Planning Board Meeting

May 3, 2011

Present	**Absent**
Chairman Wohlers	Craig Byham
Denny Marra	William Rutter
Karen Fien	
Joseph Slominski	
Owen McIntee, Electric Superintendent	
Thomas West, DPW Superintendent	
Jack Crooks, Building Inspector	
Bridget Field, Village Attorney	
Donna Stassen, Planning Board Secretary	
Edmund Martin, Landtech	
Linda and Tom Burgio	
Marcia Stromquist	
Tom and Kate Fairbrother	
Fritz Gunther	
Bill Van Velson	
Ethan Corona	
Val Visca	

Public Hearing

The application of Parkview Apartments/Big Ridge Holding, LLC 4 Blackbird Lane for the construction of 20 apartment units contained in 5 buildings on property located at 120 Big Ridge Road, Spencerport NY 14559. Property zoned R-2.

Edmund Martin: Since our last submission we have met twice with Scott DeHollander and Tom West; from those meetings we have made some changes from feedback we had received. The proposal is consistent with the conceptual plan you approved

- Proposed 20 units in five buildings all fronting primarily on Big Ridge Road, we do include two-five stall garages.

- The new R-2 zoning for the village requires 4 parking spaces per unit. When you include the units and the existing house in the south west corner we actually exceed the minimum by 4 spaces. We have proposed 92 parking spaces where 88 spaces are required. I would like to discuss two things one is the idea of reduced parking stall size on the north side of the parking lots this is in keeping with the new storm water management regulations. I have discussed this with both Scott and Tom originally we had proposed 9ft wide x 18 ft deep stalls on north side and more traditional 10 ft x 20 ft deep on the south side. I believe Tom thought that 18ft deep stalls were too shallow getting by them with typical SUV's we have revised that with making the stalls 20 ft deep on the north side.

- The second issue is that we do propose 27 parking spaces to be land banked. Land banking is a planning tool that allows us to do deal with technical issues of parking spaces i.e. the impervious area associated with them with storm water runoff. We assume that they are built in our calculations we ask that the board approve them to not be built initially but approved. The idea is our contention that we do not need all 92 parking spaces. Should we be proven correct the 27 spaces we proposed to be land banked will never be built? If anytime in the future someone from the village or the property owners find that the parking spaces need to be increased to the 92 or somewhere in between they can be built because all the planning issues have been dealt with. This is a tool we have used very successfully throughout New York State. We would ask this board if they approve t his project to allow the original construction to be less the 27 spaces.

- The other thing we have done in our proposal is we have proposed a reduced drive aisle which traditionally we do 24 ft wide drive aisles when you have parking on both sides which we do in this case, I have seen them as narrow as 20 ft that is too narrow we are proposing 22 ft. We are making every effort possible to comply with storm water regulations mandated. In speaking with Tom and Scott I believe they are on board with that idea from a technical standpoint.

- Water supply will be services tapping off the water main that exists on Landry Way. Landry Way is a private road way that right now only services Unity to the north this development will be single owner. What we are proposing is a single service line that enters the buildings closest to Landry Way and within that building will be a backflow preventor with individual services downstream of that going to subsequent units both east and west.

- Sanitary sewer will be routed to extensions of the sanitary sewer main along Landry Way the extensions will be located south of the proposed buildings parallel with Big Ridge Road. That is contained within an easement. We have enlarged the sanitary sewer easement to encompass the sidewalks as requested by Scott DeHollander. The new DEC storm water regulations are very challenging they want to keep as much storm water on site as possible. There are some very tedious calculations that go into that some of which have been given to Scot his comments and some changes made to the plans warrant us to update those calculations I will state for the record that our system will be 100% compliant with the new regulations. The way we are handling storm water primarily is to direct it northerly we have two infiltration basins north of the parking lot they will be dry. There will be a low lying area and water will flow into that you will see a pond temporarily and slowly drop down. The area to the east of Landry Way perks at a very good rate. We do propose an infiltration on the west side but because that soil is more compacted the perk rate is not a good rate, what we have proposed for that area is an under drain system which will work like a leach field. Ultimately all surface discharges will go into the pond at Unity. I designed the pond to accommodate this site.

