

VILLAGE OF SPENCERPORT
PLANNING BOARD

JULY 2, 2002

BOARD MEMBERS PRESENT:

Chairman Robert Garlick
Carol Nellis-Ewell
Tom Fairbrother
Joe Slominski

BOARD MEMBERS ABSENT:

Denny Marra

OTHERS PRESENT:

Margaret Gioia/Planning Board Secretary
Tom West/DPW Superintendent
Chris Karelus/Schultz Associates
Mike & Karen Reid/ 53 Clark Street

Call to Order: 7:00

Motion was made by Chairman Garlick and seconded by Joe Slominski and carried unanimously that the minutes of June 4, 2002 be approved as amended.

RESOLUTION: 07/03

INTRODUCED BY:CHAIRMAN GARLICK
SECONDED BY: JOE SLOMINSKI

The Planning Board decided to keep open the public hearing regarding the application for Karl Joyce/New Dimension of 41 West Ave. site plan.

AYES: Chairman Garlick,Slominski,Fairbrother,Nellis-Ewell
NAYES: None

Chairman Garlick:

Introduced Chris Karelus of Schultz Association. Chris explained what Mike and Karen Reid would like to do with their property. They would like to resubdivide.

- 1.) It is a single residence on the property.
- 2.) They have public water, and sanitary service.

They would like to resubdivide the existing property creating a lot of over a ½ of an acre for the Reids to develop.

Chris Karelus:

- 1.) Width and length of property does conform to the Town Code.
- 2.) 48-ft. frontage is available on Clark Street.
- 3.) They will be tighter to front set back, 50 ft is required for the area front set back it is shown on plan it is 30 feet
- 4.) We received comments form the Building Inspector.
- 5.) Grading changes are adjustable.

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- 6.) The grade from the road to proposed 1st floor is just over 1-ft and ½ .
- 7.) Truck of fill dirt to site is approximately 40 cubic yards, 4 truckloads is going to require for site construction.

Chairman Garlick:

- 1.) Had a concern about drainage in yard.
- 2.) The finish grade contours northeast you have 513-514 ½.
- 3.) Your first floor elevation is 521. I'm assuming that there will be an 8-foot wall there. The first floor elevation is 521.

Chris Karelus:

There will be a walk out basement in the back. You can walk from the south side of building to north side you will have 2 ft of exposed block.

Chairman Garlick:

Maybe you can have a retaining wall, so the basement wall isn't exposed.

Chris Karelus:

Asked what ideas Mike and Karen had?

- 1.) Minimized the amount of fill.
- 2.) Also to make it look as nice from the road as possible.
- 3.) 50 foot setback.

Mike and Karen were open to any landscaping ideas.

Mike Reid:

Commented: On the south side there would probably be a window.

Tom Fairbrother:

Asked: Where would the sump pump go?

Chris Karelus:

Replied: The sump pump would discharge to the small swale in the back, it would be off the northwest portion of the property.

Mike Reid:

The northend of the corner 512 where the willow tree is it gets very wet. In the 7 years I have been there it has never been this wet.

Tom West:

The water main did get put there; it is old tile there. We have no clue where it goes or where it comes from. The drainage tile coming from the neighbor's lawn over to Mr. Reids property got cut through which backs up the water. They came back and put pieces of tile in and repaired it.

As long as I've known that piece of property there has always been water back there. Not saying it doesn't dry up. That's a pooling area.

Jack Crooks and myself have been back there and have seen the water pool up.

The drainage back there is not the Villages. (Noted by Tom West). I'm not against the house, but something has to be done about the drainage. Unfortunately Mr. Reid will have to pay for it. We do not have any idea where the drainage goes. Mr. Reid is going to have to figure it out, where it goes to and where it flows out.

Tom West:

Standing at the elevation at 512-north west corner is the lowest part.

Tom West:

Catch basin on Amity runs east and west. There is no catch basin on Clark St.. Everything comes down Clark St. from the catch basin down Clark, which is about 250 feet. From Amity Street down to Clark St. There is a constant flow when we get heavy rain the water flows constantly and is very heavy. And it does pool back there. It is going to go somewhere if it gets filled in.

Mike Reid:

Asked who would fix the drainage?

Tom West:

It is not the Villages problem.

Tom West:

We would fix the pipe that they cut through.

Mr. Reid:

There is a pond back there, which is not actually on my property. That has not dried up yet.

Tom West:

Replied it would probably be the contractor from the Ballard Ave. Subdivision/Steve Liccardello. Also Tom said he did not know about it pooling back there. As far as he was concerned when we put the piece of pipe there it started flowing. That was the last that he knew about it. We put a piece in to where it was broken from then on it was full of mud and debris. There is only so much you can do.

Chairman Garlick:

It may be possible to put additional piping across there.

Carol Nellis-Ewell:

Said that she thought that John Freel would be responsible for drainage change.

Chairman Garlick:

Said he would check it out.

Mike Reid:

What about dry wall?

Tom West:

It would have to go somewhere. If you don't want to add any more drainage to what is there now, because of the canal crossing. We can not make the drainage go there quicker than what it is already. We have to maintain a certain flow rate of water because it backs up into canal crossings

Tom West:

There is only one drainage pipe. It is not a catch basin it is a culvert.

Chris Karelus:

Replied it might be as simple as coordinating side lot swals for the project. Having their location channelization to the point of Ballard Subdivision.

Tom West:

Said the best thing to do is to do a walk through.

Chairman Garlick:

Commented that we received a letter from Keith O'Toole, there were a couple of concerns:

- 1.) He would like information about the easement.
- 2.) Part of the driveway, lot #2 crosses lot #1.

Tom West:

Had a conversation with Jack Linder/Superintendent of the Electric Dept. and they both agreed they do not want the driveway to be less than 5 ft. from the utility pole.
We have an easement going up to the chain link fence.

Chairman Garlick:

Comprehensive Plan: The plan was to have the Plan done within 10 days. Go to Kinko's for colored copies, 3 sets. 1 copy to the Village Board, Planning Board and for the public. And to make all other copies black and white. To give to the Village Board, Planning Board members.

Chairman Garlick:

Talked to Ted Rauber. Ted asked if the Planning Board would put down concerns for the annexation:

- 1.) Density
- 2.) Lack of green space
- 3.) Strain on existing Village utilities & services
- 4.) Significant traffic Village street
- 5.) Mixed zoning R1, R2, R-3 together
- 6.) No demonstrable benefit to village.

Chairman Garlick said there are 84 units.

Tom West:

Said there will be an 18 in water main through the Village, which will go to this section.

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Motion was made by Chairman Garlick seconded by Joe Slominski and carried unanimously that the meeting be adjourned at 8:05.