

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

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

EXCUSED: Member R. Scott Winner

ALSO PRESENT: Kris Schultz of Schultz Associates, Jason Foote of Chatfield Engineers, Margay Blackman and Ian Blount of Tree Board

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 Appleby moved, Member Locke seconded, unanimously carried to approve the minutes of the meeting held February 15, 2011 as written.

CORRESPONDENCE: None

PUBLIC HEARINGS: None

OLD BUSINESS:

1. Application of:	Name:	Schultz Associates for M. 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 doubles and 2 triples, totaling 31 new condos.

Applicant Presentation:

Kris Schultz said we previously reviewed the plans, had responded to all questions from the engineer and the engineer is satisfied with all aspects. All that remains is landscaping at lots 2, 3, and 4.

Chair Switzer said with original plans there was to be single family homes backing up to the East Avenue rear lots, not multi units. Mr. Schultz indicated those lots backing the East Avenue lots would indeed be single family units. Chair Switzer opined a public hearing is best, other board members concurred. CEO Zarnstorff noted there are actually two proposals - Section 3 approval and then the resub of Section 2 but that the public hearing should only be on Section 2 resub, so they should be kept separate.

Continued Board discussion on application:

Representatives from the Tree Board, Margay Blackman and Ian Blount, a tree specialist, indicated the tree barrier is excellent. They suggested Austrian pines are overplanted and disease prone; recommended is cryptomeria. Blount will check to see if that is appetizing to deer. Schultz thought it was a good suggestion. Also white pine is recommended. It was noted the trees to the west of the library are white pine and deer are in there and the trees remain. When pines in general mature, you don't get much buffer at bottom.

The group referred to sheet 3 of Schultz' plans for detail of landscape (upper right corner) to verify correct spacing; Schultz noted they want to plant far enough away from neighboring lot lines so limbs are not in neighbors' yards. Zarnstorff suggested continuing extending the tree line for another 10-15 trees for consistency.

M. Blackman referred to the master tree list, stating it will soon be on the Tree Board website for reference. She asked if Schultz would consult with Tree Board regarding trees in the front yards of new homes because according to the ordinances, they are supposed to help with that. She added they are trying to diversify plantings now that everything is in a database.

Chair Switzer asked about the original landscape plan for phase 1, 2, 3; Schultz recalled a tree in every yard, some plantings out front and in back, and whatever the village stipulated is what they did. He did ask about planting in the tree lawn area and CEO Zarnstorff indicated current plantings are in the actual front yards of the homes, not the tree lawn area. M. Blackman said most of the trees are pear trees in the development, and it is unknown what is at the front entrance without leaves right now.

Member Daily questioned lot lines on sites 2, 3, 4 and K. Schultz explained they are markings for reference more than anything else.

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Member Appleby noted the detail of silt fence along village and town, and where the stream goes to the northeast there is no silt fence mentioned. Schultz said this ground is already stabilized with grass growing, etc., so it is not necessary.

Zarnstorff offered that during the public hearing for the resub area, the storage trailers, materials, and construction equipment will be an issue, and it would behoove Mr. Ferrauilo to remove them now. Schultz indicated he will mention that and that they will probably want the equipment moved closer to the construction activity anyway. CEO Zarnstorff said due to recent Local Law amendments, the Board can discuss the storage trailer if it's there for the long term. This came about from resident concerns in the past, so now LL allows for Planning Board to look at storage trailers. Mr. Schultz said Mr. Ferrauilo will be back next week, and as soon as the ground is dry would be earliest time things could be moved.

Chair Switzer requested clarification on what exactly was needed tonight, including the need for a motion for public hearing. Zarnstorff explained that to be consistent with what has been done for previous sections, a public hearing for section 3 is not necessary as they've not been done for other sections, but for the resub we should have one. Schultz said the approval tonight on Section 3 would enable him to move his paperwork along to the health department.

- ➔ Member Appleby moved, Member Locke seconded, unanimously carried to preliminarily approve Sections 3A and 3B.

- ➔ Member Locke moved, Member Daily seconded, unanimously carried to establish a public hearing for the resubdivision of Lots 2, 3, and 4 at the April 19, 2011 meeting.

NEXT REGULAR MEETING: Tuesday, April 19, 2011 7:00pm. Application materials due by Noon the Tuesday before.

OTHER BUSINESS:

- Christ Community Church – Member Appleby said Town of Sweden Planning Board has changed its mind and wants a look at the plans; they met last night, haven't heard outcome yet. He is not sure what they want to look at, although they mentioned the setback from the front entrance but that it is not their property. Chair Switzer asked if we should have a joint meeting and have the church come before both boards. Zarnstorff said we are trying to avoid that, and he is waiting to hear back from the church engineer. Member Locke asked if this is only a parking lot, why not let Town of Sweden take the lead. The Board concurred to wait and let TOS PB comment and when the church comes in to VOB PB, the TOS PB can send a member. Zarnstorff concurred. He added the church engineer hopes to get going with good weather coming and to not be going back and forth between Planning Boards. Zarnstorff also noted storm water management was mentioned as necessary, but we haven't seen anything on that yet because they are not at that point.

- CEO Zarnstorff opined it is important to see Sunflower Landing continuing to build and he hopes McCormick Place will be up and running again soon. Remington Woods has had no activity; they are strictly single family homes. Zarnstorff suggested the Board could reach out to Village Board who might offer incentives and ideas to stimulate development.

- Chair Switzer inquired who bought 180 South Avenue; CEO Zarnstorff stated a trucking company is leasing from the person who owns it and the church previously interested had backed out.

- CEO Zarnstorff noted Code Review Committee will tackle Chapter 58 Zoning next hopefully and some of it is Planning Board related. This is an opportunity to take issues that have come up that are somewhat vague and have the Planning Board help make it more clear and precise. Chair Switzer said the driveway issue is huge. Member Appleby stated another municipality has a step-by-step process on their website for developers and perhaps we can find out which, and use it as a template. CEO Zarnstorff also said Trustee Hannan may ask to have the comprehensive plan looked at again so it can be more tailored to our development needs as they are different from Town of Sweden. CRC will ask Planning Board for assistance.

ADJOURNMENT:

- ➔ Member Appleby moved, Member Locke seconded, unanimously carried that the meeting be adjourned at 7:54pm.

Pamela W. Krahe, Clerk