

VILLAGE BOARD WORKSHOP MEETING
June 9, 2010

CALL TO ORDER: 4:30 p.m.

BOARD MEMBERS PRESENT

Joyce Lobene, Mayor
Theodore E. Rauber, Trustee
Carol J. Nellis-Ewell, Trustee
Charles R. Hopson, Trustee
Fritz Gunther, Trustee

BOARD MEMBERS ABSENT

Others Present

Jack Crooks, Building Inspector
Mike LoPresti, Ogden Center Development
Owen McIntee, DPW Superintendent
Richard Olson, Attorney
Kris Schultz, Schultz and Associates
Jackie Sullivan, Village Clerk
Tom West, DPW Superintendent

Mayor Lobene removed herself from the discussions regarding this project and turned the meeting over to Deputy Mayor Rauber.

Mr. Schultz presented to the Village Board a revised concept plan for the development of property located on Brockport Road owned by Ogden Center Development. This concept illustrated that the existing house and barn would be removed and 10 townhome units would be built on a private drive.

Trustee Hopson commented that the revised plan appears denser than before especially unit #7 is too close to the road; there is not enough green space and some units are too close to the lot lines.

Trustee Nellis-Ewell commented that the revised layout looks busier and that the Brockport roadway character has changed with the removal of the existing house.

Trustee Gunther commented that the density is fine and would be looking towards the Planning Board for site approval.

Trustee Rauber commented that the density is fine and that it looks better than the set up on Village Walk and that the improved access to the sewers was acceptable.

Mr. Schultz responded that #7 would have screening to address how close it is to the road and that units could possibly be repositioned to address Trustee Hopson's concerns.

Trustee Rauber indicated that he agrees with Mr. Schultz.

Trustee Hopson responded "we cannot guess what is going to be done"

Trustee Nellis-Ewell asked why the existing home and barn are being removed.

Mr. Schultz responded that the cost to renovate the existing home far exceeds the cost to build a new home.

Trustee Rauber reminded the Board that they are not charged with approving the layout.

Trustee Hopson commented that the project is too dense.

Trustees Gunther and Nellis-Ewell commented that the density is acceptable to them.

At a regular workshop meeting of the Village Board of the Village of Spencerport held at the Village Hall, 27 West Avenue, Spencerport, New York on June 9, 2010

RESOLUTION 2 6/2010

Present: Mayor Lobene, Trustees Rauber, Hopson, Nellis-Ewell and Gunther

Introduced by: Trustee Rauber

Seconded by: Trustee Gunther

RESOLUTION ADOPTING NEGATIVE SEQRA DECLARATION

In the Matter
Of
The Density Approval for a proposal in The Planned
Residential Development District for Property Known
As 3028 Brockport Road, Village of Spencerport

WHEREAS, The Village Board has before it a request to approve the density for a plan to construct ten new residential units along with the demolition of an existing single family residence and barn at 3028 Brockport Road; and

WHEREAS, the Village Board is required to consider the environmental impact of the creation of this application before acting thereon; and

WHEREAS, this action is an Unlisted Action pursuant to 6 NYCRR PART 617; and

WHEREAS, an Environmental Assessment Form has been prepared by the Applicant's Engineer, Schultz Associates, and PC. and has been duly reviewed by this Board; and

WHEREAS, the environmental review conducted herein is an uncoordinated review and pertains to density only;

NOW, upon the information before the Board, and upon the motion of Trustee Rauber, seconded by Trustee Gunther, it is

RESOLVED AND DETERMINED that:

- A. The density requested will not have a significant effect on the environment;
- B. The negative declaration is hereby adopted;
- C. This resolution is effective immediately.

Vote of the Board

Ayes: Trustee Hopson, Rauber, Gunther, Nellis-Ewell

Nays:

Abstain: Mayor Lobene

At a regular workshop meeting of the Village Board of the Village of Spencerport held at the Village Hall, 27 West Avenue, Spencerport, New York on June 9, 2010

Present: Mayor Lobene, Trustees Rauber, Hopson, Nellis-Ewell and Gunther

RESOLUTION 3 6/2010

Introduced by: Trustee Rauber

Seconded by: Trustee Gunther

RESOLUTION APPROVING DENSITY

Whereas, pursuant to §140-16B(5) of the Village Code, the Village Board is required to approve the density of projects in the Planned Residential Development District before the site plan

approval is submitted to the Planning Board; and

Whereas, the Village Board has reviewed “A Map Showing Proposed Townhouse Development #3028 Brockport Road” “Concept Plan” prepared by Schultz Associates, Engineers & Land Surveyors, P.C. dated June 7, 2010, a copy of which is filed with this Resolution; and

