

The meeting started at 5:08 p.m. on Monday, April 11, 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, Tom Ferris, Jerry Foster, Dave Hale, Matthew Minor, Ken Reid, Wayne Rickman, and Marleen Cain, Clerk. Also in attendance were Terry and Cheryl Cooley, Eric Johnson, JoAnn and Joey Pellegrino, and Elliotte Bowerman from the Brockport Post.

The amended pages and minutes from the last meetings were distributed. Ms. Cain noted that the acreage for Remembrance Park has been guesstimated because it does not show on the tax maps. A typographical error found in an amendment on page 2-24 will be corrected.

Chairperson Connors read from a fax received from Schultz Associates regarding the proposed development and possible rezoning on Redman Road. The area includes 129 acres with only 25% to be developed as retail, the largest of this being a 25,000 square foot hotel with a maximum height of three stories. The balance of the proposal is residential uses to include up-scale senior housing, condominiums and townhouses. The fax was passed around.

Mr. Hale referred back to the minutes of the January meeting where the developers made their proposal to the committee. At that time the request was to rezone to B-1 commercial. At that time Mr. Hale had made suggestions for other choices in zoning but the engineers continued to request commercial. The suggestion had been made to include covenants with the rezoning. There was a discussion on this. Mr. Ferris asked why do we want to restrict?

At this point Mr. Johnson asked if the meeting could be opened to the public for comment. He asked if the minutes from the public hearing and committee meeting on April 5<sup>th</sup> would be voted on. He also asked if this discussion should be postponed until after the public hearing on April 25<sup>th</sup>. Mrs. Connors explained that the process is continuing toward adoption by the Town Board. The additional public hearing is because a quorum was not present at the one on April 5<sup>th</sup>. For this same reason, the minutes will not be voted on. Mr. Johnson continued and reiterated his concerns that he had expressed at the public hearing. He asked why the developers had made their proposal before this committee. Mrs. Connors explained that the owners of the property had approached the committee first with the request for the development of their property to be included in any update to the Comprehensive Plan. They were aware that the committee was meeting to amend the plan and they wanted their development to be included as part of the town's plan for the future. Mr. Johnson noted that the property has been for sale for several years. He asked why we have zoning in the town.

Mr. Hale interrupted and stated that this is a repetition of what was said at the public hearing and requested that the committee resume their discussion. Mr. Foster seconded this request.

Mrs. Connors stated that the developers had been here in Sweden for a meeting the day following the public hearing. They presented a preliminary proposal that included a restaurant, hotel, owner occupied townhouses, condominiums for people age 55 and over, small retail/service facilities to serve the residents, an assisted living facility, retention ponds, small lake, walking paths, small parks, a dedicated road to the Town Park and another to the development on Mr. Northup's property. The overall concept is a Victorian residential community within a community.

Mr. Hale again stated that he would prefer PUD or MR1 zoning over B1 commercial zoning. He and his wife visited a senior community in New Jersey that had small service and retail areas to serve the local senior community. B1 commercial zoning does not belong on Redman Road.

Mr. Hale made a motion that was seconded by Mr. Foster to replace the word commercial in the new paragraph on page 5-3 with PUD. Two voted for, three against, with two abstentions therefore a change will not be made.

Mr. Reid asked the question on how we can attract developments like those in New Jersey and like the one proposed for Redman Road. This is a new concept for development. This committee doesn't make zoning decisions but does develop a plan for the town to use.

Ms. Cain mentioned the neighborhood commercial as mentioned in the Comprehensive Plan.

Mr. Minor does not like all commercial for the site but would rather see a mixed use or new zoning option.

Mr. Ferris noted that the planning board has control of development. We need a plan to bring services to our residents. A part of any decision is how zoning effects residential property. The committee has a consensus of what is wanted but can't guarantee what will happen.

Mr. Brugger mentioned that this is trying to do something without the proper tools. Leaving any change out of the plan is an option until the tools are put into place. He likes the proposal as it was presented.

Mr. Rickman made a motion that was seconded by Mr. Hale to add PUD in the list of options in the new paragraph on page 5-3. Seven voted for the change with one opposed therefore the change will be made and that page will be made a part of these minutes.

Mr. Ferris asked why we have this committee unless a positive statement is made regarding the plan for the future of the town. We don't want to restrict property for a potential buyer.

Mr. Hale noted that because of the size of the project an extensive environmental review would be required. He stressed again that a coordinated SEQR should be done.

Mr. Rickman noted that enrollment in the school district is dropping.

Mr. Minor asked about the other zoning issues brought up during this review. They will remain as amended. The Planning Board is asking about the area surrounding Aldi's. The previous suggested amendment has been removed with a new statement clarifying the boundary of the new zoning to be Royal Gardens Way. The concept plan that is currently in the plan continues to support the option of rezoning to commercial.

We have a concept plan for the area surrounding Aldi's already in the Comprehensive Plan. Why couldn't this be done for other areas of the town—including the proposal on Redman Road. Mr. Ferris stated that the Town Board, as a guide in making rezoning decisions, uses concept plans.

Mrs. Cooley referred to the definition of rural character as shown in the Snapshots article on comprehensive plans and questioned whether the decisions of the committee agree with the definition and goals as listed.

Mr. Cooley noted that noise from the playing fields is heard outside of the park and wondered if seniors would like to hear that noise in their neighborhood if the development is done on Redman Road.

Mrs. Cooley wondered what the youth in our community and also the seniors would want. She suggested they be asked if possible since they are a part of our community.

Mr. Pellegrino asked if the age limit is 55, there could be a possibility of children in the development. Mrs. Connors stated that would be up to the developers to determine.

Mr. Johnson asked the reason for the public hearing on April 25<sup>th</sup> if the committee has already voted for the proposed amendments tonight. He asked if this is just a white wash through the legal process. Mr. Foster asked what his objection is to the additional public hearing.

Mr. Hale explained that the committee has not yet voted to finish the amendments to refer them to the town and village boards. This will be done following the public hearing on the 25<sup>th</sup>.

Mr. Cooley thanked the committee for listening to the public.

The meeting ended at 6:15 p.m.

Respectfully submitted,

Marleen M. Cain