

VILLAGE OF SPENCERPORT
PLANNING BOARD

FEBRUARY 5, 2002

BOARD MEMBERS PRESENT:

Chairman Robert Garlick
Carol Nellis-Ewell
Denny Marra
Tom Fairbrother

OTHERS PRESENT:

Margaret Gioia/ Planning Board Secretary
Donna Stassen
Tim Peer/Village Trustee
Tom West/Superintendent of DPW
Keith O'Toole/Village Attorney
Jack Crooks/Building Inspector for Town and Village
Mike Reid (53 Clark Street)
Call to Order:

BOARD MEMBERS ABSENT:

Joe Slominski

Motion was made by Chairman Garlick and seconded by Denny Marra and carried unanimously that the minutes of January 8, 2002 be approved as amended.

New Business:

Mike Reid, had presented Conceptual Plans, because he wants to subdivide his property that would extend the dead-end which would be brought up to the new Ballard Ave. Subdivision.

Mike Reid, Tom West, and the Planning Board went over the plans that Mike presented.

Mike Reid, wanted some direction before he spent alot of money and got an engineer. He already talked to Tom West about the location of the driveway. There were some concerns: 1) If he makes the lot 80 feet wide, the second lot would have 48-49 feet road frontage on the right of way it could be a zoning issue. 2) Mike talked to Jack Linder/Supervisor of the Electric Dept. about the poles. He was told that it would be too expensive to move them.

Chairman Garlick introduced Jack Crooks/Building Inspector for the Town and the Village.

Jack Crooks had some notes that he had given to the Planning Board about Mike Reid subdividing his property. 1.) Snow storage area. 2.) Poles cannot be moved. 3.) House elevation 4.) Property very low.

Mike Reid: Asked if the house elevation if that was a town code, that it has to be road level?

Jack Crooks: Answered: It is a town code, it tends to be good planning to make the grades work for the area. Tom Fairbrother: Asked if Clark Street grades down?

Tom West: Answered: Yes, very deeply and the village doesn't own any drainage back there. The village does not have an easement.

Jack Crooks: Asked: Does it pond at the end of Clark Street?

Tom West: Answered: Yes, at the garage end it stops then that will drain towards, the Reid property. After that I'm not sure where it goes from there.

Chairman Garlick: At the time of the Ballard Ave Subdivision, Mr. Plucknette said there was a culvert he wasn't sure where it went.

Tom West: Commented: It did not belong to the village.

Denny Marra: At the time of Ballard Ave. Subdivision, Mr. Plucknette felt there was a drain tile or something back there was in the center.

Jack Crooks: Commented: Drainage does become an issue based on current elevation where Mike Reid would end up with the house. We want to make sure it is a usable site.

Denny Marra: Commented: That he went and looked at the site, Denny had a couple of concerns: 1.) Lowness off of Ballard Ave., because of drainage. 2.) Telephone poles. 3.) Denny would like to see the elevations on the map from the Ballard Ave. to surrounding area.

Tom Fairbrother: Commented: That there was already a concern about the drainage, it was already a problem.

Mike Reid: Commented: That he would like some direction as to the lot width.

Chairman Garlick: Answered: That would be a zoning issue.

Tom West: Commented: That Superintendent Linder/Electric Dept. said Mike Reid could not put the driveway up to the pole.

Tom West: Commented: That if you were to put the house there, there is no drainage on Clark St. other than a catch basin, 2 catch basins corner of Amity & Clark Street.

Carol-Nellis Ewell: Asked: Mike Reid if he had given much thought to putting an addition on his house?

Mike Reid: Said that he had thought of that at one time, but when adding up the costs, he might as well purchase a new home.

Mike Reid: Was given a list of concerns from the Village Planning Board about his Conceptual Plans for subdividing his house. To go any further. Mr. Reid would have to address these concerns.

NEW BUSINESS:

Chairman Garlick: Commented: That on the horizons that next door (41 West Ave) the landscaping business it was for sale. A photographic studio was interested in using the front of building as a rental unit. The storage barn and the carriage shop transforming that into a photographic studio and also his primary business office. Also that they would be taking senior pictures.

Jack Crooks: Asked: It would be high school pictures, is that correct?

Chairman Garlick: Replied: Yes.

Chairman Garlick: Commented: That they would also like to transfer the outdoors into little vignettes for picture talking.

Tom West: Commented: That the new owners would want to have the sewer and water back there.

Keith O'Toole: Commented: That the current owners of 41 West Ave. are a client of his and would not be able to advise the Planning Board.

Chairman Garlick: Passed out a contact list of names and telephone numbers.

ADJOURNMENT:

Motion was made by Chairman Garlick seconded by Carol Nellis-Ewell and carried unanimously that meeting be adjourned at 7:35.