

Regular meeting of the Village of Brockport Planning Board was held in the Conference Room, Municipal Building, 49 State Street, Brockport, New York, Monday, February 8, 2016 at 7:00pm.

PRESENT: Chair Arthur Appleby, Member Patricia Baker, Member Peter Selig, CEO David Miller, Clerk Pamela Krahe, Clerk Katie Brown

EXCUSED: Member Kevin McCarthy

ABSENT: Vice Chair Charles Switzer

ALSO PRESENT: Chris Cody, Wendy Cody, Harold Breckenridge, Rosalie Breckenridge, Marv Duryea, Kathy Kristansen, Larry Vaughan

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 January 11, 2016 as amended.

Correspondence: Chair Appleby mentioned receipt of NYS Planning Federation newsletter; Chamber of Commerce invitation to annual awards dinner; State Historic Preservation Office (SHPO, division of NYS Parks & Rec) recommended High St. be added to National Register; newsletter from Cornell local roads program.

NEW BUSINESS:

1. Name: Harold Breckenridge
 Address: 62 Market Street
 Tax Map #: 069.53-1-8
 Zoning: B-Business
 Parcel Size: 0.18 acres
 Prop. Class: Detached Row Building
 Purpose: change of use from vacant business to mercantile

Presentation/discussion:

Harold Breckenridge explained he would like to open a store selling handmade woodcrafts, childrens' toys, retail items, and concession items such as popcorn, candy apples, and cotton candy which he also sells at the Farmer's Market. There will be no on-site manufacturing until he receives required approval from the Board of Health and necessary approval for kitchen construction. Mr. Breckenridge confirmed with CEO David Miller that no stove hood ventilation is necessary in kitchen construction, as only countertop appliances will be used. In the meantime, manufacturing will take place offsite in his trailer and then brought to the store location.

The Board inquired about the timeframe regarding remodeling or fixture installation. Mr. Breckenridge stated he has only moved in a few items (primarily sinks), but is waiting on PB approval before any installation will occur. He has completed the initial fire safety inspection, resolved issues found during inspection, and has scheduled a follow-up inspection.

Chair Appleby inquired about the floor plan and asked for details on shelving, service counter, and bathroom. Mr. Breckenridge confirmed the Board understands the layout. Chair Appleby inquired about public restrooms. Mr. Breckenridge explained there will not be a designated public restroom because there is no seating within the business; therefore there is no requirement for public bathrooms.

Board asked how long Mr. Breckenridge has been selling his wares. He stated his mother started this business in 1962 and he took it over. Member Selig inquired about the amount of garbage the business will generate and whether a garbage disposal will be used. Mr. Breckenridge explained that the garbage is minimal and he will take it home daily. He does not expect that to change once he starts producing food onsite.

SEQR was discussed with Board agreeing this is A Type II action requiring no further review.

→ Member Selig moved, Member Baker seconded unanimously carried determining this a Type II SEQR action per NYCRR 617.5.

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

2. Name: Chris and Wendy Cody
 Address: 48 N. Main Street
 Tax Map #: 069.37-1-21.1

Zoning: B-Business
 Parcel Size: 1.18 acres
 Prop. Class: Detached row building
 Purpose: change of use from vacant mercantile to business

Presentation/discussion:

Chris Cody explained he and his wife opened Fit Club 24/7 at 39 N. Main Street back in 2008. The business is successful but does not have enough floor space to allow for group exercise classes. They intend to use 48 N. Main St as a space to conduct such classes. They intend to keep the 39 N. Main Street location open. Mr. Cody went on to say there is minimal build-out needed for the project. There is some minor construction for the bathrooms and there is an extra wall not shown on the schematic. There will not be showers on location. The extra wall not shown is 10ft tall, located 10ft from the main entrance, creating a foyer. This wall is intended to provide privacy for individuals taking classes, so passersby cannot look in. The bathrooms on the submitted drawing are in the wrong orientation. They will be rotated 90 degrees so that upon entering through the rear door, the bathroom doors will be on the right-hand side.

Member Selig asked how often classes will be held. Mr. Cody explained the class schedule will be created based on customer demand. There will likely be a few classes in the morning around 5:00/6:00am, maybe a 1:00pm class, and 5:00/6:00/7:00pm classes. They will be a few classes on Saturdays, but unlikely there will be any on Sundays. The business will not be open 24 hours like Fit Club 24/7 is.

Member Baker asked about available parking. Mr. Cody stated there is a stone parking lot in the rear for about 15 spots. Patrons will also have the option of parking across the street at Fit Club 24/7 and in the shared parking lot next to Dollar General. Mrs. Cody believes they will average 10 to 20 participants in each class so there will be ample parking. Chair Appleby believed the property had an overhead garage door in the rear. Mrs. Cody stated it is currently bricked shut.

Mr. & Mrs. Cody went on to explain there is approximately 2300sqft of class space. The business will offer a variety of classes such as yoga, chair yoga, silver sneakers, TRX classes, HIIT classes, and spinning.

CEO Miller asked if the rear stone parking lot will be paved. Mr. Duryea (property owner) assumes that it has to be paved and striped, but has yet to determine if there is a need for a designated handicapped space. CEO Miller and Mr. Duryea need to determine if the rear door is wide enough to be used as a handicap entrance.

Board stated the proposal looks like quite a venture, but with the Cody's success across the road, it should be fine. Chair Appleby asked about necessary trash receptacles. Mr. Cody stated trash will be minimal, mostly paper towels, which they will take home each night. He reiterated that there will be no onsite showers and they have no plans for onsite laundry. They hope to open the business the first week of April.

SEQR was discussed with Board agreeing this is A Type II action requiring no further review.

- Member Selig moved, Member Baker seconded unanimously carried determining this a Type II SEQR action per NYCRR 617.5.
- Member Baker moved, Member Selig seconded, unanimously carried to approve the application as submitted.

OTHER BUSINESS:

- Chair Appleby had conversation with CEO Miller regarding submission guidelines for Planning Board applications and guidelines from NYCOM. Chair will get copies of links to members for their review. Chair would like to create our own SEQR Type II qualification list and would like to revise the submission guidelines upon advice of village attorney. Chair proposes members study the info and communicate any questions. Chair would like to schedule time during a future meeting to discuss the matter in more detail. Chair would also like to discuss canal front development guidelines and the potential of creating "special use" permits.

UPCOMING MEETINGS/DEADLINES:

- Monday, March 14, 2016, 7pm; application materials due by Noon, Monday, February 29.
- Monday, April 11, 2016, 7pm; applications due by Noon, Monday, March 28.

ADJOURNMENT:

- Member Baker moved, Member Selig seconded, unanimously carried that the meeting be adjourned at 7:34pm.


 Katie Brown, Clerk