

At 7:15 p.m. Supervisor Carges called to order a public hearing located at the Town Hall, 18 State Street, Brockport, New York on Tuesday, July 25, 2017. The purpose of the public hearing was to hear all persons interested in the re-zoning of the property at the northwest corner of Fourth Section Road and Redman Road, from R1-2S One-Family Residence to MR-1 Multiple Residence for the purpose of constructing 49 market rate apartment units – two-story buildings with private garage for each unit. The area proposed to be re-zoned is 6.8 +/- acres of Tax Account No. 083.01-1-15.

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, Town Attorney Jim Bell, Superintendent of Highways Brian Ingraham, Planning Clerk Phyllis Brudz, Planning Board Chairman Craig McAllister and Town Clerk Karen Sweeting.

Visitors present were Joan Hamlin, Christine Hamlin, Susan Smith, Jonathan Farley, Dr. Ena Farley, John Sacheli, Frank Sacheli, Kevin Johnson, Bill Johnson, Andrew Stoker, Elizabeth Caruso, Gary Webster, Sheryl Ainsworth, Shirley Mercer, Art Tarricone, Village Trustee Annie Crane, Dean Duque, Ann-Marie Duque, Conner Duque, Jeff Welch, Kathy Amberge-Welch, Gail Gabriel, Joseph Gabriel, Clark Robinson, Barb Canham, Rob Sweeting, Richard Mault, Tony Gianni, Judy Clement, Frank Finney, Kristina Gabalski from Suburban News, Andrew Crossed from Park Grove Realty, LLC and Tim Harris and Jess Sudol from Passero Associates.

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

Supervisor Carges introduced Jess Sudol from Passero Associates. Mr. Sudol was presenting on behalf of the applicant Andrew Crossed of Park Grove Realty.

Mr. Sudol explained the property's location on the corner of Redman Road and Fourth Section Road and indicated it was a narrow parcel of approximately 7 acres. He added that the requested rezoning was in compliance with the Town's Comprehensive Plan and quoted a section on diversity of housing. The project proposes 49 rental units with townhome layout, each with a garage. They are marketing young professionals and active seniors. Curb cuts on Fourth Section Road and Redman Road. The apartments are designed to face Fourth Section Road with a 35 – 40 foot buffer between the units and the road. This development will increase the tax base with very little tax burden. Mr. Sudol understands that traffic is a significant concern and that speed is an issue. They are doing extensive traffic studies. Research has found that development has a natural traffic calming effect. Mr. Sudol feels this type of development makes sense. There is the potential of several curb cuts to Fourth Section Road if it was developed under the current zoning of residential. He is also aware that the site was used for fill and they will be evaluating the soil. The proposed apartments will be on slabs, no basements.

Resident Judy Clement was concerned because the curb cut on Redman Road was near her driveway and she has been trying for years to get the state to install a sign indicating the driveways near the intersection for turning traffic. She feels it is a dangerous intersection with no accommodations for the extra traffic. She has a lot of concerns and questions relative to the development.

Jonathan Farley felt that a traffic study done by the developer would not be impartial. He assumed that most in attendance were against the proposed rezoning and was concerned with the time frame of notification of the rezoning application. He felt the Town should get information out to the residents sooner.

Jess Sudol explained that a traffic study is strictly math equations and computer diagrams. The Town's Engineer must also be in agreement with the study and is there to insure compliance. Mr. Sudol mentioned the Town's Comprehensive Plan that points to the proposed area as being appropriate for this type of development. He added that the purpose of the public hearing was to listen and share information with the public.

Resident Clark Robinson stated that the traffic on Redman Road is already "outrageous". The area behind his house was "forever wild" and is now the Town Park. He feels the area is great as it is and said the development looks nice but is against the location.

Resident Jeff Welch stated particularly with morning and afternoon traffic the driveways are blocked for several feet. He indicated 1-2 accidents per month at the intersection. There are no turning lanes and the larger trucks travel 55 mph up to the intersection. He didn't agree with the proposed number of vehicles from this development and suggested that NY State lower the speed limit in this area. Supervisor Carges indicated that the Town has looked into safety options for that intersection, but cannot get NYS approval.

Resident Art Tarricone stated his property is next to the proposed pond and he is already fighting drainage issues from the state road. There have been instances where the shoulder has washed away into his yard. He is also concerned about lighting at the entrance on Redman Road.

Jess Sudol explained that as part of stormwater management they would be required to mitigate run-off. He added that the proposed plan includes lights in front of the buildings and LED street lights, primarily for security. They don't want the appearance of the development to be commercial.

Resident Sheryl Ainsworth shared several concerns with the intersection – high level of traffic, number of accidents and the deep shoulders on the corners. She asked if they had any plans to make the intersection safer. Mrs. Ainsworth was also concerned with pedestrian, skate board and bicycle traffic on these roads traveling to and from the Town Park. She felt the design of the development was "lovely", but needs additional attention.

Resident Dean Duque stated it is a very congested corner and asked the Town Board to take a step back and preserve the property for the residents. He also agreed the development was nice but didn't feel it was the right location – did not want any further congestion at that location.

Resident Andrew Stoker is very concerned about the traffic and referred to the approved rezoning application for the development proposed on the south side of Fourth Section across from Hartshorn Drive. He felt that the major roads are becoming multi-residential areas and asked if that was the intention of the Town Board. These developments will be adding traffic to an already "failing" intersection (Route 19 & Route 31). He doesn't feel that it is in good conscience to add to something that is already an issue. Mr. Stoker also commented on the "short notice to residents".

Resident Gail Gabriel asked if the development would include retail. Mr. Sudol stated no.

Resident Dr. Ena Farley was concerned about the septic needs for all the additional people. Mr. Sudol indicated that the proposed development is within the current sewer district. Dr. Farley asked if they were proposing to enlarge the roadways to accommodate the increase in

traffic. Supervisor Carges stated not at this time, but he would look into having NYS DOT come out and speak to residents on west side traffic issues. He also suggested that residents contact their local Congress and Assemblyman to request funding for some of these road improvements.

Resident Frank Flannery stated the presentation seems nice, but there is no way to guarantee the type of resident or number of children or vehicles. He feels the experts are the current residents on Fourth Section Road and Redman Road. He is concerned with the compounding traffic issues and potential number of children walking down those roads to get to school.

No other comments.

Supervisor Carges closed the public hearing at 8:00 p.m.

Respectfully Submitted,

Karen M. Sweeting  
Town Clerk