

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, April 23, 2019. The purpose of the public hearing was to hear all persons interested in the application and proposal of Stonehaven Commercial, acting as developing agent for the owner of the properties, Estate of Eugene Jason, c/o Acea Mosey, to re-zone approximately 50 acres of portions of two tax parcels, 083.04-1-1.21 and 083.04-1-5.111, south of Fourth Section Road and between Lake Road and Redman Road, from R1-2S Single Family Residence to MR-1 Multiple Residence. The goal of the developer is to construct a residential community with mixed housing types of townhomes, apartments and duplexes.

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 Chris Hamlin, Joan Hamlin, Kevin M. Johnson, Don Grentzinger, Susan Smith, Wayne Zyra, Barb Canham, Karen LoBracco, Richard Black, Andrew Stoker and Environmental Conservation Board member Gregg Sargis. Robert Cantwell from BME Associates and Rick and Jackie Kartes from Stonehaven Commercial were present.

Supervisor Johnson waived the reading of the legal notice.

Supervisor Johnson explained the purpose of the public hearing and the rules for public participation.

Robert Cantwell, BME Associates, representing Rick and Jackie Kartes of Stonehaven Commercial, presented the project. The project involves the request to rezone approximately 50 acres of a portion of two parcels owned by the estate of Eugene Jason. The parcels total 158 acres leaving 108 acres in the estate name to the west and south of the proposed project. The project location is directly south of Stonebriar Glen, which is currently under construction and accessible from Fourth Section Road. To the east of this project is the Sweden Clarkson Community Center. Bader's Way currently dead ends at the parking lot of the SCCC.

They are requesting rezoning from R1-2S Single Family Residence to MR-1 Multiple Residence to allow for 159 residential homes – 48 apartments in 8 two-story buildings, 57 one-story townhomes, 54 one-story duplexes – along with a community storage building to accommodate the residents. This project will introduce two additional target markets and provide a diversity of housing to meet the goal of the Town of Sweden Comprehensive Plan. Mr. Cantwell explained the project includes 50% of the site as greenspace with the existing pond at the east end with the evergreen trees to remain. Walking trails will loop through the site with access to the SCCC. The site will have two access points, connecting to the north with the current Stonebriar Glen and utilizing Bader's Way at the southeast end. Bader's Way is a dedicated Town road and the developer would accommodate for a plow turnaround and entrance to Stonebriar Glen South.

Mr. Cantwell explained that a concept plan was presented to the Town Board in February 2019 and were asked how Bader's Way was envisioned as an ingress/egress relating to the parking lot to the SCCC. Mr. Cantwell presented the Town Board with a concept plan of

Bader's Way, providing two points of access to the SCCC parking lot. The plan detailed a slight reconfiguration of the parking lot with the addition of trees to define the limits of the lot. All roads within the Stonebriar Glen South project will be privately owned and maintained by the applicant and are designed to be consistent with the current Stonebriar Glen.

Mr. Cantwell informed the board that residents will be moving in to the first finished units of Stonebriar Glen next week. The developer feels that they have accomplished their goal of providing diversity in housing to the community. The market is driven by appeal and interest. The south project will be part of the sewer district which is positive as it relates to debt service to those within the district. Stonehaven Commercial has offered to contribute to restroom improvements at the SCCC and agreed to a proposed \$350 per unit contribution not to exceed \$56,000. Mr. Cantwell detailed the schematic elevations of the buildings.

Mr. Cantwell stated the application requesting to rezone was submitted in February 2019 and it was the board's preference to allow time for SEQR review and declaration of lead agency. They have received comments from the Town Engineer, Environmental Conservation Board and Monroe County Planning & Development to name a few. Mr. Cantwell will address all comments received. The Town Engineer requested the status of a traffic study. Mr. Cantwell explained that they wanted to get through the public hearing process first and then use the buildout of the plan to study the effects of the project on the road and intersections in that area. Mr. Cantwell added that they have reached out to the Sweden Environmental Conservation Board to attend a meeting to address comments they provided relative to this project.

Supervisor Johnson opened the floor for comments.

Gregg Sargis, resident and member of the Environmental Conservation Board was concerned that the development proposed is on the Niagara Escarpment, an important geological feature of the Town. He would like to see a way to set aside greenspace to allow for trails and passive nature study and recreation. He asked if the proposed nature trails would be cinder, natural or concrete sidewalks and would they be available for all residents of the Town to use or just the residents of the development. Mr. Sargis stated that the escarpment is noted as being an archeological site and mentioned involvement from SHPO (State Historic Preservation Office). He noted that the developer indicated they would try not to alter the wetlands. Mr. Sargis encourages the Town to not allow them to alter the wetlands.

