

**August 1, 2005**

**SPECIAL MEETING:** The Special Meeting of the Board of Trustees was called to order by Mayor Milne at 7:30 p.m. with the Pledge.

**TRUSTEES PRESENT:** Trustee Worboys, Trustee Alfieri

**TRUSTEES ABSENT:** Trustee Pavelsky, Trustee Clark

**PLANNING BOARD**

**MEMBERS PRESENT:** Denise Heischman, John Hoffman, Judy Tobin, Joe Cooley

**ALSO PRESENT:** Michael Tobin, Greg Emerson, Scott Winner, Geriann Alford, Jim Turner, Sheila Bryne

**ECONOMIC DEVELOPMENT:** Mayor Milne introduced Scott Winner and explained that the Village entered into an annual agreement with Mr. Winner to start an Office of Economic Development. A committee will be comprised of business owners, residents, and Village Officials. The new West Main Street Development will be looked at along with enhancing and making the downtown business district stronger. Mr. Winner will be in contact with the Planning Board in efforts to revitalize the downtown. He is currently Chairman of the Planning Board in Brockport and is familiar with the challenges. He will bring his experience and ideas to the Village, but he added that the Village is your community.

In time spent walking through the Village, Mr. Winner recommended that West Main Street could be more palatable to encourage pedestrian traffic connecting the downtown business district.

Denise Heischman questioned if Mr. Winner has been successful in obtaining grant money for Brockport, where he currently is head of Economic Development. He has received a combination of public and private funds. He commented that money is not the only thing needed to have a successful program. Mr. Winner noted that funds are available to non-profit organizations which are not available to municipalities. This will be a consideration when forming the committee.

**WEST MAIN STREET DEVELOPMENT:** Mayor Milne explained that he wanted the Board of Trustees, Planning Board and Mr.

Winner to get together to share their thoughts on the West Main Street Development. The two boards had a joint meeting July 7, 2005 to discuss the request by Monroe Village Associates to change the Village Code pertaining to the Mixed Use Light Industrial Commercial District (MULICD). Since that meeting, Mayor Milne had a conversation with the developers about coming to a compromise that would benefit everyone. The zoning created for MULICD, which the developer was a part of, allows 3 tenants in a 7500 sq. ft. building for Tier I. The developer would like to allow more tenants in order to fill the building. Clarification is needed on businesses allowed vs. "uses" allowed. "Uses" for Tier II also needs to be clarified.

Following a discussion with the developer, Mr. Winner feels the developer should be given some leeway as far as the required "uses" is concerned. They need to attract businesses that will not be in competition with downtown businesses. It is extremely important to the downtown that the West Main Street Development succeeds. The downtown business district and West Main Street businesses need to be perceived as contiguous. Mr. Winner has observed a problem with truck speed in the Village. It will be a challenge to raise the level of appeal. He also noticed that a traffic count was not included in the developer's site finder package. He contacted DOT and feels the current 12,175 count is good for what developers want for success. Mr. Winner commended the Planning Board for their plan on keeping the building facades close to the street creating a unified sense. The Board should keep this in mind when the Dorschel plan is reviewed.

Judy Tobin questioned if zoning for the whole development should be looked at to consider what is good for the Village. Some of the proposed buildings may be too big for the Village to support.

Jim Turner did a comparison of square footage of downtown businesses. Many are larger than what is required for West Main Street. It was noted that the existing building is over the 7500 sq. ft. that was approved.

Denise Heischman added that Village character is based on variety. A variance for height restriction was granted to the developer. The developer should understand that these

amendments to the code will not continue. Denise added that the Village may not be able to support such an increase in businesses. We have grown but not that much. She is also concerned with placement of the library. We don't want to piece meal.

Attorney Tobin commented that it is the intent of the development for the industrial uses to support the businesses in front/Tier I. He favors a resolution to modify the code to deal with the current building and then look at the next phase. Granting a variance for additional tenants would not be an option as the developer has a "self created hardship".

Mayor Milne questioned if all were acceptable to allowing 4 tenants in the existing 7500 sq. ft. building. Since everyone was, he requested that Attorney Tobin draft language to present to the August 15<sup>th</sup> Trustee meeting. A public hearing can be scheduled in September to modify the code.

