

**Village of Spencerport  
Planning Board Meeting  
Minutes  
March 4, 2008**

**Present**

Chairman Robert Garlick  
Denny Marra  
Craig Byham

**Absent**

Ronald Muraco  
Joseph Slominski

**Others Present**

Jack Crooks, Building Inspector  
Trustee Theodore Rauber, Village Liaison  
Thomas West, DPW Superintendent  
Attorney Keith O'Toole, Village Attorney  
Donna Stassen, Planning Board Secretary

Kris Schultz, Schultz Associates  
Joan Quigley  
William C. Rutter  
David Wohlers

**Unfinished Business**

Collichio Subdivision

Kris Schultz of Schultz Associates will be representing Mr. Collichio's application.

Kris Schultz distributed updated plans.

Kris Schultz stated that a formal agreement has been drawn up between Mr. Hogan owner of Lots 17 & 18 and Mr. Collichio owner of Lots 1, 2 & 3 putting something specifically in place regarding cross-access; such agreement has been given to the Board for their review.

Kris Schultz has reviewed and offered written responses to Village Engineer Scott DeHollander's comments from letter dated February 28, 2008. (Letter filed)

Kris Schultz stated that a catch basin has been added to the NW corner of Lot 1 and a stretch of storm pipe intercepts at the storm manhole at the SW corner of Lot 1 along with that a swale is shown to direct as much drainage as possible to the back of Lot 18 towards the new inlet.

Planning Board Minutes  
March 4, 2008

Page 2

Kris Schultz stated that a ditch has been added to direct as much drainage as possible to the new inlet.

Chairman Garlick: What kind of agreement do you have with Mr. Hogan?

Kris Schultz: This type of work is grading associated with the lots and would be reviewed at the time the house is constructed to make sure the lot grading has been put in accordingly.

Chairman Garlick: How is this coordinated with the plans that we originally approved for Mr. Hogan?

Kris Schultz: There is no change as to what was originally approved for Lots 17 & 18.

Kris Schultz stated that the other big change is on Lot 3 where a duplex was originally proposed has been changed to a single family home per the Planning Boards request.

Attorney O'Toole: Until a sanitary sewer easement has been filed for Canalside Drive this project will not work.

Attorney O'Toole: There is a call for a temporary turn around easement I am not sure why we would make that a turn around easement in as much as we are developing a hammer head, I would think that whole T should be boxed out and dedicated as part of the public highway.

Kris Schultz: That was a remnant of the original design that was done by Mr. Gollel. An easement was requested by Tom West (Highway Superintendent) you will end up with a permanent easement for the hammer head.

Attorney O'Toole: Not an easement a deed of dedication to the village so that we would own the rectangle running up to Collichio's property line.

Kris Schultz: Tom West wanted to be able to push the snow off the hammerhead and he wanted this area in an easement to have the right to stockpile the snow.

After reviewing the maps from Canalside Landing and in speaking with Tom West it was determined that a 20 ft. easement was granted to the Village of Spencerport for snow removal purposes per a request from DPW Superintendent Tom West.

Tom West: What are the specs on the road for the private drive?

Planning Board Minutes  
March 4, 2008

Page 3

Kris Schultz: It will have the same specs as a dedicated road would.

Attorney O'Toole: My understanding is that Village Engineer Scott Dehollander was concerned about the grading behind lots 17 & 18 to carry the storm water into the structure on lot #1. He wanted a temporary grading easement to make sure that the grading on lots 17 & 18 gets done as part of this package of approvals which would seem to be appropriate.

Chairman Garlick: That is what I was asking earlier if the existing grades shown here were based on the final elevations.

Kris Schultz: Mr. Hogan and Mr. Collichio have agreed that they would have the improvements put in by a single contractor they have determined between themselves how they were going to split the cost that relates to the extension of the sanitary storm in the private drive. There is no problem at all in regards to the temporary easement; we will call that to the attention of the contractor.

Jack Crooks: When we do the Letter of Credit, even though there is this joint agreement between Hogan and Collichio I recommended that there is **one Letter of Credit and one contractor.**

Attorney O'Toole agreed with Jack Crooks stating there should be one Letter of Credit that covers everything.

Kris Schultz: That is what we recommended too.

After Board discussion the following resolution was offered.

**Resolution No. 3/08**  
**March 4, 2008**

**Introduced by Chairman Garlick**  
**Seconded by Craig Byham**

Resolved that the Village of Spencerport Planning Board has determined that the Collichio Subdivision and site plan as shown on the site plan and sub division map prepared by Schultz Engineering dated November 2, 2006 with revisions dated 8/15/07 and 1/24/08 is an Unlisted Action.

Furthermore, the Board has accepted and completed the Short Environmental Assessment Form and finds that the action will not result in any significant adverse environmental impact.

Planning Board Minutes  
March 4, 2008

Page 4

Ayes: Garlick, Marra, Byham  
Nays: none

**Resolution 3/08/a**  
**March 4, 2008**

**Introduced by Chairman Garlick**  
**Seconded by Craig Byham**

Resolved that the Village of Spencerport Planning Board grant contingent preliminary and contingent final approval for the Collichio Subdivision as shown on the site plan and sub division map prepared by Schultz Associates 129 S Union Street dated November 2, 2006 with revisions dated 8/15/07 and 1/24/08 such contingent final approval is conditional upon the applicant satisfying the following items:

1. Address all items stated in Village Engineer Scott DeHollander's letter dated 2/28/08.
2. Address comments of Village Attorney Keith O'Toole regarding sanitary sewer and any other additional easements onsite and offsite as required.
3. A copy of the Attorney General letter approving CPS-7 or No Action Letter and all other documentation filed with the Attorney General for CPS-7 or No Action Letter approval to be submitted to Attorney O'Toole for his review.
4. All off site improvements to be made including sewer, water and road binder on Canalside Drive prior to commencement of Collichio Subdivision
5. Furthermore no final approval on this project will be given until all improvements on Canalside Drive are in place.
6. All outside improvements included as line items in the Letter of Credit also Letter of Credit to include one contractor only.
7. Address grading of lots 17 & 18 for Erie View Landing and temporary easement to be included in Letter of Credit.
8. Approval of name for the private drive.

Ayes: Garlick, Marra, Byham  
Nays: none

### **Approval of Minutes**

Motion made by Chairman Garlick seconded by Craig Byham and carried unanimously to approve the minutes of February 4, 2008 as read.

### **Adjournment**

Motion made by Chairman Garlick seconded by Craig Byham and carried unanimously to adjourn the meeting at 8:07 p.m.

