

VILLAGE OF SPENCERPORT  
PLANNING BOARD

DECEMBER 4, 2001

BOARD MEMBERS PRESENT:

Chairman Robert Garlick  
Carol Nellis-Ewell  
Denny Marra  
Tom Fairbrother  
Joe Slominski

OTHERS PRESENT:

Margaret Gioia/Planning Board Secretary  
Donna Stassen  
Keith O'Toole/Village Attorney

Connie Tyson	37	Union Hill Dr.
Steve Licciardello	8	Wood Duck Run
Phil Giardino	37	Union Hill Dr.
John Freel (Freel Engineers)	5G	Market Street, Brockport, NY

Call to Order: 7:00

Motion was made by Chairman Garlick and seconded by Carol Nellis-Ewell and carried unanimously that the minutes of November 6, 2001 be approved as amended.

Unfinished Business:

Ballard Ave. Subdivision

Chairman Garlick said the Planning Board received comments from the MRB Group. See Attachment.

John Freel:

At the last meeting we received preliminary approval contingent upon Zoning Board approval. At the last Zoning meeting we received variances that we need for this project to work. The comments from MRB/group talked about the water main, and easements being labeled. Instead of labeling an easement strictly for water main, I suggest labeling it utility easement to the Village of Spencerport. Because if you had to get in there in the future for any reason, you then would have the ability to get in there within the easement, You would not have to procure an easement it would already be there in place.

Chairman Garlick:

There would be no easement required within the right of way.

John Freel:

Asked Keith O'Toole if that would be all right?

Keith O'Toole:

Answered that it would be all right.

John Freel and the Planning Board reviewed the comments from the MRB/group.

John Freel:

Asked if there were details for driveway such as for asphalt driveways, pavement and hammerhead, including connection for existing Ballard Ave?

Chairman Garlick:

Answered: John Freel would have to ask Tom West.

John Freel:

Said he would work out details for driveways, the gutter and sewer main and manholes with Tom West, the changes will be made and submitted to the village engineer.

Chairman Garlick:

Asked for any comments from the board?

Denny Marra:

Asked if the drainage was in the boundaries of the village easement, who is going to take care of it? If the village puts it in then the village should maintain it.

John Freel:

Answered: We will have a 10-foot wide easement for the 12-inch sewer. Between lots 1 and 2.

Carol Nellis-Ewell:

To leave as much vegetation and have trees marked that it would win some support from the people.

Chairman Garlick: Commented on the MRB/group letter. He had a couple additional items to add.

- 1.) Drainage calculations
- 2.) And any calculation on the sanitary sewer.
- 3.) Erosion control

John Freel : Said they had none, and that they would have to talk to Tom West.

Chairman Garlick: Commented that if without too much hardship if there could be between lots 18 and 25 and between lots 15 and 26 a property line of shrubs, 50 feet just between houses.

John Freel:

At this time Freel Engineering stated that they would review MRB's letter, that they would make the recommended changes to the maps and re-submit to the Planning Board for next month for Final Site Plan Approval.

Chairman Garlick: Said that he attended the public hearing for the Comprehensive Plan. The board went over the Comprehensive Plan and said the Planning Board did a great job, but had some concerns. Apparently the Planning Board has to have a public hearing on the Comprehensive Plan.

Keith O'Toole: There has to be a SEQR determination and then there can be a public hearing.

Chairman Garlick: Wanted the Planning Board to go over the notes on the Comprehensive Plan that Chairman Garlick had made.

Keith O'Toole:

My understanding is you will do what is procedurally right but you prefer that the Village Board be the lead agency that would be conducting the SEQR review in the fact we can coordinate it with the Village Board which you will have to do before the public hearing. You can't have a public hearing until you have done the SEQR portion. Once we have the public hearing you can sign off on the plan and send it back to the Village Board.

ADJOURNMENT:

Motion was made by Chairman Garlick seconded by Carol Nellis-Ewell and carried unanimously that meeting be adjournment at 7:45.