Concerns expressed:

- Changes will not set a precedent for the future
- West Main Street businesses competing with the downtown businesses
- Need to look at the code for the whole MULICD
- Clarification of "uses"
- Not to review any more applications until matter resolved
- Not to allow anymore spec building (without confirmed tenants)
- Building Permits will not be issued until change is finalized

Mayor Milne thanked everyone for their input.

**SOUTHERN MANOR PAVING:** Motion by Trustee Alfieri, seconded by Trustee Worboys to approve the proposal submitted by T&L Excavating in the amount of \$14,680 for driveway paving for the Southern Manor Storm Sewer Project. Motion carried.

**TRANSFER OF FUNDS FROM**

**UNAPPROPRIATED FUNDS:** Motion by Trustee Alfieri, seconded by Trustee Worboys to authorize the transfer from Unappropriated Funds to the General Fund:

\$158,032.13	from	DRA599
117.93	to	A1620.20
14,825.77	“	A3410.24
693.63	“	A3620.40
1,030.17	“	A4540.22
370.99	“	A4540.23
4,980.70	“	A4540.24
834.56	“	A4540.42
619.36	“	A4540.45
3,145.20	“	A4989.40
13,682.56	“	A5010.10
5,530.45	“	A5010.11
321.25	“	A5010.12
10,310.08	“	A5010.13
20,469.11	“	A5110.20
3,045.33	“	A5110.21
881.43	“	A5110.41
282.63	“	A5110.44
10,054.82	“	A5110.45
44,563.94	“	A5110.46
1,193.23	“	A5132.40
2,751.89	“	A5182.40
945.97	“	A7110.40
795.33	“	A7550.40
878.75	“	A8020.11
2,163.30	“	A8020.40
957.00	“	A8560.40
2,043.97	“	A8810.10
585.11	“	A8810.40
390.00	“	A9010.80
4,442.28	“	A9030.80
5,125.39	“	A9050.80

Motion carried.

TRICKLING FILTER:  
MECHANICAL PUMP

WELL MODIFICATIONS: Motion by Trustee Worboys, seconded by Trustee Alfieri to approve the proposal submitted by R.F. Peck in the amount of \$4,075 for Variable Frequency Drives related to Mechanical Pump Well Modifications at the WWTP. Motion carried.

Motion by Trustee Worboys, seconded by Trustee Alfieri to approve the proposal in the amount of \$14,351 submitted by Donals Mechanical Contractors for work related to

Mechanical Pump Well Modifications at the WWTP.  
Motion carried.

SCHEDULE PUBLIC HEARING TO  
EXPEND FUNDS FROM SEWER  
PLANT REPAIR RESERVE FUND:

WHEREAS, a resolution was adopted by the Board of Trustees to approve Trickling Filter Pump Well Modifications at the WWTP estimated at \$75,000; and

WHEREAS, a Sewer Plant Repair Reserve Capital Reserve Fund was created for the Sewer Department pursuant to Section 6-c of the General Municipal Law; and

WHEREAS, it is the opinion of the Village Board that a Public Hearing be held on the 19<sup>th</sup> day of September, 2005 at 7:30 p.m. in the Village Hall, 5 East Street, Honeoye Falls, New York, to consider the expenditure of \$55,000 from the Sewer Plant Repair Reserve Capital Reserve Fund for Trickling Filter Pump Well Modifications at the WWTP; and

NOW, on motion by Trustee Worboys, seconded by Trustee Alfieri it is

RESOLVED, that notice of the Public Hearing be published in the Sentinel, official newspaper for such publication, not less than ten (10) days prior to said hearing; and that notice be given and posted as provided by the laws of the State of New York.

The Resolution was duly adopted by vote of the Board of Trustees.

Motion carried.

ADJOURN:

Motion by Trustee Worboys, seconded by Trustee Alfieri to adjourn the meeting at 9:30 p.m. Motion carried.

Respectfully submitted,

Jean M. Batte  
Clerk Treasurer