

**Village Board & Zoning Board of Appeals
Joint Meeting Minutes
October 8, 2019**

Present: Mayor Lee, Trustees Zabelny, Fowler, Speer, Gates
Village Manager/Clerk Shari Pearce
DPW Superintendent Mike McHenry
Code Enforcement Officer Mike Lissow
Deputy Clerk, Amy Harter
ZBA Chairman Richard Bjornholm, Members: Murray Weaver, Shelly Kordish,
Pat Holenbeck, Richard LaForce

Absent: Treasurer Maryalice Edwards

Guests: Robert & Melinda Holden, Paul & Maureen Spindler, Lisa Marcello, Loren Ranaletta, Tom Palumbo, Joe Gibbons, Tim Thomas, Mike Weldon Sr, Carol Gillette, Laurie Gavigan, Diane & Steve Gabriel, Elaine & Ed Begy, Bob Ring, Fr. Catanise, Denise & Mike O'Toole, Dave & Debbie Montralloy, Diane & Harry Reiter, Mark Greisberger

Mayor Lee called the Village Board meeting to order at 6:30 p.m. with the pledge of allegiance followed by a moment of silence.

Chairman Richard Bjornholm called the ZBA meeting to order at 6:31 p.m. He read and explained the procedures of the Zoning Board.

Mayor Lee opened the Village Board Public Hearing at 6:33 p.m. to consider the application of Providence Housing and Development Company to rezone properties located at 169 and 171 Lake Avenue to Planned Residential District – Senior. These properties are currently zoned Residential.

Chairman Bjornholm opened the ZBA Public Hearing at 6:34 p.m.

Tom Palumbo, Stantec, explained that Providence housing Development Corporation is proposing to construct affordable senior housing and community services. They intend to purchase 4.03 acres of property from St. Leo's Church and develop a two-story building consisting of 50 units. The former church which is currently vacant will be used to provide community services such as health and wellness, social day services or day respite, event opportunities working with the Hilton Parma senior center, community education, special cookout meals for neighbors and tenants. These services would be offered to the entire community and not restricted to residents of the St. Leo's Apartments project. Their intentions for parking is to allow 16 spaces on the south of the existing building and 53 spaces to the west (rear) of the proposed building. Mr. Palumbo stated the residents tend to move in with one car, but don't keep them. He expects very low traffic with approximately 8 vehicles going out in the morning and 10 returning at night. The main access will be a driveway from Lake Avenue and

the existing garage on the property will be utilized. The necessary utilities are all available on site. There are six variances necessary for the project to be move forward.

Trustee Speer asked if bank parking will be necessary? Mr. Palumbo explained the need for less parking as the project moves along, those move in with cars, cars get sold. The applicant is willing to shift bank parking if need be.

Trustee Speer commented that out of the local similar projects, this proposal has a larger amount of space. The next largest parcel is 2 acres with 33 units.

Trustee Zabelny asked if the the units are income based? Mr. Greisberger explained the area median income requirement must be met; they are not subsidized. They then discussed that there will be a meeting room (open to residents) on the first floor, as well as private storage for each unit and community area laundry locations. Washers and dryer hook ups will be available in units if desired by the tenant.

Trustee Gates stated he took a tour of Union Park in North Chili. He said he was impressed with facility with lots of common areas. There is high end construction going on in the area as well.

Public Comment

Tim Thomas, St. Leo's, explained they wanted a proposal that would fit in with the community, including the use of the old church. Mr. Thomas confirmed with Mike Lissow that PRD-S was introduced in the 1990's. Mike also commented the last update to the current zoning code was also done in the 1990's.

Robert Holden, 27 Peach Blossom, S. He stated he has reviewed the age requirements of the residents, only one person must be at least 55 years of age, but their family members can be younger. This means not only seniors could be living there. He also said in order for this proposal to work, St. Leo's must sell part of their property. Some of those who stand to benefit from this sale should recuse themselves from this process in good practice. Mr. Holden asked if the impervious area on the SEQR form includes the building area? Mr. Palumbo answered 1.68 acres are the impervious area, not .78 as stated on the application. At this time, Mr. Greisberger noted that a mistake has been in the paperwork submitted. Mr. Holden noted that he has had flooding problems since the parking lot expansion. There have been times that he has had Code Enforcement contact him for problems with his siding needing repair. He commented that Mr. Klock applied to to the ZBA for a variance to construct a building within 5' to the St. Leo's property, it was rejected 4-1. Mr. Holden said this proposal is seeking rezoning and extreme variances, he disagrees with all of the requests, this will dramatically change the character of the surroundings, will lower the property values and will cause problems for him to sell his home.

Melinda Holden stated the assumption that seniors stay indoors all day is silly, additional parking will be necessary. She objects to this project.

Maureen Spindler, 175 Lake Avenue. She stated that allowing the development of a project of this size without a buffer due to noise and the visual aspect is not acceptable. She noted the size of the building compared to the size of the houses in the area and asked if the units could be

broken into small buildings, stating it would be more in keeping with the neighborhood. She would also prefer the units be one story, not two.

SEQR – the Village Board has tabled the review of this document. Mike Lissow will work with Mr. Palumbo to resubmit the forms with corrections of the impervious ground calculations. Mike Lissow also stated this project will have to meet the New York State stormwater requirements.

Mr. Palumbo explained that LED lighting will be used. The lights will point down and be shielded.

The next joint meeting will be scheduled on November 12th to address comments made this evening. Public comments will be accepted through this time period.

Resolution to adjourn the meeting 7:40 p.m., motion made by Trustee Speer, seconded by Trustee Fowler. Carried unanimously 5-0.

Respectfully Submitted,

Amy Harter, Deputy Clerk