

Planning Board/ARB Minutes

April 4, 2006

Present

Chairman Robert Garlick
Carol Nellis Ewell
Denny Marra
Ronald Muraco
Joseph Slominski
Craig Byham

Absent

Others Present

Donna Stassen, Planning Board Secretary
Dave Willard, Village Engineer
Tom West, Highway Superintendent
Attorney Keith O'Toole
Mayor Theodore Walker
Jack Linder, Electric Superintendent

Joan Quigley
Kris Schultz
Dan Hogan

ARB Meeting

Eddie's Restaurant
500 S Union Street
Signage

The applicant failed to appear before the board to present the signage proposal therefore the following resolution was offered.

Motion made by Chairman Garlick seconded by Denny Marra and carried unanimously to table the application of Eddie's Restaurant until applicant is present to answer questions from the board

Planning Board

Erie View Landing Preliminary & Final Approvals

Kris Schultz is representing the application.

Kris Schultz stated that the development would be done in two phases.
They are looking for preliminary approval for the whole project at this time and final approval for phase 1 of the project.

Section 1 would entail the full improvement of the road, storm sewer system, water main and pretty much everything except for the design of the pump station, which might need to be changed pending the amount of homes the Gollel application will be proposing. All homes in Section 1 will be run on gravity; this will include all lots except for lots 4,5,6,7,8,9.

Lots in Section 2 will be on the pump station because they can't make the gravity sewer.

Tom West: Where do we stand with the easements?

Kris Schultz: Currently we have staked out where they are and provided a legal description to Attorney O'Toole office.

Attorney O'Toole: We are doing deeds.

Tom West: We need to get those out to the residents as soon as possible.

Kris Schultz: The Village Engineer has had an opportunity to review the project the majority of the comments were addressed. The storm water report does need some tweaking.

Kris Schultz: We feel we have done our job in front of this board and our looking to get signatures.

Chairman Garlick: We have a rather lengthy letter from Dave Willard dated March 31, 2006; from an engineering standpoint do you have any problems with the board granting contingent approval.

Dave Willard: The one thing I said is that none of the issues are show stopping; it is just a matter of tidying things up. What kind of time line are we looking at for taking care of those loose ends?

Kris Schultz: We are about halfway through all revisions; we anticipate getting the final plans in this week.

Dave Willard: The other concern I had on the plans, is the phasing of Evergreen Street at Amity, I thought we were told that it would all be constructed at once all the way to the north end. The recent plans show a limit of work right at Amity Street but they do show the water main going all the way to West Ave.

Kris Schultz: The conversations that Dan Hogan has had with Mr. Gollel are that we definitely want to do the water main all at once. That portion of Amity Street has to be developed with their engineer.

Dave Willard: Are you agreeable with all the comments made.

Kris Schultz: Yes.

Chairman Garlick stated that in his opinion the planning issues for this project are pretty well set.

Tom West: The road is not getting topped so I am ok with the phasing of the road.

Chairman Garlick: The developers will be responsible for any damage to the road during construction of the water main.

Jack Linder: The concept is ok, as you know we are planning to go overhead to a point and than going underground. I do need definition on where to place the poles on Evergreen.

Kris Schultz: We do have a survey map showing the additional 3 ft on 1 side and 5 ft on the other side.

Jack Linder: As you know we have joint occupancy with the phone company, I would recommend that they be a party to some of these meetings also, Time Warner to a lesser degree.

Kris Schultz: We will contact both those agencies.

Attorney O'Toole: You are in receipt of my letter, which primarily is procedure in nature and speaks for itself.

Joseph Slominski: There are many contingencies but they are being addressed.

Ron Muracco: Will the water main be relined?

Kris Schultz: Yes.

Carol Nellis Ewell: Is it clear to proceed with the different street names on the maps?

Chairman Garlick: You will have to check with 911 to ensure these names can be used.

Kris Schultz: The latest map shows names that were approved by 911.

Carol Nellis Ewell: I am wondering what the overall time frame is, my reason for asking is there will be a significant upheaval to residents.

Kris Schultz: I would imagine 3-4 houses going up this year; construction will occur throughout this summer and should be green by the fall. The lots are going very quickly, I anticipate we will be coming back next winter for phase 2 approvals.

Denny Marra: I think you have done a great job, and I believe this will be a nice enhancement to the village and you have met all our requirements.

Chairman Garlick: I agree with all your comments, again I would like to clarify that section 2 will be lots 4,5,6,7,8,9 and section one will consist of everything else.

After further discussion the board at this time, completed the SEQR review and made the following resolutions.

**SEQR Resolution
April 2006**

**Introduced by Ronald Muraco
Seconded by Denny Marra**

Resolved that the Village of Spencerport Planning Board has determined that the application for Erie View Landing is an Unlisted Action. Erie View Landing is located on Lot 1, Township 3, Range 1 Mill Seat tract of the Phelps and Gorham purchase off Evergreen Street in the Village of Spencerport as shown on the site plan/sub division maps dated November 14, 2005 revised March 14, 2006 prepared by Schultz Associates, 4 West Ave, Spencerport, NY. Furthermore, the Board has accepted and completed a Full Environmental Assessment Form and finds that the action will not result in any significant adverse environmental impact.

Resolution April 2006

**Introduced by Chairman Garlick
Seconded by Denny Marra**

Resolved that the Village of Spencerport Planning Board grants preliminary approval for Sections 1 & 2 and contingent final subdivision and site plan approval for Section 1 of Erie View Landing which consists of all lots with the exceptions of Lots 4,5,6,7,8,& 9 as shown on site plan/sub division maps prepared by

Schultz Associates, 4 West Ave, Spencerport NY. Such Final Approval is contingent upon the following items.

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Meeting Minutes

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1. Address all comments to the satisfaction of Attorney O'Tooles letter dated April 4, 2006.
2. Address all comments to the satisfaction of Village Engineer David Willard's letter dated March 31, 2006.
3. Address all comments to the satisfaction of Building Inspector Jack Crooks letter of March 27, 2006
4. Obtain all necessary approvals from Monroe County Health Department, MCWA and all other interested agencies.

Ayes: Garlick, Nellis Ewell, Marra, Slominski, Muraco
Nays: none

Mayor Walker: Does this board get into stipulating the hours of constructions for these projects?

Chairman Garlick: No, they need to follow the code requirements.

Approval of Minutes

Motion made by Chairman Garlick seconded by Denny Marra and carried unanimously to approve the March 7, 2006 as corrected.

Adjournment

Motion made by Chairman Garlick seconded by Carol Nellis Ewell and carried unanimously to adjourn the meeting at 7:40 p.m. to go into a workshop session.