

**VILLAGE OF SPENCERPORT
PLANNING BOARD**

OCTOBER 1, 2002

CALL TO ORDER: 7:00 p.m.

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT:

OTHERS PRESENT:

Margaret Gioia/Planning Board Secretary
Ted Rauber/Village Trustee
Jack Crooks/Building Inspector
Keith O'Toole/Village Attorney
Tom West/Superintendent of DPW
Karl Slominski 218 Hilltop Lane
Kris Schultz 4 West Ave
Paul Crowell 34 Coventry Dr
David Wohlers 65 Sableridge Cr.

APPROVAL OF MINUTES:

Motion was made by Chairman Garlick and seconded by Denny Marra and carried unanimously that the minutes of September 3, 2002 be approved as amended with the following addition:

Denny Marra: I disagree with the developer and the architect about the traffic pattern. I base that on the fact that I spent two hours observing how the traffic comes and goes on to Route 31 comes out of the plaza. I believe that the ESL driveway and Mr. Schum's driveway will conflict at some time. I would rather go on record as opposing it now. I do believe ESL will correct it if there is a problem.

OLD BUSINESS:

1. ESL-Public Hearing.

RESOLUTION: 10/02-1

INTRODUCED BY: Chairman Garlick
SECONDED BY: Denny Marra

Resolution was made by the Planning Board to keep the Public Hearing open and table further action on the site plan application of Eastman Savings and Loan at 41 Nichols Street Spencerport, NY until the November 5, 2002 Planning Board meeting.

Ayes: Garlick, Marra, Slominski, Nellis-Ewell, Fairbrother
Nays: None

2. Comprehensive Plan.

RESOLUTION: 10/02

INTRODUCED BY: Chairman Garlick
SECONDED BY: Joe Slominski

**RE: SET PUBLIC HEARING FOR November 5, 2002 AT 7:00 p.m. TO CONSIDER PROPOSED
“Village of Spencerport Comprehensive Plan”**

Whereas, the Village Board of trustees has directed the Comprehensive Plan Committee to prepare a proposed comprehensive plan; and

Whereas, the Comprehensive Plan Committee has prepared such a plan entitled “Village of Spencerport Comprehensive Plan-2002”; and

Whereas, NYS Village Law requires that the Comprehensive Plan Committee first hold a public hearing prior to transmitting a final draft of a comprehensive plan to the Village Board of Trustees;

NOW THEREFORE BE IT RESOLVED,

Section 1. That a Public Hearing be set for November 5, 2002 at 7:00 p.m. to consider the adoption of “Village of Spencerport Comprehensive Plan – 2002” and be it further

Section 2, That the Planning Board Secretary transmits a copy of proposed plan to the Monroe County Department of Planning for its Review.

Section 3, That the Village Clerk cause notice of said Public Hearing to be published as required by law.

Ayes: Garlick, Slominski, Marra, Nellis-Ewell, Fairbrother
Nays: None

Chairman Garlick stated that he Jack Crooks and Dave Willard met to review the Reid subdivision. The Reids were given a list of additional requirements. But have not heard a response them yet.

NEW BUSINESS:

1. Annexation of Village Pines

Kris Schultz had an outline that he distributed to the board.

Kris Schultz: Originally when we looked at this project there were some issues regarding utilities. We looked at the sanitary, electric, and water drainage. We spent a year on sanitary work with the developer and the village staff. We got to the point that we had a pretty good handle on improvements that needed to be made. It looked like something that we could proceed on for this board. We wanted to get that out of the way first to see if this piece of property could be supported by normal utilities. We are reasonably confident. We also had some discussions with the Town of Ogden Board to see if they were outrightly opposed to the idea of the annexation that was about a year ago, and also talked to the Village Board. In both cases the doors were generally opened. They obviously need a lot more information. They didn't see anything outrightly standing in the way for the annexation. So we went ahead and started looking at what we needed to generate the plans, and go to work with the developer.

When the concept plans went before the board, they were single family residential developments. The plans were changed to a mix use lay out. Dave Wohlers and Paul Crowell had people coming in not so much for square footage but for high end with a lot of amenities, and there would be an association to take care of the land. With a single access, one of the problems we had looking at a residential development you really didn't have the width to generate a loop type road. Even with a very winding type layout it really wasn't the most efficient way to use the land. We started to look into a duplex of three to four unit types, which would mimic the same single type residential along the north line, and to create a transition from the existing residents. We were able to loop the street because of the higher density. We had to get houses on both sides of the street to make it work. We ended up with a cul-de-sac at both ends. Sanitary sewer now exists, and the wet lands are to be kept the way they are. The residents would be served through RG&E. We will be looking to see if the Water Authority will be pushing connection through Timber Ridge section II to Village Pines. The layout of the project would be:

- Each building will be four units.
- The garages would put at the end.
- Each unit would have two or three bedrooms.
- Each building would be cape code design similar to a ranch style.

