

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, October 24, 2017. The purpose of the public hearing was to hear all persons interested in the application of Samuel Simone, of Simone Properties LLC, P.O. Box 26767, Rochester, New York, together with Christopher Dempsey, to re-zone two parcels at 4740 Lake Road and 25 Crestview Drive from their current zone of Residential (R1-2) to Retail Commercial (B-1).

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, Town Clerk Karen Sweeting and Receiver of Taxes Kathleen Bahr-Seever.

Visitors present were Joan Hamlin, Christine Hamlin, Don Grentzinger, Susan Smith, Sean Cliff, Patricia Hayles, Dottie and Charles Scott, Gary Mault, Pat and Bill Leonard, Aimee Mesiti, Norm GianCursio, Chris Dempsey, Jayne Foose, Yvette Alexander, Jacqueline Davis, Ruby Stettner, David Stettner, Ena L. Farley, Karen and Curt Conklin, Kathleen and Kevin Breiner, Katherine Robertson, Ellen Turrie, Bernie LoBracco, Thomas Mangan, Joseph Murphy, Edward Walker, Carla and Claude Carson, Anita Mault, Cathy White, Joseph Streb, Zach Geiger, Deputy Mayor Bill Andrews, Gail and Colin Martin, Mark Sommer, Bernice and Jim Lachman, Kevin Johnson, Sammy Ndiva, Nancy Harkin, Marla Laney, Betty Jane Laney, Darrell Stuart (?), Village Trustee Katherine Kristansen, Village Trustee Annie Crane, Karen and Ray Gabriel, Sam Simone, Jen Skoog, Hanny Heyen, James Cenci and Kristina Gabalski from the Suburban News. Others were present but did not sign in.

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

Mr. Carges introduced Kris Schultz from Schultz Associates. Mr. Schultz explained that he was approached by the owners to come up with a logical way to develop the property at 4740 Lake Road and 25 Crestview Drive. He realizes there have been previous applications for 4740 Lake Road of which have been denied. By utilizing the parcel to the east the proposed plan will create a nice transitional zone with less impact to the residences. The proposal involves merging the two parcels to allow for a 5,000 square foot one-story professional office building. Green space will remain along Lake Road and Crestview Drive similar to the Wegmans plaza frontage. Mr. Schultz added that the Town's Comprehensive Plan targets this parcel with a recommendation to rezone to commercial. He explained that rezoning is the first step in order to attract a potential builder that would then take the proposed plan to the Planning Board.

Resident Dr. Ena Farley asked Mr. Schultz to clarify the location of the properties.

Resident Gary Mault asked if the current public access road to the east of the properties would be improved at all. Mr. Schultz answered that it is not part of this project and would be "shielded" by landscaping.

Resident Nancy Harkin owns property on Lake Road and is concerned with water drainage resulting from adding more pavement in the green areas. She noted another

commercial project several years ago that caused drainage issues for several residents resulting with the installation of very costly systems. She asked how they were planning to prevent a similar situation. Mr. Schultz explained that today there are more regulations for stormwater runoff. During the planning process they will have to go through several agency reviews, model the water flow and the capture and release from the site, demonstrate the amount and quality of runoff and demonstrate that the project will create less runoff than it is currently. Mrs. Harkin was also concerned with the number of vacant commercial properties in the town. She cited several locations and asked why another building was being proposed when so many are already available in properly zoned areas. Mr. Schultz explained that several locations are still under lease and the property owners do not fill them. This project proposes professional office space that he feels will fill up fast. Many potential tenants are looking for something new that won't require costly improvements.

Resident Bernice Lachman stated that once the properties were rezoned, was there any guarantee that this proposed project would be built there. She felt anything allowed in a commercial zone could potentially go in. Mr. Schultz agreed, but suggested that the Town Board put considerations on the rezoning approval that would restrict what types of commercial projects are allowed. Ms. Lachman asked if conditions were included in this application, if not, she felt that we could have any commercial building there.

Resident Joe Murphy stated that the area (Crestview Estates) formed in the 1960s. He recalls a house on the property that was vacant and eventually torn down and green space left. There have been several requests to rezone the property. The neighborhood has remained the same. He does not feel that the parcel should be rezoned to commercial.

Resident Gail Martin pointed out that there are only three ways in/out of the "tract" and people detour through the neighborhood quite often. If the house at 25 Crestview Drive and the trees are removed, she will be able to see Route 31. She added that they are in a convenient location and do not want the property rezoned.

Resident Mark Sommer said he has been a resident on Crestview Drive for seven years and agrees with the comments shared. The area has been a nice residential area since the early 1960s and there are several vacant properties in Sweden. More commercial properties will increase traffic on Crestview Drive. Mr. Sommer stated there are several children along the street. He purchased the home because it was close to the commercial area but still primarily residential. He does not want another building or more traffic and feels it will affect the value of his property. Mr. Sommer informed the board that he has approached several of his neighbors and they are opposed to this application.

Resident Colin Martin asked if there were any plans to install a fence around the property and felt that there were individuals participating in drug activity in the lot behind the corner commercial properties. He does not want to see that. Mr. Schultz stated that the developer would be spending a lot of money on the property and proper security would be taken care of.

Resident Marla Laney reiterated that once rezoned it could be any commercial building. She added that garbage from local businesses filter into her yard and this would add more.

Resident Sammy Ndive was concerned with the medical aspects of the project – noise, fumes, exhaust, garbage, drugs and traffic.

Mark Sommer added that if this property is rezoned commercial, he is concerned that future properties had the potential of being rezoned to commercial – working down Route 19.

No other comments.

Supervisor Carges closed the public hearing at 7:36 p.m.

Respectfully Submitted,

Karen M. Sweeting
Town Clerk