

At 7:00 p.m. Supervisor Carges called to order a public hearing located at the Town Hall, 18 State Street, Brockport, New York on Tuesday, February 28, 2017. The purpose of the public hearing was to hear all persons interested in the re-zoning application of Stonehaven Commercial for a portion of vacant land on Fourth Section Road currently owned by Brockport Free Methodist Church from Single Family Residence to Multiple Residence to construct a residential townhome community – Townhomes @ Stonebriar Glen.

Town Board Members present were Supervisor Robert Carges, Councilperson Robert Muesebeck, Councilperson Mary Rich and Councilperson Lori Skoog. Also present were Finance Director Leisa Strabel, Superintendent of Highways Brian Ingraham, Town Attorney Jim Bell and Town Clerk Karen Sweeting.

Visitors present were Don Grentzinger, Joan Hamlin, Christine Hamlin, Dale Robinson, Pat Cliff, Susan Smith, Frank Finney, Ena Farley, Jacquie Davis, Bret Schmidt, Andrew Stoker, Laurence Moore, Gary Webster, Ryan Soper, John Brugger, Larri Stephens, Rich Miller, Deputy Village Mayor Bill Andrews, Kristina Gabalski from Suburban News, Rick and Jackie Kartes from Stonehaven Commercial and Robert Cantwell from BME Associates.

Supervisor Carges waived the reading of the legal notice published in the Town newspaper.

Mr. Carges introduced Robert Cantwell from BME Associates and Jackie and Rick Kartes from Stonehaven Commercial.

Mr. Cantwell explained that the project will utilize 24 acres of the church's 45 acre parcel for a 148 unit townhome community. The application requests a zoning change from Single Family Residence (R1-3s) to Multiple Residence (MR-1). The community would be owned and managed by Stonehaven Commercial. The targeted demographic will be empty-nesters and young professionals. The community will include a clubhouse that will house the leasing staff, security, congregation room, and fitness facility with an outdoor pool available for resident use.

Mr. Cantwell detailed several of the SEQR requirements – wetlands, topographic surveys, utilities, stormwater management and traffic. He also detailed the re-zoning process and steps that have been completed to date – informal meetings with the Town Board, formal application, and the Town Board's intent to be Lead Agency. Several comments from state, county and local agencies and boards have been received. Mr. Cantwell stated that the next step in the process is to provide responses to any concerns and provide supplemental information for SEQR as requested.

Mr. Cantwell added that this development is consistent with the Town's Comprehensive Plan and feels that it provides a reasonable transition from west to east – property abuts a Retail-Commercial (B-1) zoned area. He indicated that traffic projections are included as part of the application and that NYS DOT is responsible for permitting. They will be applying to NYS DOT for the entrance onto Fourth Section Road.

Rick Kartes would like to see the development progress over a three year period with approximately 50 units each year. Mr. Cantwell stated that the phases of the project will be driven by the market and the letter of credit process. The clubhouse will be done with the initial phase.

Resident Dr. Ena Farley does not want to see Fourth Section Road widen or become more dangerous, she enjoys her neighborhood as it is. She said that it would seem that the development would need a second entrance road.

Mr. Cantwell indicated that NYS DOT has been reluctant to add or widen any intersections along that stretch of road and felt that the low volume of traffic anticipated from this project would not warrant any further adjustments.

Resident Andrew Stoker expressed his concern with traffic issues on Fourth Section Road and stated that he waits several minutes at times to exit Hartshorn Place. He is concerned with safety on a road that already has many issues – volume of traffic, speed of traffic, wild life (deer) and the proposed 531 extension. Mr. Stoker questioned what other uses were allowed in Multiple Residence (MR-1) zoning that could potentially be developed at a later date. He feels that the market is already saturated with similar developments.

Supervisor Carges indicated that the Town has met with NYS DOT several times in the past to discuss traffic issues on Fourth Section Road and that NYS DOT had no plans to make any changes.

Dr. Ena Farley stated that she was also concerned with the ground water already present on and around that parcel of land and the trees that would be removed for the development.

Mr. Cantwell explained that they would be conducting a geotechnical study of the soil and surface condition of the property. As part of the requirements for stormwater management they are obligated to detain the water runoff on the site as part of the proposed project. Stormwater requirements are dictated by the town code and the engineer. Mr. Cantwell also indicated that they are attempting to honor the vegetation in the area and provide natural settings they feel will give value and quality of life to the residents.

Resident Jacquie Davis asked why the developers thought this would be a good project for this area. Rick Kartes explained that they have done their research and didn't feel that there was anything like it in the community. This development will be aesthetically beautiful. They will target potential residents new to the area that may want to lease/rent until they get to know the Town before purchasing or empty nesters that may want to travel in the winter months knowing that all maintenance and care will be done by the development.

Rich Miller, resident of Kendall, asked if, at complete build-out, the units will fit within the required density of the Town Code. Mr. Cantwell answered yes they will. Mr. Miller stated that the Route 19/Route 31 corridor has been in "total failure for twenty years" and was concerned that this proposed development was too close to this "failing" intersection and was a risk. He felt that NYS DOT should determine whether the development was feasible for the area and that the board should not approve the application before NYS DOT determines this.

Councilperson Skoog did not feel that the number of vehicles from this development (69 proposed at peak hours) was a lot compared to the total number traveling the road each day (14,000). She agreed that during peak hours traffic is difficult already.

Resident Gary Webster agreed that the traffic is already a challenge on Fourth Section Road throughout most of the day, not just morning hours, and indicated that between 3 pm and 7 pm seems to be the worst.

Resident Frank Finney added that he has had to wait up to five minutes to exit out of his driveway onto Fourth Section Road and it is almost impossible to exit to the left.

Resident Don Grentzinger stated that if the re-zoning application is approved and this proposed development does not go forward that they need to realize the other potential projects that the Multiple Residence (MR-1) zone allows.

Resident Bret Schmidt wanted to reiterate the traffic concern - additional traffic created by the development and vehicles crossing lines to pass other vehicles. The church has activities throughout the day and it is challenging for those members to exit onto Fourth Section Road – Mr. Schmidt does not feel we can control the traffic now.

Rich Miller feels that the volume of traffic from the development is “grossly understated”. He asked the developer what the total cost of the project will be – the assessed value. Mr. Miller feels that the project will create a bigger traffic problem and asked what the benefit would be to the Town. He would like NYS DOT to approve an option to make the traffic better before the re-zoning is approved.

No other comments.

Supervisor Carges closed the public hearing at 7:56 p.m.

Respectfully Submitted,

Karen M. Sweeting
Town Clerk