Whereas, whereas said plan shows the construction of ten (10) Townhouses on 3.1 acres of land with a private drive off of Brockport Road with no development planned for north of Northrup Creek Tributary #0-123-1-4. Said plan further shows that the existing structures consisting of a frame barn and a two (2) story house will be removed; and

Whereas, said plan shows a “proposed stormwater management facility & floodplain overflow basin” associated with the plan to be constructed on land owned by the Village of Spencerport; and

Whereas, the drainage calculations and engineering review of the same have not been completed nor have they been reviewed by the Village Engineer and the Planning Board; and

Whereas, this action (approval of density) is an unlisted action under the State Environmental Quality Review Act and the Village Board has adopted a Negative Declaration;

Now, therefore, be it resolved:

Section 1. That the Village Board of the Village of Spencerport approves of the density shown on the plan filed herewith.

Section 2. That this approval is not to be considered an approval of the drainage system proposed to be constructed on property owned by the Village

Section 3. That this approval is not to be construed to give the developer authority to enter on to the property of the Village to construct any drainage facility without the approval of design by the Planning Board and approval of the construction on Village property from this Board provided that this Board is satisfied that said proposed drainage improvements will benefit the Village.

Section 4. That any change in the proposal which creates a greater density shall render this resolution and approval null and void.

Section 5. That should the developer not receive final site plan approval for the project by July 1, 2012, this resolution and approval shall be null and void.

Section 6. That this resolution shall take effect immediately.

Vote of the Board

Ayes: Trustee Rauber, Gunther, Nellis-Ewell

Nays: Hopson

Abstain: Mayor Lobene

BI/FM/CE

Mr. Crooks, Building Inspector reviewed Mr. Kelly's, Code Enforcement Officer report:

- Issued multiple notices to resident to cut grass and maintain shrubbery
- Staircase adjacent to the Atlas Fitness Center has been repaired and re-opened
- Continue to monitor 9 Kirkgate Dr. for unkempt property and selling vehicles from the property.
- Reviewed drainage complaint on Brea Road and Brockport Road with Superintendent West
- Continue to remove unauthorized signs

- Working with Parkhurst resident to clean up the yard and shed
- Requested a tree be removed
- Worked with Tim Horton's regarding the false fire alarms
- Issued two appearance tickets for 81 Mill Street
- Delivered 41 disconnection notices for SME
- Sent three letters for unregistered vehicles and a boat
- Working with CSX to remove overgrown brush
- Worked with owner of the Laundromat in the plaza for a key to gain access to the meter room for SME
- Met with the contractor for 51 West Avenue; project to start June 16th
- Represented the Village in court in the matter of John Nevadowski and Mary Dodds.

Mr. Crooks continue that he will be issuing the permit for the construction of the Tops gas station and has been monitoring the progress in the plaza closely.

Trustee Nellis-Ewell presented research that was done by Mrs. Donna Stassen, Administrative Assistant regarding the potential of the Village charging a fee for signs.

Trustee Nellis-Ewell explained that Mrs. Stassen gathered data regarding the charging of a fee for signage from the Villages of Brockport, Churchville and Hilton and the Towns of Ogden and Parma. All of the surveyed municipalities charged fees ranging from \$20 - \$50. Trustee Nellis-Ewell continued that Mrs. Stassen suggested that the Village charge the same fee as the Town of Ogden \$35 for commercial and \$15 for residential sign for consistency.

RESOLUTION 4 6/2010

Introduced by: Mayor Lobene
 Seconded by: Trustee Nellis-Ewell

Be it resolved, that the Village of Spencerport Board of Trustees hereby approved charging the same fees as the Town of Ogden for commercial and residential sign permits. Such fees will be collected at the time of application.

Vote of the Board:	Theodore E. Rauber, Trustee	Aye
	Carol J. Nellis-Ewell, Trustee	Aye
	Charles R. Hopson, Trustee	Aye
	Fritz Gunther, Trustee	Aye
	Joyce Lobene, Mayor	Aye

Trustee Nellis-Ewell asked Attorney Olson if a letter had been sent to the Deerborne Lane residents who has issues with the Parkhurst Drive resident's shed.

Attorney Olson responded that a letter will be sent to the Deerborne Lane resident prior to June 15, 2010.

Motion was made by Trustee Nellis-Ewell, seconded by Trustee Gunther and carried unanimously that the workshop meeting be adjourned at 6:40 p.m.