

The meeting started at 6:30 p.m. on Monday, January 31, 2005, in the West Conference Room at the Town Hall, 18 State Street, Brockport, New York. The following were in attendance: John Brugger, Patricia Connors, Jerry Foster, David Hale, Matthew Minor, Ken Reid, Wayne Rickman, and Marleen Cain, Clerk. Kris Schultz from Schultz Associates, Sean, Michael Jr, and Michael McLean from McLean Contracting, LLC, Dick Olsen, and Danielle Windus-Cook were also in attendance.

The McLean's are presenting a preliminary proposal for the Swartout property on Redman Road that is just north of the Town Park. They are requesting a rezoning from R1-2 to B-1 for a project that includes senior homes. David Hale asked why not MR-1. Michael McLean explained that the project includes senior homes along with commercial and other possible mixed uses that MR-1 does not allow.

Kris Schultz explained that the Swartouts had drafted a preliminary plan that included multiple uses for the property to generate interest in the property. Their original plan included a hotel, senior living, assisted living, and a gated community with the entrance across from New Campus Drive (with a new traffic light), the entrance to the Town Park and a street through to the new Northrup development.

The McLeans looked at the property and developed a different concept that includes senior homes, assisted living condos with a town square that has commercial sites in order to provide services to the residents, a lake and promenade, sidewalks throughout the property and trails with 40% of the site undeveloped. The plan preserves the environment and the buildings are built to fit in with the surrounding community, e.g., Victorian style.

They chose Brockport because of what is already here—the college, park, community center, sewer, etc. This project would enable seniors to remain in the community near their families.

David Hale questioned why not PUD zoning and Kris Schultz explained that B-1 would be the preferred zoning. Dick Olsen suggested that a covenant could be included with the rezoning to link with this type of project and not another use under commercial zoning.

Kris Schultz requested quick action on the proposal with rezoning to happen in the Spring because the project has momentum and they want to get started on it. David Hale suggested a coordinated SEQR review for the entire project done up front so that no one part gets closed out of the review.

The meeting ended at 8:40 p.m.

Respectfully submitted,

Marleen M. Cain