

PUBLIC HEARING

June 11, 2002

At 7:00 PM Councilman Wheat called to order a public hearing at the Town Hall, 18 State Street, Brockport, New York on June 11, 2002. The purpose of the hearing was to hear any person in favor of or against rezoning property on the north side of Fourth Section Rd. owned by James Northrup from R1-2 to R1-3S.

Present: Councilwoman Connors, Councilman Wheat, and Councilwoman Windus-Cook

Also present: Alan Bader, Assessor

Visitors: Frank Sciremammano, 18 Glenhill Dr., Rochester, Bernard Schmieder, 11172 Silver Rd., E. Bethany, James Northrup, 32 Sweden Hill Rd., Robert & Charlotte Wilson, 7311 4th Section Rd., Ken & Sue Lower, 7292 4th Section Rd., Duane Buttermore, 7263 4th Section Rd., Frank Lapinski, 4016 Sweden Walker Rd., Joe & Judy Wade, 7227 4th Section Rd., Jim & Lisa Juby, 7284 4th Section Rd., Lee & Kay Cromwell, 7217 4th Section Rd., Daniel & Susan Carlson, 7268 4th Section Rd., and Jim Hamlin, 50 Park Ave.

Councilman Wheat turned the meeting over to Bernard Schmieder consulting engineer for the project. Mr. Schmieder gave an overview of the project. The planned project is adjacent to the Sweden Town Park, which will need sewers and can be done in connection with the proposed project. He explained the technical aspect of the sewer system. The property is currently zoned R1-2 which is a 200' X 200' lot with no sewers. R1-3S is zoning with sewers and a smaller lot size. The trend is to have larger homes on a smaller lot. The development next to recreation is a good concept. As for water service a booster pump station would be needed. Networking a water system increases water pressure. The Monroe County Water Authority will be working with the developer regarding all aspects of water service. There is a possibility of an entrance on the north to the property on the north and then to Redman Rd.

Frank Sciramammano an environmental consultant for the project spoke about the SEQR process and the town declaring itself as lead agent. The issue of wetlands, and other environmental concerns brought up by the Environmental Conservation Board and the Town Engineer will be addressed. The process goes before several agencies, the Town Board and the Town Planning Board.

The floor was opened for public comment.

Kay Cromwell asked about the proposal for 531 and the exit/ramp coming out across from the entrance to the development. The NYS DOT will have to look at this aspect and give the OK for the entrance. She asked if the neighbors would have a choice in hooking up to sewers. The possibility is there, however a district would have to be formed and there is an entire legal process to forming a district.

Larry Wade has concern about the safety on 4th Section Rd. There is a lot of traffic and the traffic moves fast.

Jim Juby asked if there was a plan for the 2nd entrance. Mr. Northrup does not own the land to the north. Mr. Juby also asked if there would be buffering from noise and light. Buffering requests can be made to the Town Board to be made part of the conditions for

rezoning. He wanted to know why the sewers were on the back of the properties. The reason is because the sewers are needed in the park. This makes sewers available to the development. At this point Mr. Bader briefly explained the financing and planning for the sewers.

Mr. Juby asked why it is currently zoned R1-2 and not R1-3S. Any land that does not have sewers available is zoned R1-2.

Mr. Cromwell asked if there would be a traffic study or impact study done. Studies have been done previously. Mr. Buttermore said that traffic and safety are a great concern.

Susan Carlson lives next to the entrance to the development. She read a written statement. She spoke of campaign promises, asked about buffering from traffic and car lights. She asked Councilwoman Windus-Cook as a real estate agent about sales of homes with or without sewers. Ms. Windus-Cook responded that people are afraid of septic systems. In general people are looking for smaller lot sizes. Having sewers and water drives sales of homes. The proposed lot size is <1/4 acre (80' x120').

Mr. Buttermore asked why not put the entrance to the development on Redman Rd. The answer is that Mr. Northrup does not own the properties to the north. He asked the time frame of the development. It will be built in ten sections. It is a six to seven year build out.

Dan Carlson asked how a request for buffering might be made. The request for any special buffering should be put in writing to the Town Board and the Planning Board.

Cheryl Wilson asked if the second entrance was a certainty. It is a possibility but not certain.

Dan Carlson asked about different issues of buffering and police coverage. Does the town have a partnership with Mr. Northrup? Susan Carlson asked about the possibility of buying lots behind theirs to be a buffer. The developer was not sure because some may not want or be able to purchase lots.

Cheryl Wilson asked the average cost of the homes and would it be young families. They will be between \$135,000 and \$180,000.

There were no further comments made either for or against the proposed rezoning of the Northrup property. Councilman Wheat closed the public hearing at 8:00PM.

Gail A. DeToy

Town Clerk