- Landscaping particularly screening the neighbor to the west and the east, our plans do include 18 spruces and 9 maples, spruces get quite large and they provide a year round screen. The plans will show where those plantings will occur.

Scott DeHollander stated that LandTech has been very responsive to our comments, in an effort to be consistent with the way we approach these projects Scott went over his comments itemized in letter dated April 29, 2011.

- An easement will be needed over the sidewalk along Big Ridge Road.

- Would like to see proposed parking lot lighting scheme with measurable intensity shown on plans prior to final approval.

- An itemized list for plantings to be confirmed.

- Small grading easement needed on Unity Health property.

- Small conflict with proposed dumpster placement and one of the infiltration basins this could be addressed very easily.

- Developer to speak to buffering light and noise generated relative to adjacent properties.

Scott DeHollander: Where will RPZ be located?

Ed Martin: There will be two one in each of the buildings closest to Landry Way internal within the utility rooms and those discussions have already begun with the water authority.

- Proposed drainage areas should remain maintenance items for the developer/owner of the property.

Jack Crooks stated the following:

- I agree with Ed Martin's request to curtail amount of impervious surface with putting those in a land bank for additional parking spaces. Should we as a village want this to be included as a line item in the letter of credit? Funds that could ensure parking later if needed.
- This board does have the right to reduce the number of parking without sending applicant to the ZBA for an area variance
- Eliminate turn around at far left of property to back in refuse trucks plus would decrease impervious surfaces

Tom West: I would first like to say it has been a pleasure working with LandTech. It is very complicated working within the new storm water regulations.

Chairman Wohlers: Were you comfortable with the 22 ft width and the depth of the garages.

Tom West: yes

Ed Martin: The new plan here reflects the change that Tom requested, by eliminating the entire turnaround west of the 2 garage buildings to allow the trucks to make the maneuvers and place the dumpster there which would also eliminate more impervious surface on the site.

Tom West: The storm water regulations want us to reduce as much impervious surface as possible. Whether they use the village or an independent refuse company the truck would need to back in.

Attorney Field: Obviously I would ask that all easements be recorded before signing the plans. I came in late looking at this project; I am assuming that this project is in conformance with all village codes and that no variances are required. I will candidly admit that I have never heard of land bank parking, I assume it should be something filed with plans. I wouldn't be comfortable without plans filed binding you to that.

Ed Martin: It is our assessment that no variances are needed.

Ed Martin: Mr. Crooks raises a good point to be honest with you I have done land banking a dozen times and I am not sure if they deal with it as a letter of credit or as a bond?

Attorney Field: The final thing was the easements on Landry Way for sewer, DPW recorded easements already?

Ed Martin: Yes, those are recorded we do have one easement that we are utilizing to the east which is a drainage easement.

Owen McIntee: I met with Frontier this morning and it was agreed upon that we would supply the communications and the electric utilities from the Big Ridge Road side and duck underground and install appropriated pad mount transformer communication pedestals. Probably some of the challenge that we will have to go back and discuss is understanding now that those decompression areas in between the building units that our transformers can not be within that area.

Ed Martin: Would you like a CAD file?

Owen McIntee: Yes.

Chairman Wohlers: Are you adding anything on to the electric load with heating?

Owen McIntee: No. the challenges are between units where the depression areas are we can't have transformers in that general area. We will come up with most economical and aesthetically appealing result.

Chairman Wohlers: cost?

Owen McIntee: That would run under extension of services no cost to the developer our responsibility to bring service.

Chairman Wohlers: House meters?

Owen McIntee: Yes, gas meters would be in a common area as well we will work through that.

Karen Fien asked for clarification on sidewalk change.

Ed Martin: The sidewalk didn't change but we did add an easement the plans before you show a sidewalk along Big Ridge Road.