Chairman Garlick asked the board for comments.

Carol Nellis Ewell: How much would they cost?

Dave Wohlers: \$115,000 and up, and they would be 1800-2000 square ft.

Tom Fairbrother: What would your starting association fee be?

Paul Crowell: We haven't gotten that far yet.

Dave Wohlers: Each unit would not be getting their own lawn company. There would be only one for the association to take care of.

Denny Marra: This was a nice piece of property. We do not have anything like it. But I do have a couple on concerns, water pressure, and traffic flow. The Village of Spencerport owns west of the project. At one point in time on the original Jacobs drawing there was an exit off what is now Luther Jacobs Way going out to Route 31. Is there a possible way to come out of this project site and skirt back or is there a house there now?

Kris Schultz: No there are wet lands there.

Joe Slominski: Traffic is a concern. What about afternoon traffic?

Kris Schultz: Two or three cars an hour would not be a big impact. We can look at it closer. Also we can look at stop signs.

Carol Nellis-Ewell: Prior to 2000k what were the plan for this?

Kris Schultz: We were trying to continue the development that they had for the sections 1 and 2 and we came up with a number of layouts, that really didn't work well. At the same time we were studying water

Kris Schultz continues: and sewer issue. Single family units would not work. The improvement that they are talking about, upsizing the sewer would be a whole new line to the canal. This would take care of the problem, it would help the village and the developer.

Chairman Garlick: With active adults, senior citizens are there any plans for a recreation facility?

Kris Schultz: No. There will be nature trails to walk, and they will be able to ride bikes.

Tom Fairbrother: Are the trails opened to the public?

Kris Schultz: Yes

Tom Fairbrother: There are no amenities. If you want to do or go anywhere you will have to walk or drive. The codes state not to change the characteristics of our village street. One entrance is a concern for fire or ambulance.

Jack Crooks: I have trouble with the concept, and the issues that I have are:

- The density is ½ of what it should be.
- No allowance of green space.
- Too many houses crammed in the space.

I know what the town's opinion will be. With this type of concept they do not want to annex the property. The homeowners that are there now will not like the new annexation. Where does the drainage go now?

Tom West: We don't know yet.

Denny Marra: These gentlemen are coming in with a concept idea, so as a board member can I say I like the concept, but it needs a lot of work.

Keith O'Toole: You can do whatever. There is high density. The bottom line is the board has to be in agreement.

Tom Fairbrother: This would be at the far end of the village. You would need a car to get anywhere.

Chairman Garlick: I don't want to make a decision one way or the other. There will be no recommendation at this point. What are you looking at from us?

Kris Schultz: That we can go to the village board.

Carol Nellis-Ewell: There is no guarantee that there is one child per unit, and that the school taxes wouldn't go up.

OLD BUSINESS:

1. Reid Subdivision

Denny Marra: The Reid subdivision, the stone swale that Chairman Garlick, Jack Crooks and Dave Willard looked at, my concern is what if it doesn't work. I don't have any doubt that it is not going to work, but what alternative is there if it doesn't work with the two homes. Do we require an easement from the owner if there is a problem so that the village can go in to correct it?

Tom West: I don't know if we want that. Once we are responsible for that we are responsible for all that drainage back there. Right now we are not.

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Denny Marra: I think one way or the other with all the stuff that has been going on. The beatings we have received here and from two meetings from the people out there I think that some how the village needs to take care of the drainage. I just don't want to approve something and add to the problem.

Tom West: We don't even know where the drainage goes. I have no clue, I know it doesn't go to Ballard Ave..that's why we are talking about the stone swale.

Denny Marra: The stone swale is only going to take so much.

Chairman Garlick: I have mentioned to the Mayor and in my opinion it might be a good idea for the village to spend a few dollars and do a comprehensive survey of that area.

Denny Marra: I think we owe it to the people.

Chairman Garlick: I will be out of town for two months; who would be intertesed in taking my place for ARB?

Denny Marra volunteered.

Ted Rauber: I will move action for October 2, 2002 meeting for training for the Genesee/Finger Lakes Regional Planning Council Workshop for November 15, 2002 in Mt. Morris. If anyone is interested let Margaret know. Also the next ARB meeting we will talk about Abbott's' deck and water dispenser. The lighting issues were resolved.

ADJOURNMENT:

Motion was made by Chairman Garlick seconded by Denny Marra and carried unanimously that the meeting be adjourned at 8:20.