

VILLAGE OF SPENCERPORT
PLANNING BOARD

JANUARY 8, 2002

BOARD MEMBERS PRESENT:

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

OTHERS PRESENT:

Donna Stassen/Planning Board Secretary
Tom West/Superintendent of DPW

Steve Licciardello
Connie Tyson
John Freel
(Freel Engineers)

8 Wood Duck Run
37 Union Hill Dr
5G Market Street, Brockport, NY

Call to Order:

Motion was made by Chairman Garlick and seconded by Joe Slominski and carried unanimously that the minutes of December 4, 2001 be approved as amended.

Unfinished Business:

Final Site Plan Ballard Ave. Subdivision.

Chairman Garlick:

Since the last meeting Freel Engineering has made a couple of adjustments. The letter from Dave Clarke, which was dated 1/8/02 night of meeting going back to 12/4/01 letter from MRB, their comments were:

Footprints of existing structure of adjacent property should be shown on plan sheet 1 of 5
Chairman Garlick said he felt what was shown was adequate. The revision was dated 1/2/02.

Chairman Garlick:

The trees and brush on southwest corner if possible.

Chairman Garlick:

Asked if the board had any comments regarding that particular comment.

Denny Marra:

Commented about marking the remaining trees.

Chairman Garlick:

They are going to leave brush on Reid property.

John Freel:

Said that the brush cleanup would be left up to the homeowner. The southwest corner of the lot would be a buffer.

Chairman Garlick:

There were 3 trees on the southern border. Are they the 3 remaining trees?

John Freel:

Answered: Yes, they will remain.

Denny Marra:

We are asking him to leave as much as he can, but once the construction is final, the homeowner has the right to do anything that they want is that correct?

Chairman Garlick:

Answered: That it is correct.

Chairman Garlick:

Are you going to be removing the brush and trees opposite south of the McGarry property? Just leave trees and brush southwest corner if possible.

Chairman Garlick:

(2-5) - All easements have been labeled on Reid property. There was an existing easement on Reid property. Reid easement is to be approved by the Planning Board Attorney. No easement is needed for lots 2 & 4.

Denny Marra:

The right of way north and south there is going to be an easement there for just Citizens Communication.

Chairman Garlick:

Answered: North and south right of way lines asked to be shown.

Chairman Garlick:

(3 -5) Show proposed water main easement dimensions on Reid property and to whom the easement is being granted. It was done. Identify the easement on lot # 4, 22 foot telephone, that it should be indicated the Village of Spencerport.

Storm Drainage:

Letter of no concerns from NYS Canal corp. But did request a copy of SEQR.

Chairman Garlick:

(Utility Plan)

(4-5) Said as far as he could see the comments from MRB were correct.

Chairman Garlick:

Asked Tom West for his comments?

Tom West:

Had been in contact with the Thruway Authority, they are coming out 1/22/02 to pump down the culvert along the canal. Tried to do it sooner to get information as to why it is backing up. People from Albany will take samples and then if it needs to be cleaned out they will put it on a schedule, which may take up to 2 years. Tom wanted the contractor to know we need to do whatever we can to keep the water at a slow rate going down to the culvert under the canal. Also about the connection, Dave Clarke wanted to confirm with Tom West/Superintendent of the Village of Spencerport DPW, the exact location for connecting to existing 6 inch watermain on Clark should be Amity Street. On Amity Street everything is good. But install 6-inch T 4-inch valve should be 6-inch valve on existing main. There is not a 6 in water main on Clark St. Only 2-inch water main service going to St. Johns School.

Tom West:

No water main going down Clark Street. They have 1-inch service coming up Amity Street going up along the sidewalk

Chairman Garlick:

From your stand point Tom do you need any larger detail?

Tom West:

Answered: No

Tom West:
Wants an 8 inch main running to Amity Street.

Chairman Garlick:
Asked Tom West basically you have to modify Clark, Amity connection is this right?

Tom West:
Answered: That is correct.

Chairman Garlick:
On the other end of Ballard anything special that you are aware of?

Tom West:
Wanted the contractor to run all copper right into the house.

Chairman Garlick:
That's the Village of Spencerport standard. We don't run plastic.

Tom West:
About the drainage we need to get together to figure out how we need to slow down drainage.
We are going to need corrugated pipe.

Tom West:
Asked is there any room for detention to slow it down?
Tom West and the developer will meet to discuss between lot 1 & 2 for slowing down drainage.

Chairman Garlick:
The southern half of the lot drains to the southwest, correct?

John Freel:
Answered: Yes, currently.

Chairman Garlick:
That's they way it will remain.

Chairman Garlick:
There is already a culvert pipe in the center of the lot that goes out to the north end of the property.

Tom West:
Commented that it is messy back there. It will definitely be trenched out. I walked with the Thruway Authority thought they approved everything. It will be 2 years before the culvert is clean out, if not condemned.

Chairman Garlick:
(5-5) Are you going to have the length of hammerhead 60 feet or 80 feet?

John Freel:
Answered: 60 feet

Tom West:
The manhole that is going to connect into the village there is no trough and we need to together on that. I don't know how we are going to do that because everything is so shallow. We will have a meeting. All the manholes are numbered.

Tom Freel:
The existing manhole is in front of lot #18.

Resolved that the application of Home Pride Builders, 8 Wood Duck Run, Spencerport, NY for final site plan approval for the construction of a four lot subdivision known as the Ballard Ave Extension, shall be granted conditional final approval based on the applicant's conformance with the following conditions. Furthermore, such plans were prepared by Freel Engineering, with 5 revisions, the latest revision dated January 2002.

CONDITIONS

1. Page 1 of 5; clarify trees to remain on drawings
2. Page 2 of 5; add bearing information to right of way.
3. Page 3 of 5; clarify easement descriptions.
4. Page 4 of 5; modify the Clark/Amity water main connection as discussed with Tom West.
5. Modify 12 inch corrugated metal pipe grade to reduce flow speed of drainage.
6. All easements to be approved by Village Planning Board Attorney.
7. Monroe County Health Department approval is required.
8. Copy of NYS Thruway Authority review comments to be received in Village Office for filing.
9. Underground electric service work to be coordinated and approved by Superintendent of Electric Department
10. Final review and approval of plans by Village Planning Attorney.
11. All construction work to be completed in accordance with building codes and other requirements per the Village of Spencerport.

Ayes: Garlick, Nellis-Ewell, Marra, Slominski

Nays: none

Chairman Garlick:

Keith O'Toole drew up the easements for the Reid property. I would like his blessing on that, plus the easement descriptions for lots 2 and 4.

Chairman Garlick:

Asked Tom West who he wanted to see about electric?

Tom West:

Answered: It was up to Jack Linder/Superintendent of Electric Dept.

Chairman Garlick:

Commented that the Village Attorney should get one more look at plans.

NEW BUSINESS:

Chairman Garlick stated that the Code Review Committee has started meeting again.

Motion was made by Joe Slominski seconded Denny Marra and carried unanimously that the officers from the past year will remain the same for upcoming year.

They are as follows:

Chairman: Robert Garlick
Vice Chairman: Carol Nellis-Ewell
Secretary: Thomas Fairbrother

ADJOURNMENT:

Motion was made by Chairman Garlick seconded Joe Slominski and carried unanimously that the meeting be adjourned at 8:00 p.m.