall. They would be happy to add some landscaping in front of the unit. M. Calcagno asked if fencing or shrubbery was preferred. S. Zarnstorff said shrubbery is fine. T. Carpenter said there are only a couple of fine tunings needed to the plans, otherwise they are ready for approval.

⇒ Member Appleby moved, Member Switzer seconded, unanimously carried to declare the Planning Board Lead Agency on SEQR and determine this an Unlisted Action with no significant environmental impact.

⇒ Member Brugger moved, Member Appleby seconded, unanimously carried to grant final re-subdivision and site plan approval condition that all Village Engineer and Building/Zoning Officer review comments are satisfactorily addressed.

MINUTES OF MEETING HELD November 8, 2004 continued.....page 5

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

Applicant Presentation:

Kris Schultz returned to update the board on the concept plans. He reported that a traffic study has been done. Part of this will be 3 different types of senior housing. He said senior developments do not generally impact traffic. It was determined that there would be no major impact on East Avenue. The level of service stays the same at full build out. K. Schultz said they have addressed most of the Village Engineer's comments to date.

K. Schultz said this project best fits Q zoning like Remington Woods. McCormick Place went with a cluster zoning in residential zoning. The minimum lot size of 10,000 square feet and lot coverage of no more than 35 percent would be met.

The fill material a former property owner brought onto the site was looked at today. There was a suspicious plastic hit on the last hole that needs investigation. There was a Village representative on site. The rest was fine.

K. Schultz explained that due to site distance, the entrance was changed to line up with the Wedgewood Estates development across the street on the Clarkson side of East Avenue to make an intersection. This avoids an offset intersection. Monroe County mandates intersections where possible. He said they are working to get the sanitary sewer extended from that development (Cottage Rose Court) 70 feet north of the right of way. They hope to extend 60 feet of main so as not to have to dig back through newly constructed road. K. Schultz said the following have indicated that they are okay with it: Clarkson Highway Superintendent Dave Goodwin, Larsen Engineers (Town of Clarkson engineer), Wendell Engineers (Wedgewood Estates) engineer and the Wedgewood Estates site contractor. They will provide separate plan details for Town, Village and County review, and get it signed off so they can put the sewer in.

K. Schultz said they completed the road profiles as well as water district, storm sewer, sanitary sewer, and preliminary grading plans. No material needs to be brought onto the site. It will be balanced out with on site materials.

The original detention pond plan showed one pond. They will do two ponds instead and connect them. The elevation of water in two will be the same, but it will be easier to maintain for initial control during construction. They are being more creative with detention and retention ponds these days.

A preliminary delineation has been done on the wetlands. There were no surprises and no need to modify the layout. When the infrastructure is installed, one little wetland will go away. Along the canal, they will be duplicating what the New York State Canal Corporation wants done.

Continued Board discussion on application:

Member Brugger asked if there has been any more conversation with Don Hibsich regarding the stub

road and culvert to McCormick Place. K. Schultz said they would take care of what is needed on his side of the line and happily coordinate the engineering with D. Hibsch's property. Member Brugger said it is in the Village's interest to see it done. K. Schultz said they would work with D. Hibsch's engineer and split the responsibility based on what you own. This is the fairest way to handle it.

K. Schultz said some sheds and outbuildings would need to be removed. The developer has applied for a demolition permit for the barn. He said this is a 1950's barn with no historical significance. Chair Winner asked if the barn must go due to the road alignment. K. Schultz said that and the high cost to improve a barn for no real need for a clubhouse or such.

Chair Winner asked for clarification as to whether he plans to approach this as Q district zoning. K. Schultz said he realizes this would require Village Board involvement. Chair Winner said Q zoning allows for commercial use. He questioned if there was any intention for commercial. K. Schultz said early on they thought of preserving the front (East Avenue) section for commercial, but since that would really be a spot zoning change they decided against it. Chair Winner said it worked for Remington Woods because it is close to medical offices and there was high rock there. However, the East Avenue site is residential to rural in character. K. Schultz agreed.

Member Switzer asked if the development would be constructed in phases. K. Schultz said yes. The first phase would probably consist of 10 lots to the first intersection. He said marketing would drive the sections. Each section would include approximately 20 units. Member Switzer asked if they had plans to view for the multi units. T. Carpenter questioned the sizes and the driveway plans. K. Schultz said they are not ready yet. They are working on them.

MINUTES OF MEETING HELD November 8, 2004 continued.....page 6

Chair Winner commented that the density seems pushed. K. Schultz said they are 100 scale maps, which make it look tighter than it really is. K. Schultz said it would meet the Q zoning with only 18.9 percent coverage. Chair Winner said growth needs to be well thought out. Chair Winner asked which permits higher density, Q zoning or cluster zoning. K. Schultz said it is close, but the Q zoning matches better with their intent. Member Brugger said it would be nice to have a spreadsheet document that compares and contrasts the various zoning districts. For this purpose, one that compares and contrasts Residential with Q and cluster zoning. Chair Winner said the density is a concern.

Chair Winner commended K. Schultz for using the contours of the property to their best advantage, rather than making it all flat. K. Schultz said it makes for a nicer project and provides more character.

NEXT REGULAR MEETING: Monday, December 13, 2004

ADJOURNMENT:

→ Member Locke moved, Member Switzer seconded, unanimously carried that the meeting be adjourned at 9:00pm.

Leslie Ann Morelli, Village Clerk