

**Regular meeting of the Village of Brockport Planning Board was held in the Conference Room, Municipal Building, 49 State Street, Brockport, New York, Wednesday December 27, 2017 at 7:00pm.**

**PRESENT:** Chair Charles Switzer, Vice Chair Kevin McCarthy, Member Kris Bonczyk, Code Enforcement Officer David Miller, Clerk Katie Brown

**EXCUSED:** Member Patricia Baker, Member Lyle Stirk                      **ABSENT:**

**ALSO PRESENT:** Sal Sciremmano, Adam Tellier, John Kane, Scott Harter

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

**CORRESPONDENCE:** Letter from John Paul Schepp of Chatfield Engineers stating his engineering concerns regarding McCormick Place/Havenwood have been resolved. Copy of maintenance agreement between Village of Brockport and Chromium Development pertaining to McCormick Place/Havenwood Phase 3.

**NEW BUSINESS:**

1. Name: Chromium Development - Adam Tellier /John Kane/Scott Harter  
Address: McCormick Place, Rear aka Havenwood Phase 3  
Tax Map#: 069.10-5-8.211  
Zoning: Residential  
Parcel Size: 700 x 600  
Prop. Class: 311- residential vacant land  
Purpose: Final site plan approval

**Presentation/discussion:**

The Board discussed the stormwater maintenance agreement between the Village of Brockport and Chromium Development. The signed agreement specifies that the retention pond planned for Phase 3 will be maintained by Chromium Development during construction and until a homeowner's association (HOA) is formed, at which time the HOA will assume responsibility of the pond. Adam Tellier specified that Chromium will maintain the pond through construction of Phase 3 & 4 which will take about 3 years to complete.

Chair Switzer questioned if the formation of an HOA is certain. John Kane replied yes, the subdivision is planned for condominium status to align with the setup of Phase 1 & 2. Mr. Kane advised the condominium filing procedure required by the attorney general's office takes a few months to complete, but that process is already underway. No properties can be sold until the process is finalized. Homebuyers are made aware, upfront, about the condominium status, the HOA, and any associated costs. Mr. Tellier noted that McCormick Place is a designated 55+ community, so the condo status and the HOA is a benefit to potential buyers. The maintenance services provided by the HOA are very worthwhile and cost effective for 55+ buyers.

CEO Miller advised the Board that he has no concerns with granting final site plan approval.

Chair Switzer allowed Sal Sciremmano (ZBA, village resident) to address the Board. Mr. Sciremmano questioned if the existing HOA, of which he is a member, will be responsible for the Phase 3 retention pond. Mr. Tellier explained the new pond will be assumed by a new HOA that serves the Phase 3 & Phase 4 residents. Mr. Sciremmano asked if future development includes a canal access point for residents. Mr. Tellier advised that canal access is planned in Phase 4, however Chromium Development will need to gain permission from the NYS Canal Corporation & NYS Power Authority.

➔ Member Bonczyk moved, Member McCarthy seconded, unanimously carried to approve the application.

Scott Harter advised the Board and CEO Miller that once final plans are signed by all necessary parties, they will be filed with Monroe County. After which, a preconstruction meeting can be held.

**ADJOURNMENT:**

➔ Member Bonczyk moved, Member McCarthy seconded, unanimously carried that the meeting be adjourned at 7:21pm.

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Katie Brown, Clerk