

Regular meeting of the Village of Brockport Planning Board was held in the Conference Room, Municipal Building, 49 State Street, Brockport, New York, Monday, April 9, 2018 at 7:00pm.

PRESENT: Vice Chair Kevin McCarthy, Member Patricia Baker, Member Kris Bonzyck, Member Lyle Stirk, CEO David Miller, Clerk Katie Brown

EXCUSED: Chair Charles Switzer

ABSENT:

ALSO PRESENT: John La Pierre (Trustee), Kathy Kristiansen (Trustee), Annie Crane (Trustee), Walter Wilson, Pat O'Brien, Jon Spurr, Jerry DeRomanis, Father Joe McCaffrey

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

REVIEW OF MEETING MINUTES: Vice Chair McCarthy called for a motion to approve minutes

➔ Member Baker moved, Member Bonzyck seconded, unanimously carried to approve the minutes of March 12, 2018 as written.

CORRESPONDENCE: LaBella Associates response to the Village Engineer's concerns regarding Church of the Nativity application.

NEW BUSINESS:

1. Name: Walter Wilson, Wally's World Tattoos
Address: 14 Market St (aka 45 Main St)
Tax Map #: 069.53-1-28
Zoning: Business
Parcel Size: .10 acres
Prop. Class: 481- attached row building
Purpose: Change of Use:
vacant storefront (former computer store & repair) to tattoo parlor

Presentation/discussion:

Mr. Wilson would like to move his existing business from 2 Main St to 14 Market St. He is being forced to relocate after his landlord did not renew his lease. There will not be any operational changes to the shop and parking availability is similar to the 2 Main St location. He is aware he needs to complete a fire safety inspection with CEO Miller.

➔ Member Stirk moved, Member Bonzyck seconded, unanimously carried to approve the application as submitted subject to the completion of a fire safety inspection by CEO Miller.

OLD BUSINESS APPLICATIONS:

1. Name: LaBella Associates (representing Church of the Nativity)
Address: 138 Main St & 152 Main St
Tax Map #: multiple, see below
Zoning: Business/Residential
Parcel Size: 1.19 acres (total of 4 parcels)
Prop. Class: 620 - Religious
Purpose: ➔Updates to site plan/design concept
➔Resubdivision: Merger of 4 parcels
 - ◆138 Main St, 068.60-5-11.2, 49 x 62sqft or .06 acres
 - ◆138 Main St, 068.60-5-15, 66 x 165sqft or .28 acres
 - ◆152 Main St, 068.60-5-16, 132 x 165sqft or .5 acres
 - ◆152 Main St, 068.60-5-17, 100 x 153sqft or .35 acres➔SEQRA

Presentation/discussion:

Mr. Jerry DeRomanis confirmed the Board's receipt of correspondence from LaBella Associates which addresses the Village Engineer's initial engineering concerns. Mr. DeRomanis mentioned the Board was provided revised site plans and he has brought updated exterior renderings. Mr. DeRomanis was advised that CEO Miller met with the fire chief regarding the project. The fire chief requested a specific location for the fire department connection, but has no major concerns otherwise.

Mr. Jon Spurr discussed the preliminary lot combination plan for the proposed resubdivision. The merger of the four individual parcels will result in a 1.2 acre lot. Mr. Spurr is aware any resubdivision approval requires that the final boundary survey is submitted and filed with Monroe County. Mr. Spurr noted that the unified lot will take on a "Business District" designation, and no re-zoning is required per Village of Brockport Code (Chapter 58-8A(15)).

Mr. Spurr proceeded to review the updates to the site plan which includes added drainage and added base mapping from existing utilities. The waterline was adjusted after receiving input from DPW on the

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location of the water main. The Parish Center's entryway was moved back 3-4ft to create a softer grade in the pavement and improve ADA accessibility. There were no major changes to the original parking plan, as the applicants feel its design will be sufficient for the needs of the church.

Vice Chair McCarthy inquired whether John Paul Schepp, Village Engineer, had any concerns about the response letter from LaBella or the site plan changes. Clerk Brown and CEO Miller advised that Mr. Schepp did not have concerns.

Mr. DeRomanis walked the Board through some changes to the floorplan which include a 10ft thru fare between the garage and the new construction area. The new building will direct water drainage in two directions- to Main St and to a catch basin in the parking lot. There is no drainage directed toward neighboring properties. There is a plan to add additional capacity for the drain pipes prior to the bid documents.

Mr. DeRomanis reviewed the exterior design renderings. The glass addition will utilize an exterior glaze system to create a monolithic look, reflecting the existing architecture of the church and Collins House. In the daytime, the glass will be highly reflective. In the evening, it will look more transparent from the interior lighting. The lighting will be minimized at night and on an automatic control system.

Mr. DeRomanis presented examples of how the new addition will appear to motorists and pedestrians on Main St. He noted that the Morgan Manning House is deeply set back from the street with lots of vegetation in front of it. There is low visibility of the new structure from the Morgan Manning site. Mr. DeRomanis also provided the Board with architectural examples of glass additions being used to juxtapose older buildings.

The Board questioned whether sun glare off the glass will be problematic. Mr. DeRomanis does not believe sun glare will be significant.

- ➔ Member Stirk moved, Member Baker seconded, unanimously carried to approve the application for a resubdivision resulting in the merger of 4 parcels:
 - ◆138 Main St, 068.60-5-11.2, 49 x 62sqft or .06 acres
 - ◆138 Main St, 068.60-5-15, 66 x 165sqft or .28 acres
 - ◆152 Main St, 068.60-5-16, 132 x 165sqft or .5 acres
 - ◆152 Main St, 068.60-5-17, 100 x 153sqft or .35 acres
- ➔ Member Bonzyck moved, Member Stirk seconded, unanimously carried to classify this a SEQR Type I Listed Action per 6NYCRR 617.4(b)(9) as the site is substantially contiguous to a historic building that is listed on the National Register of Historic Places.
- ➔ Member Bonzyck moved, Member Stirk seconded, unanimously carried to notify any interested parties the intent of the Brockport Planning Board to act as lead agency for SEQR.
- ➔ Member Baker moved, Member Bonzyck seconded, unanimously carried to hold a public hearing for the application at the May 14, 2018 meeting to allow public comment on the proposed new Parish Center at 138/152 Main St.

The application is tabled until the May 14, 2018 meeting.

Pat O'Brien and Father Joe McCaffery of the Church of the Nativity questioned how tabling the application and holding a public hearing might impact the project's construction schedule. Vice Chair McCarthy does not anticipate any major delays. He explained that the Board feels this project is good for the community, but it is a drastic change on Main St and so the public should be offered an opportunity to weigh in – particularly the residents who run the Morgan Manning House.

UPCOMING MEETINGS/DEADLINES:

- Monday, May 14, 2018, 7pm; application materials due by April 30, 2018.
- Monday, June 11, 2018, 7pm; applications materials due by May 29, 2018.

ADJOURNMENT:

- ➔ Member Stirk moved, Member Baker seconded, unanimously carried that the meeting be adjourned at 7:40pm.

Katie Brown, Clerk