

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, March 14, 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, Trustee Carrie Maziarz, Jim & Joan Hamlin, Jack Wahl, Fred Webster, Kris Schultz, Norbert Hausner, Mike Ferraulo, Frank Trinca, Drew Blum, Frank Armento, Tricia Knebel

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 Brugger seconded, unanimously carried to approve the minutes of the meeting held January 10, 2005 as written.

CORRESPONDENCE: Chair Winner shared that he received information from the New York State Dormitory Authority informing the Village that they would like to take Lead Agency on SEQRA for SUNY College at Brockport's project to relocate an athletic field and construct a 200-bed residence hall.

Attorney Aloï forwarded a memo on making a recordable document on conditions the Planning Board or ZBA may set with approvals.

PUBLIC HEARINGS: None

OLD BUSINESS:

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

Applicant Presentation:

Engineer Kris Schultz, Architect Norbert Hausner, Developer Mike Ferraulo and Realtor Frank Trinca were in attendance. K. Schultz shared that a significant amount of time has been spent recently on architectural home/unit styles and floor plans. They wish to review those, begin the SEQRA process and show preliminary designs for site infrastructure. K. Schultz distributed 3 ring binders to each member and support staff regarding the SEQRA process for this project. He said construction of this project in phases would be somewhat market driven. He reminded all of the different options of single-family homes with typical 10,000 square foot lots for anyone, single patio homes on smaller lots, duplex units and quad units all senior oriented. He said to start with there is usually a higher demand for singles than for the duplexes and quads. It is prudent to show the overall plan and its density for good planning purposes. If they find that the singles are more desirable than the duplexes or quads, they will make the necessary adjustments and swap in singles. They have shown medium size units rather than the smallest or largest for proportion purposes. They are designing conservatively. They plan to offer several footprint options, not just one or two.

K. Schultz showed a 50-scale drawing of the project and traced where the sidewalks and walking trails and access to the canal path (in two spots). This will be an integrated neighborhood with loops. Much of the canal section is at grade, which is an asset.

N. Hausner reviewed the plan, where it hooks to the subdivision to the west (McCormick Place) and the menu of buildings. He further showed a more detailed plan for the first phase. There would be a sign on the corner of the first unit's lot, a guttered road and a street tree planting (pears and crimson maples) with more than one tree per housing unit. The single family homes will offer a two-car garage with 11 foot wide drives at the street line that widen to the two-car garage. This is better on the street line. On either side of each drive will be a 10-foot section of cascading vinyl picket fence section 4 feet high with the house number on it. If the budget allows, they will incorporate a light feature into it. This will be consistent throughout the project. They are in the process of contacting the Postmistress regarding mail options.

N. Hausner said the duplexes break the plain of the street by being staggered, not monotone. Regarding setbacks, minimum fronts will be 30 feet, minimum rears will be 20 feet and minimum side setbacks (wall to wall) will be no closer than 15 feet. They will take the mission style approach with a pallet of colors and materials for a consistent "name brand". This includes the types of façade stone,

articulations in roof plains, use of columns and open railing fences.

N. Hausner said the development cannot be totally seniors and would work well for a single parent and child as well. He said they have established a wide spectrum of floor plans and sizes from 1,100 to 1,900 square feet.

Continued Board discussion on application:

S. Zarnstorff questioned one lot towards the front. N. Hausner said that is a standard single family home lot. Member Switzer asked about the style of the single-family homes. N. Hausner said they would do whatever they can to use the same color and detail pallet. K. Schultz said there would have to

be some architectural review by the Homeowner's Association.

S. Zarnstorff asked if they have any plans for lawn irrigation. K. Schultz and N. Hausner said no. That had not even been discussed. S. Zarnstorff asked about home generators. K. Schultz said it could be put in the list of options if there was interest. S. Zarnstorff said they are becoming more and more popular and would want the sound and visual aspects addressed. N. Hausner asked if he has heard complaints regarding noise of home generators. S. Zarnstorff said he is beginning to get complaints, particularly about the ones that cycle. N. Hausner said it might be worth putting some language into the Homeowner's Association agreement.

Chair Winner asked what led them to choose mission style. N. Hausner said it is unique and generally acceptable. It is palatable across the board with the craftsman detail. He said colonial is very overplayed. Chair Winner said he would assume the mission style attributes might be more expensive. He asked the price point. N. Hausner said there might be a \$2,000 to \$3,000 façade premium. He said a single patio home might run \$175,000. Realtor Frank Trinca said those would average \$165,000 to \$185,000, but could go up to \$225,000 depending on what the buyer wants. Chair Winner said if a buyer had \$150,000 to spend, what would happen to the mission style. N. Hausner said the style stays.