Mr. Sargis felt with the number of units proposed that the traffic would be impacted. He was concerned with the carbon impact of cutting down so many trees. Mr. Sargis compared the proposed contribution with the incentive offered for another project, is it relatable. Other concerns expressed with the units serving different user groups, how does this fit in with other issues the community is dealing with – school district numbers. Mr. Sargis suggested using Duryea Drive as an access point instead of Bader's Way due to the number of children near the roadway participating in activities at SCCC.

Andrew Stoker, resident, stated that he attended the public hearing for the first Stonebriar Glen project and no one present was in favor of that project. The only benefit he sees is the addition to the tax base and the contribution to the SCCC. He is concerned with the traffic on Fourth Section Road and the "failing" intersection, stating the challenge of getting NYS DOT to investigate this area. He is concerned with adding more traffic to one of the busiest sections of Town. Mr. Stoker noted the considerable increase in deer population in that area and stated once the wildlife is gone, you don't get it back. He added that the developer has done a great job with

keeping the current construction “tidy”. Mr. Stoker asked if the units will be all rentals or owner occupied.

Mr. Cantwell pointed out the proposed trails, set aside greenspace and the park-like setting area around the pond. The developer would have to decide whether these areas would be public or private with some type of agreement with the Town. Supervisor Johnson said that would be a nice area adjoining the SCCC and the board did ask for this consideration. Mr. Kartes said they haven’t had much discussion on this but would consider it. They explained that the trails along the main campus road would be sidewalks and through the open space would be natural surface. A fair amount of time was spent on the placement of the road to follow the natural elevations and the gradual transitions up the slope. They are addressing the cultural resources. They have shown the preliminary determination of wetlands and will provide a delineation report to the Army Corps of Engineers, noting that they intend to minimize disturbance as much as possible. The downspouts will empty into the storm water drains.

Resident Richard Black complimented Gregg Sargis on his comments adding that he brought up some good points. Mr. Black said he was surprised that all the units would be rentals and didn’t feel that it would help to build a base of permanent residents. He asked if the SCCC could accommodate all the extra residents. Mr. Black would like to see the results of the traffic study when they come available and asked if he had further questions if residents could contact the Town. Supervisor Johnson answered yes, please contact the Town.

Resident Barb Canham wanted clarification that the proposed Stonebriar Glen South would be a part of the current sewer district thereby reducing the cost of the district. Mr. Cantwell confirmed that it would be. Ms. Canham noted another positive to the project would be the effect on the tax base. She was curious on their studies of potential residents moving in the development adding that there are several other options available for people to rent already. Some communities remain vacant, noting the one on Redman Road.

Mr. Kartes explained that demographic studies indicate that 50-60% of their residents will come from the Brockport area – they are already a part of the current traffic and will not create a significant increase. This type of rental unit, they feel, is a life choice because of the community. Many people don’t want to be tied to a home with maintenance and taxes. There has been a large volume of interest in the first Stonebriar Glen development. Mrs. Kartes added that one of the reasons they want to connect to the SCCC is to achieve that community feel. Mr. Cantwell represents several developers and most of the activity is in this type of multi-family product. The residents will want to stay in the area for the quality of life that is offered here. Several amenities are offered in Brockport – walking trails, the SCCC, proximity to commercial goods and services. Builders don’t create the need and demand; they respond to the demand.

Resident Karen LoBracco asked if the Town’s Comprehensive Plan addresses the style and type of housing and does it also address affordability and accessibility to various income levels. Mr. Cantwell explained that the purpose of a comprehensive plan is not to dictate specific types of housing because things change. The plan may not specify styles or types, just a general diversity of housing. It is up to the Town Board to define appropriate zoning and housing community needs. Mr. Cantwell added that he feels this development is consistent with the plan.

Mr. Stoker asked when the Town's Comprehensive Plan was done. Finance Director Leisa Strabel answered that an update was done in 2013. Mr. Stoker asked what the rental prices would be for the units. Mr. Kartes answered between \$1,250 and \$1,400.

Mr. Black noted that the southern exit from Bader's Way occurs at an existing traffic light. He asked if the exit on Fourth Section Road for the current Stonebriar Glen would require a traffic signal. Mr. Cantwell explained that traffic signals are driven by traffic numbers and NYS DOT has determined that traffic numbers do not dictate enough for a signal. The traffic numbers for this proposed project would be added to the study. Mr. Black suggested they do a traffic study during the academic year.

Mr. Sargis asked if Stonehaven Commercial was planning another phase to the south of this proposed area in the future. Mrs. Kartes indicated no.

Mr. Stoker said that no matter what DOT determines, the people that live in the area really see what happens and the Town needs to look at that.

Mr. Black asked what the next step was. Supervisor Johnson said the board will digest the information and comments provided and encouraged residents to contact the Town for information or check the website and Facebook.

No other comments. The public hearing was closed at 7:56 p.m.

Respectfully submitted,

Karen M. Sweeting
Town Clerk