

Regular meeting of the Village of Brockport Planning Board was held in the Conference Room, Municipal Building, 49 State Street, Brockport, New York, Monday, January 11, 2016 at 7:00pm.

PRESENT: Chair Arthur Appleby, Vice Chair Charles Switzer, Member Kevin McCarthy, Member Patricia Baker, Member Peter Selig, CEO David Miller, Clerk Pamela Krahe

ALSO PRESENT: Thomas Terwilliger, Joan Hamlin, Katherine Kristansen, Fred Webster

CALL TO ORDER: Chair Appleby called the meeting to order and led the Pledge of Allegiance.

REVIEW OF MEETING MINUTES: Chair Appleby called for a motion to approve minutes.

→ Member Baker moved, Member Selig seconded, unanimously carried to approve the minutes of December 14, 2015 as written.

OLD BUSINESS:

1. Name: Thomas Terwilliger for The Red Jug Pub
- Address: 38 Merchant Street
- Tax Map #: 068.52-2-4
- Zoning: B-Business
- Parcel Size: 0.20 acres
- Prop. Class: 425
- Purpose: Change of use from vacant to tavern; site plan review

Presentation/discussion:

Thomas Terwilliger re-introduced himself and indicated his desire to advance this project. He referred to the items the Board requested from him following the last meeting, and will address each. He recalled fencing created the most buzz. He was in touch with a representative from the Canal Corporation who indicated the canal walls in that area are scheduled for renovation within the next two years, therefore any fencing installed could be compromised by canal renovations. Mr. Terwilliger has ordered a survey of the property to see exactly where the property lines are. He understands the dumpster and privacy fencing are in the Planning Board's purview. There are existing bollards, and that is probably the only place the dumpster can be in order to accommodate the privacy fencing and the K-turn of the garbage truck. Member McCarthy asked if the nine parking spaces next to the building are his; Terwilliger affirmed. There was discussion about locating the dumpster to the east side of the building so that a truck may just back in rather than making a K-turn. The dumpster is a four-yard size which will be dumped twice a week if necessary. They recycle, as well. Mr. Terwilliger asked where it would please the board to have the dumpster placed. CEO Miller suggested the dumpster might be placed to the right (east) of the main part of the building where the building sets back from the front façade. There was mention of crowds lined up out in front and the possibility they might flick a cigarette butt into the dumpster. Terwilliger mentioned the use of stands and ropes, as used in a theater, to keep crowds lined up to get in. All then agreed that the dumpster should be located next to the bollards by Merchant St.

As for landscaping, the holly will stay as it helps keep people away from the windows and protects the sign somewhat. The oak barrels will contain petunias. He doesn't intend to have a smoking area, but if there is one, it would be in front of the building. They will have an urn for cigarette butts and will keep the area clean.

The lighting plan calls for a motion light on the north side near the canal. The lights on the south side are fixed and illuminated now. There are no residential tenants in the neighboring building to the west, so the lighting won't be bothersome. Mr. Terwilliger intends to ask the proper authorities for a streetlight to be installed near the front right corner of the building.

Mr. Terwilliger referred to his newly submitted floor plan. There will be seating all around the perimeter. The dropped ceiling doesn't allow for televisions to be angled and you can't have them behind the bar, so he's not sure where they will be. The pool table becomes a table and there will be more tables and chairs than shown on the plan. The kitchen contains an Ansul system and appliances. They may use the kitchen in the future, perhaps to serve lunch.

Signage will include something in the dormer above the foyer indicating "Red Jug Pub, Main Entrance." The sign above the holly will be similar to what is there now. They would add channel letters – similar to those on Rocco's – on the east side of building that would be lit by the exterior lights only.

The board questioned the applicant on security, wondering if the door tenders and bartenders have training. Mr. Terwilliger answered that NYS law says you must be a licensed security officer, but he opined that training is actually more about loss prevention. His employees have to prove themselves before becoming a door tender. He and his partners are very careful about who they hire and they offer above-and-beyond training. The board also asked if newly hired staff will have experience. The applicant stated he hopes to open in June, and some employees from other locations will help train. He

also has some employees who go to school in Oneonta, but live in Brockport, and he will utilize them for training. His third partner has been with them for 12 years and he's the one who will move here, as he has family in the Rochester area. When asked how they identify fake IDs, Terwilliger stated they have a device to do so, but they encourage the door tenders to card customers twice as well as use other "tricks of the trade." He also indicated SUNY Brockport has ramifications for student conduct violations.

When asked if he owns the building yet, Mr. Terwilliger said he has put in an offer with contingencies. The board asked if anything else about the building will change. The exterior walls will remain the same and anything like an outdoor café will be in the future.

There was a brief discussion among board members about a possible site visit. Terwilliger reiterated he just wants to be able to move forward with the project. CEO Miller suggested the board agree to the preliminary location of the dumpster, which is where the bollards are. If there are any changes to be made in the future, the applicant will have to return to the board. All were in agreement.

→ Member Selig moved, Member Baker seconded, unanimously carried to approve the site plan as submitted.

UPCOMING MEETINGS/DEADLINES:

- Monday, February 8, 2016, 7pm; applications due by Noon, Monday, January 25.
- Monday, March 14, 2016, 7pm; application materials due by Noon, Monday, February 29.

ADJOURNMENT:

→ Member Selig moved, Member McCarthy seconded, unanimously carried that the meeting be adjourned at 7:56PM.



Pamela Krahe, Clerk