Chairman Wohlers: You are going all the way down to where the stop sign is?

Ed Martin: Yes, other than in front of 66 Big Ridge Rd we have extended the sanitary easement to now encompass the sidewalk.

Joe Slominski: The concerns that I had were the landscaping on the west end seems a little thin compared to what we have on the east end. The relocation of the dumpster has been addressed and I am fine with that now.

Denny Marra: I think everything looks covered I don't have a problem with the proposed land bank. The question I have is any plans for future monument signage is not shown on plans.

Mr. Visca: We will be working with Unity on that I have no details on that signage right now we will work with the Village on that. It will be placed on the corner of Landry Way.

Denny Marra: Was the lighting along Landry Way shown at all on the preliminary plans?

Ed Martin: We don't propose any lighting along Landry Way we do have light specs that we now show on the units itself they are all only building mounted.

Denny Marra: Will that be sufficient amount of lighting?

Chairman Wohlers: Do you have any street lighting on the private drive at all now?

Ed Martin: There is lighting by the entrance to Unity.

Chairman Wohlers: I know it has come up a couple times about this Landry Way being private is there an easement to have access to that?

Ed Martin: There are existing easements already recorded.

Chairman Wohlers: It was brought up about landscaping on the west end. I would like to see more trees for screening on the east side of project.

Ed Martin: There are 13 trees planted between the property line east of Landry Way and our east property line as they grow that will fill in quite a bit. We do have to move a few of those to perform the grading on our property line and we do show those will be relocated.

Chairman Wohlers: I would like to see if you could put some more in on that side.

Ed Martin agreed to that request.

Chairman Wohlers: How come no garages were proposed on the east side?

Ed Martin: It has a lot to do with storm water management we wanted to make as much use of this good perking soil. There is an issue of certain setbacks also and to protect and help screen Mr. Fairbrothers property.

Chairman Wohlers: How come you have not proposed garages for all the units?

Ed Martin: I think if we can get everything else to work especially within the storm water regulations drove a lot of this even right down to the rain barrels we are looking at.

Chairman Wohlers: Will the roof run offs be put to splash boxes. In between the corners we are proposing rain barrels for the overflow from depressed areas. The tenants can then use that water for watering the gardens etc.

Chairman Wohlers stated that he likes the changes with the existing old farm house and the turn around and parking area will help.

At this time Chairman Wohlers opened up the meeting to the public.

Tom Burgio: Traffic on big ridge road has anyone taken that into consideration?

Ed Martin: The County DOT had us do a study of Big Ridge Road going out into Union Street and they have studied that at great length for all the lands north of here. They have determined that the roads can handle the increase in traffic.

Tom Burgio: With this project you only have one road going into it; and privately maintained?

Ed Martin: Yes.

Tom Burgio: How about refuse pickup?

Ed Martin: The Village will pick up the refuse that is included in their taxes and will also maintain the sidewalks.

Tom Burgio: Will this hurt the village as far as the electric is concerned?

Owen McIntee: We mandate that these will all have gas heat you really won't see that much of a load. I will tell you that the good news is in the summer we still have ample room within our hydro allotment before we have to pay higher ppac in the summer. Ideally this type of project really is good for the electric utility because we make more revenue in the summer without increasing your rates. And the cost is minimal to put the infrastructure in.

Tom Burgio: The only thing is though on that traffic on Big Ridge, we have quite a bit of traffic on that road and Union Street is heavy. I don't know if people coming out of that one entrance are going to have any difficulty getting pulling out.

Ed Martin: An outside consultant was retained and they took into consideration BOCES and even future growth. One of the things we find with traffic is there is a difference between a perceived problem and an actual problem what you might think is a long time to get out from a traffic engineering standpoint isn't always. I can only tell you that this is well within the acceptable service.

Chairman Wohlers: Landry Way wasn't located opposite Bowery Street as originally proposed and was shifted to the east as a recommendation from the County DOT.