Member Brugger asked if the home style would be built into the Homeowners Association. K. Schultz said yes. Chair Winner said he imagines they will develop a catalog of design styles and floor plans from which to choose. Member Locke asked if this holds true for the duplexes and quads. K. Schultz said definitely.

Chair Winner said they mentioned architectural review earlier. He asked why that would be necessary.

K. Schultz said the developer could sell off single-family home lots to various builders per the buyers requests. Although the single family homes would be included in the Homeowners Association (they can pick the services they want), the builder could be different. They don't have to be identical, but should look like they blend in with the development. Chair Winner said this is the first he has heard that the single-family homes could have different builders. K. Schultz said it is a possibility, but the Homeowners Association will hold them to fitting in architecturally. Member Locke questioned how powerful and restrictive the Homeowners Association can be. K. Schultz said it would all be spelled out in writing and approved by the State Attorney General. N. Hausner said if selling off some of the single family home lots to other builders does not work out, they may need to take control of those. It's imperative they fit into the scheme.

K. Schultz said there would certainly be a transition from the subdivision next door. Member Locke asked if this is still seniors only. K. Schultz said New York State law does not allow discriminating to sell only to seniors. Up to 15% of the project can be sold to anyone.

K. Schultz said he has reviewed the brief section on Q – Planned Unit Development District zoning and this project is well within limits. It allows 30 percent maximum coverage by buildings. This project is at 15 percent. It allows 50 percent coverage by buildings and hard surfaces. This project is at 45 percent. They have met with the Village Board in workshop setting about the project and the proposal to rezone it from O-Residential to Q-district. They have not yet made formal application, as the Village Board wants the Planning Board to deal with SEQRA and nail down the density first.

M. Feraullo commented that this project offers great flexibility for seniors. It will offer wider doors, pocket doors, wheelchair access from the garage into the home and the like. He said he has talked to three different builders who are willing to work with the plan once finalized. He said they are considering a real community theme of sunflowers.

Member Brugger asked N. Hausner to trace the sidewalk path again. N. Hausner did so. Member Locke asked if there would be sidewalk in the cul de sacs. N. Hausner said no, but there would be

center landscaping maintained by the Homeowner's Association. Chair Winner asked how the driveways would layout on the cul de sacs. N. Hausner showed and commented that there would be green vegetation at the road and the same fence application as elsewhere. T. Carpenter asked where they would store snow. N. Hausner showed the empty space. Member Brugger commented that the snow plow would have to back-drag the driveways on the cul de sac to place the snow in its intended location. N. Hausner said yes.

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T. Carpenter asked if the fencing is for purely aesthetic purposes. N. Hausner said yes. T. Carpenter asked about snow storage. N. Hausner said the fencing is inside the sidewalk line. K. Schultz said they are fence sections, not solid. S. Zarnstorff asked the distance from the sidewalk. K. Schultz said 2-3 feet.

S. Zarnstorff asked if there had been any dialogue with the McCormick Place developers regarding the stub road. K. Schultz said none. He said this developer would do what is right and fair and be sure grades and such match up. He said preliminary design shows a bridge is not warranted, just a culvert.

K. Schultz said they were successful with the depth regarding the sewer connection. They were very pleased.

T. Carpenter questioned the side setback of 15 feet. K. Schultz said 15 feet or greater wall to wall since the duplexes and quads would not have property lines. K. Schultz said they looked at spacing of other senior developments. Most average 10 feet. Hilton's Unionville Station has an 8-foot minimum.

K. Schultz referred to the 3-ring binders distributed with the organized information related to the SEQRA process. T. Carpenter commented that the environmental assessment form in the front appears to be for a development in Webster. The rest of the information was for this subdivision. K. Schultz apologized for the error. He said he would drop off the correct e.a.f. for insertion into the binders.

K. Schultz asked if the Planning Board would be willing to hold a special meeting in two weeks (Monday, March 28th) before or after the ZBA meeting to begin the SEQR process, nail down the density and show elevations. By then, they should have the Village Engineer's review on layout. Due to a full ZBA agenda that night, the Planning Board agreed to meet at 6pm before the 7pm ZBA meeting.

