

At 7:00 p.m. Supervisor Johnson called to order a public hearing located at the Town Hall, 18 State Street, Brockport, New York on Tuesday, October 9, 2018. The purpose of the public hearing was to hear all comments and concerns regarding the application and proposal of Rochester's Cornerstone Group, Ltd., 460 White Spruce Boulevard, Rochester, New York 14623, along with Lifetime Assistance, Inc., acting as developing agents for the owner of the property, AK Brockport, Inc., 180 Churchill Drive, Rochester, New York 14616, to re-zone a portion of the property located on the east side of Owens Road north of the Owens Road/Route 31 intersection, from Heavy Industrial (I-1) to Retail Commercial (B-1) an approximate 2.512 +/- acres of the whole 19.41 acre parcel of tax account number 084.01-1-19.143.

The applicants have also submitted an application to the Planning Board for subdivision and site plan approvals.

The goal of the developer is to construct a family rental apartment community called Frances Apartments Phase II with a special set-aside for developmentally disabled clients of Lifetime Assistance. The number of apartment units on this rezoning subject 2.512 acre parcel is 16.

Town Board Members present were Supervisor Kevin G. Johnson, Councilperson Robert Muesebeck, Councilperson Patricia Hayles, Councilperson Mary Rich, and Councilperson Lori Skoog. Also present were Finance Director Leisa Strabel, Superintendent of Highways Brian Ingraham and Town Clerk Karen Sweeting.

Visitors present were Joan Hamlin, Susan Smith, Wayne Zyra, Christine Hamlin, Kevin M. Johnson, Karen LoBracco and Ena Farley. Roger Brandt from Rochester's Cornerstone Group, Ltd., Tim Harris from Passero Associates and Joanna Davis from Lifetime Assistance were present.

Supervisor Johnson waived the reading of the legal notice.

Supervisor Johnson introduced Roger Brandt, Tim Harris and Joanna Davis. He explained that the rezoning application pertained to the parcel adjoining the existing development to the north and would accommodate the second phase of apartments.

Roger Brandt from Rochester's Cornerstone Group, LLC stated that Phase I of Frances Apartments includes 56 apartments. They met with the current residents to ask what improvements they would like to see, what they like about the current apartments and what they don't. They received many positive responses and he felt it was a good interaction. The current development has maintained 100% occupancy and there is a waiting list for vacancies.

Mr. Brandt explained that they approached the land owners of the properties to the north and south of the current development and they have agreed to option contracts based on financing and approvals. They are proposing units similar to the current development. Mr. Brandt explained that the additional units fit within the Town's Comprehensive Plan and he feels the request from Heavy Industrial to Retail Commercial is a reasonable request. Lifetime Assistance will provide support services for the additional units. They are also proposing expansion to the existing community building to accommodate the additional residents.

Tim Harris from Passero Associates said that the parcel will have its own utilities and storm water management area. He added that they are waiting for comments from town, county and state agencies. They received the wetland delineation report, determination by NYS SHPO that no historic properties are affected and no issues with endangered species. They have addressed all health and water authority comments as well as comments from the Town Engineer and Town Environmental Board.

Resident Ena Farley asked for clarity on the location of the property.

Resident Karen LoBracco asked if the minimal expansion to the community building was adequate enough to service the additional residents. Roger Brandt answered that based on NYSHCR requirements, the expansion is adequate to accommodate the total number of units from the original Frances Apartments and Frances Apartments II. The expansion will include additional laundry facilities.

Ena Farley commented that the proposal included large land space and was concerned about maintaining green space. Roger Brandt pointed out that there are wetlands to the east of the development – vacant, natural, undeveloped land. Mrs. Farley asked if they have considered additional development in the future. Mr. Brandt answered that this proposal will maximize the number of units for the area. If they feel the need for further development, they will seek out another area.

No other comments.

Supervisor Johnson closed the public hearing at 7:21 p.m.

Respectfully Submitted,

Karen M. Sweeting
Town Clerk