

**Village Board Workshop Meeting  
December 18, 2013  
4:30 p.m.  
Minutes**

**CALL TO ORDER: 4:30 p.m.**

The Pledge of Allegiance was led by Mayor Lobene.

**BOARD MEMBERS PRESENT**

Joyce Lobene, Mayor  
Glenn Granger, Trustee  
Carol J. Nellis-Ewell, Trustee  
Gary Penders, Trustee  
Charles Hopson, Trustee

**BOARD MEMBERS ABSENT**

**OTHERS PRESENT**

Patrick Laber, Schultz Associates  
Owen McIntee, SME Superintendent  
Rich McQuilkin, Code Enforcement Officer  
Richard Olson, Village Attorney  
Kris Schultz, Schultz Associates  
Patrick Smith, TOO/VOS Building Inspector  
Eric Stowe, Planning/Zoning Board Attorney  
Jacqueline Sullivan, Village Clerk  
Tom West, DPW Superintendent  
Jennifer Dougherty, Attorney Phillips Lytel, LLC

**BI/CE/FM** - (4:30-5:00 p.m.) – P. Smith

Mr. Patrick Smith commented and submitted to the Village Board his 2013 Building Department report for the Village along with 2012's report for comparison and indicated that activity has increased since last year. Mr. Smith suggested that a code revision regarding the construction of new buildings/homes be made to require a certified survey confirming the basement floor elevations to ensure that the elevations are correct with the approved plans for the home. Mr. Smith indicated that the Town would be making this code revision and that there have been incidents in the town where the elevations of the basement floors have been lower than approved plans and could lead to basement water problems.

Trustee Hopson requested that Rich McQuilkin take a look at the boat and trailer in the lots on Brockport Road and 28 N. Union Street.

Mr. McQuilkin responded that he will look into these items.

**Attorney** – (4:30 p.m.) – R. Olson

Attorney Olson commented that he circulated the draft incentive zoning agreement to the Village Board for comment. Attorney Olson added that the SEQR resolution has been prepared for action tonight however SEQR does not approve the plan or incentive zoning it starts the clock to establishing the lead agency (Village of Spencerport) should the project be approved.

Mayor Lobene asked the Village Board if they had any questions regarding the draft agreement. There being no specific questions discussion ensued regarding the proposed changes to the code, amenities and their value to the Village.

Trustee Penders commented that none of the six items that were discussed at the October 7, 2013 meeting regarding amenities have been addressed in the agreement. Trustee Penders continued that the proposed amenities benefit the project more than they benefit the Village and that all of the items listed need to be done as a result of the project not in addition to the project.

Trustee Nellis-Ewell commented that the development is taking away green space and the project may not entirely be in the spirit of the Village's comprehensive plan. Trustee Nellis-Ewell commented that amenities can be cash and that a new village hall should be discussed and additional time is needed to review the agreement.

Trustee Penders added that he would be in favor of cash amenity.

Mr. Kris Schultz commented that the outlined amenities directly coordinate with the various Village approved documents including the comprehensive plan regarding the development of the Village specifically the extension of East Avenue and the Canal area.

Attorney Dougherty commented that the developer at this time could construct an industrial appropriate project and offer no amenities associated with the Village's comprehensive plan however this project benefits both the developer and the Village as it relates to the comprehensive plan.

Mr. Schultz commented that he had discussions with Superintendent West regarding the culverts and parking, discussion has taken place with the ambulance as well in addition Mr. Schultz has spoken with the developer regarding the other six items on the list.

**Resolution 80 12/2013**

Introduced by: Mayor Lobene

Seconded by: Trustee Nellis-Ewell

VILLAGE OF SPENCERPORT, MONROE COUNTY

HERITAGE LANDING

WHEREAS, Pelusio Spencerport, LLC has made application to the Village of Spencerport to construct a project consisting of mixed use residential and commercial development to be located on the south side of the Erie Canal on land east of State Route 259 (Union Street); and

WHEREAS, the project will require rezoning or the use of the incentive zoning law to be constructed; and

WHEREAS, a Full Environmental Assessment Form (EAF) has been prepared and presented to this board by Schultz Associates, Engineers and Land Surveyors, P.C.; and

WHEREAS, the Village Board determines that The Project is subject to the State Environmental Quality Review Act (SEQRA); and

WHEREAS, The Project is classified as a Type I action pursuant to SEQRA; and

WHEREAS, the FEAF lists potentially involved and interested agencies; and

WHEREAS, the Village Board of the Village of Spencerport wishes to act as SEQRA Lead Agency for the project, therefore, be it

RESOLVED that:

1. The Village Board of the Village of Spencerport hereby declares its intent to act as SEQRA Lead Agency for The Project;
2. The Board hereby authorizes and directs the Mayor to execute the "Notice to Establish Lead Agency" in the form presented to this meeting.
3. The Notice to Establish Lead Agency and appropriate attachments shall be promptly forwarded by the Village Clerk to the involved agencies on the Agency List and appropriate correspondence shall be forwarded to all interested agencies.

Vote of the Board:	Glenn C. Granger, Trustee	Aye
	Carol J. Nellis-Ewell, Trustee	Aye
	Gary Penders, Trustee	Aye
	Charles R. Hopson, Trustee	Aye
	Joyce Lobene, Mayor	Aye

**General** – (Immediately following)

**Resolution 81 12/2013**

Introduced by: Trustee Penders

Seconded by: Trustee Granger

Be it resolved that the Village of Spencerport Board of Trustees hereby authorizes the Mayor to sign the contract with EAP Workforce Solutions, 3896 Dewey Avenue, Rochester, NY to administer the Village of Spencerport's Employee Assistance Program totaling \$884 annually.

Vote of the Board:	Glenn C. Granger, Trustee	Aye
	Carol J. Nellis-Ewell, Trustee	Aye
	Gary Penders, Trustee	Aye
	Charles R. Hopson, Trustee	Aye
	Joyce Lobene, Mayor	Aye

**Resolution 82 12/2013**

Introduced by: Trustee Nellis-Ewell

Seconded by: Trustee Hopson

Be it resolved that the Village of Spencerport Board of Trustees hereby approves the 2013 General, Sewer and Reserve Fund Balance Policy.

Vote of the Board:	Glenn C. Granger, Trustee	Aye
	Carol J. Nellis-Ewell, Trustee	Aye
	Gary Penders, Trustee	Aye
	Charles R. Hopson, Trustee	Aye
	Joyce Lobene, Mayor	Aye

A motion was made by Trustee Penders, seconded by Trustee Granger and carried unanimously that the workshop be adjourned to executive session at 5:45 to discuss attorney client legal matters.

A motion was made by Trustee Hopson, seconded by Trustee Granger and carried unanimously that the executive session be adjourned to workshop session at 6:26 p.m.

A motion was made by Mayor Lobene, seconded by Trustee Granger and carried unanimously that the workshop session be adjourned at 6:26 p.m.