NEW BUSINESS:

- 1. Application of: Name: Allied Frozen Storage
 Address: Owens Road
 Purpose: site plan – new construction – co-generation project

Applicant Presentation:

Drew Blum of Allied shared that he met with a few Village officials in a workshop setting recently to discuss this co-generation project. He said they wish to install co-generation equipment in order to produce electricity via natural gas. The project entails the installation of two natural gas generators of 1,300 kw rated capacity for each with an exhaust heat recovery system. A 3,000 square foot pre-engineered building shall be constructed to house the two generators, heat recovery system and electrical apperatic. Installation of a 1,400 kw diesel generator for standby electrical power outside the building. Installation of conduit to three existing warehouse buildings from the cogeneration facility.

This would service 4 Owens Road and Allied Frozen Storage. Birds Eye Foods is very interested as well. There would even be enough capacity to put it back up on the grid to market. There would be expansion potential for the future.

It would be located behind 4 Owens Road in the center of the three buildings and accessed off the internal roadway behind 260 State Street. It won't be seen from State Street. The building has a 50-foot by 60-foot print and is 25 to 30 feet high. The current buildings max at 24 feet high. It is more equipment than anything else. There will be roadway access for emergency vehicles. There will be evaporators with screening outside the building. They hope to get it in by year-end.

Continued Board discussion on application:

Member Locke questioned the noise. D. Blum said there would be sound attenuation and they will provide documents of sound measurement results. He said this was done on the Lola Campus near Rochester. As soon as you step 10 feet away from the structure, you cannot hear anything. Frank Armonto commented that there would be no increase in sound at the property line. He said it has been done on hospital grounds and has caused no noise problems. D. Blum said they are well off the road. The positioning and sound insulation will mitigate.

Member Locke asked if there would be odors. D. Blum said no. D. Blum said they have to file a permit with NYSDEC for emissions. Member Appleby asked if the equipment would cycle. D. Blum said yes.

Chair Winner asked if there were plans for a new cooling tower and chiller at 300 State Street. Tricia Knebel said possibly. F. Armonto said the new evaporators would kick in and the original condensers would not be in use. The noisier propeller type would not be used. Chair Winner said that would certainly improve the current situation. F. Armonto said they knew there were concerns regarding noise.

He made it clear that nothing new will aggravate any existing noise problems. Chair Winner said he would like to see them take it a step further and improve on the existing noise situation. Member Brugger asked if the cogen goes to absorption. F. Armonto said yes, or steam driven compressor. D. Blum said they are evaluating both options for efficiencies and costs as well as availability of vendors in the US. F. Armonto said the technique is not commonly used in the US, but is elsewhere.

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F. Armonto shared that if Niagara Mohawk is down for one hour, three hours, six hours or three days is one thing. However, what hurts tremendously is when the lights blink and flicker. In industrial refrigeration plants, when the lights blink those "momentarys" cause a tremendous strain because some equipment wants to re-start. They lose fuses and controllers and have to call in technicians. They have an agreement with Niagara Mohawk that when the grid gets into trouble, they are notified to shut their equipment down. The cogen will actually be able to provide power to the grid in July and August when it is working hardest.

T. Carpenter said he attended the workshop as well and it makes a lot of sense. He does not foresee any major problems. They will want to do a site plan review. S. Zarnstorff agreed and reported that the Village Code requires they apply to the ZBA for a special permit. Therefore, a public hearing has been scheduled for the March 28th ZBA meeting.

Member Brugger asked if they had any elevation drawings of the proposed building. D. Blum said no. It will be a pre-engineered rectangle shell building with an overhead door. It will be simple and unobjectionable. They can probably match with beige walls and brown trim to be consistent.

Chair Winner asked what timeframes they were working with. D. Blum said the building would go up quickly, but the mechanicals will take some time. T. Knebel estimated 4 months total. A lengthy lead-time is needed for equipment delivery. D. Blum said they hope to be in by fall. Member Appleby questioned SEQR. Chair Winner said the applicant has submitted a short form environmental assessment form, which should suffice. No major issues are anticipated. T. Knebel said there is only a hand sink and safety eye wash sink, but no interior drainage or connection to storm or sanitary sewer.

Applicant appears before the Zoning Board of Appeals March 28th and will return to the Planning Board on April 11th.

NEXT SPECIAL MEETING: Monday, March 28, 2005 6pm

NEXT REGULAR MEETING: Monday, April 11, 2005 7pm

ADJOURNMENT:

➔ Member Brugger moved, Member Locke seconded, unanimously carried that the meeting be adjourned at 8:35pm.

Leslie Ann Morelli, Village Clerk