

At 7:15 p.m. Supervisor Lester called to order a public hearing located at the Town Hall, 18 State Street, Brockport, New York on July 22, 2008. The purpose of the public hearing was to hear any and all persons interested in the re-zoning of the property located at 4740 Lake Road (southeast corner of Lake Road and Crestview Drive). The area proposed to be re-zoned is 0.551 +/- acres, Tax Account No. 083.08-8-1.12.

Town Board Members present were Supervisor Lester, Councilperson Carges, Councilperson Connors, Councilperson Ferris and Councilperson Windus-Cook. Also present were Finance Director Leisa Strabel and Town Clerk Karen Sweeting. Superintendent of Highways Fred Perrine arrived at 7:43 p.m.

Visitors present were residents Donna Warner, Mallory Warner, Joe Murphy, Nancy Harkin, Betty Jane Laney, Norman Laney, Kay Sloan, Doug Sloan, Keith Merrill, Amy Merrill and Zoning Board of Appeals Chairperson Ken Reid and applicant Samuel Simone.

Supervisor Lester asked Town Clerk Karen M. Sweeting to read the legal notice published in the Town's official newspaper. Notice was read.

Supervisor Lester stated that the application was sent to local and county support boards for comments. Mr. Lester shared comments received from Monroe County Planning and Development (consistency with the Comprehensive Plan), Sweden Town Engineer (considerations of access, curb cuts and buffers from adjacent residential parcels), Sweden Planning Board (what types of developments could be built that would meet the required setbacks, green space and curb cuts) and Sweden Environmental Conservation Board (open space and buffers).

Property owner, Samuel Simone, stated the property would be more viable to potential buyers if zoned commercial. Mr. Simone did not have a specific use in mind for development. There was discussion regarding access and curb cuts. Mr. Simone added that he has tried to market the parcel as residential.

Supervisor Lester asked if there were any comments. Resident Nancy Harkin was concerned that rezoning the parcel would set a precedent for other residential property owners to submit applications to rezone to commercial along Lake Road. Mrs. Harkin was concerned about access to the property from Lake Road and increased water problems for parcels to the north. She felt with increased development and more areas of pavement the drainage of water would have a greater effect on the parcels to the north.

Resident Joe Murphy commented on "infringements" from current commercial properties, ie garbage.

Resident Doug Sloan has noticed an increase in traffic in the residential area due to the development of that corner and added that drivers do not drive conservatively, speeding and screeching tires. Mr. Sloan has concerns for the children in the area. Councilperson Carges stated that the increase in traffic might be due to the construction of more residential homes in that area.

Zoning Board of Appeals Chairperson Ken Reid stated the parcel is substandard in size and because it is a corner lot, has required setbacks on both sides. Any building would not be in the center of the parcel. Mr. Reid stated it was tough to envision any type of building that would meet the requirements.

Resident Amy Merrill felt that the placement of the curb cut would make a difference in the volume of traffic in the residential neighborhood. Mr. Simone stated that his plan would be a commercial business with light traffic, ie. beauty salon.

Resident Donna Warner asked what the dimensions of the lot were. Mr. Simone answered 120 feet by 200 feet.

Supervisor Lester suggested that Mr. Simone provide a survey map to the Town Board with a possible building including all required setbacks, access, curb cuts, green space, etc. Mr. Lester also wanted to submit the application to the New York State Department of Transportation for their comments. Mr. Simone wanted to look into the cost of providing the survey map.

Supervisor Lester asked if there were any further comments. No comments were made. The public hearing was closed at 8:00 p.m.

Respectfully Submitted,

Karen M. Sweeting
Town Clerk