Doug Foster: This Landry Way what other future projects do we have going north that will come out of there?

Ed Martin: 50 acres to the north of this has been preliminarily approved by the Town of Ogden for a mixed use of commercial and senior that has been stalled for several reasons of which I don't need to go into tonight. Theoretically there is about 25 acres of commercial development with a connection to the senior portion to the east. There is also a future access out to Union Street opposite from Barefoot Landing proposed. This wouldn't be the only entrance.

Doug Foster: Tom Burgio has made a good point with the traffic, I know it has been approved by the county but we have to live there.

Doug Foster: The sidewalk on the north side of Big Ridge how far east do you plan on that running?

Ed Martin: Our entire frontage of Big Ridge and also a little bit of Mr. Fairbrother's to make that connection, a gap on 66 Big Ridge which we don't own.

Doug Foster: Does the Village have any intention of extending that sidewalk east?

Tom West: Not at this time.

Mr. Visca: If you are not planning on extending that why do we have to put in that 10 ft of sidewalk in for no reason?

Tom West: We are working at making this a walk able community eventually we will have sidewalks heading east.

Ed Martin: The town of Greece allows developers to put money in a bank in lieu of sidewalks that in the future if you want to do a large project the money is available.

Chairman Wohlers: As a Village can we ask that the part of sidewalk missing be done by the developers?

Attorney Field: Are you asking if the village can ask this developer to put sidewalks in front of private property?

Chairman Wohlers: Yes.

Attorney Field: I guess you could ask but you would certainly need approval from the property owner.

Mr. Visca: Am I going to get a letter in the mail and than I have to call my lawyer over some sidewalks. I would rather put some money aside for the sidewalk in the future. I am not saying I don't want to put it in, I am just saying it seems weird to want us to put 15 ft of sidewalk over there by itself.

Tom Fairbrother: It looks like the sidewalk is not straight across.

Ed Martin: Correct they bubble out to the north for anchors for utility poles. Also, I talked to Mr. Fairbrother earlier today when he called and said" I see what I think is an error in your site plan" his east

property line is listed as 169.23 feet. I called my survey department and they looked into it Mr. Fairbrother is correct that dimension should be 170 ft I wanted to make that a matter of record it doesn't change our lot area overall that will be corrected.

Owen McIntee: I will commit to looking at that entire stretch in the Village limits to see if we can upgrade some of the lighting on the rest of the poles that would help with any of the traffic patterns at night. Also, what was the fixture cut on the building mounts. When you leave tonight you can check the back of this building we have upgraded the lighting and gone with 13 watt fluorescent sconces and you will see the performance and the energy saving is there.

Ed Martin: High pressure sodium they accept 70 – 150 watt full cut off wall mount.

Chairman Wohlers asked the Village Engineer if he had anything he would like to add as far as the traffic study.

Scott DeHollander: My recollection is that when we were positioning Landry Way the stacking distance for the street light on Union Street was the County's primary concern.

Chairman Wohlers: Are there any other changes on the plan in front of us tonight other than the dumpster relocated?

Ed Martin: Some small ones; the eastern turnaround was pulled down lighting contours that is pretty much it.

Public Hearing was closed at this time 8:00

After Board discussion the following resolution was offered:

Resolution No 5/11 **Introduced by Chairman Wohlers**

May 3, 2011 **Seconded by Joseph Slominski**

Resolved, that the application for Parkview Apartments /Big Ridge Holding, LLC 4 Blackbird Lane, Spencerport NY 14559 for the construction of 2 apartment units contained in 5 buildings on property located at 120 Big Ridge Road, Spencerport NY is tabled.

Ayes: Wohlers, Marra, Slominski, Fien

Nays: none

Approval of Minutes

Motion made by Chairman Wohlers seconded by Denny Marra and carried unanimously to approve the April 5, 2011 meeting minutes.

Adjournment

Motion made by Chairman Wohlers seconded by Joseph Slominski and carried unanimously to adjourn the meeting at 8:30 p.m.