

Regular meeting of the Village of Brockport Planning Board was held in the Conference Room, Municipal Building, 49 State Street, Brockport, New York, Monday, May 12, 2014 at 7:00pm.

PRESENT: Chair Arthur Appleby, Vice Chair Charles Switzer, Member Kevin McCarthy, Member Laurie LoMonaco, Member Kent Blair, CEO David Miller, Clerk Pamela W. Krahe

ALSO PRESENT: Shawna Hawkins, Amanda Terrigino, Katie Logan, Erica Gurak and guest

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 Switzer moved, Member McCarthy seconded, unanimously carried to approve the minutes of April 14, 2014 as written.

OLD BUSINESS:

1. Application of: Name: James White for Creative Inking
 Address: 52 Main Street
 Tax Map #: 068.52-4-19
 Zoning: B-Business
 Parcel Size: 17' wide x 116.16' deep
 Prop. Class: 481
 Purpose: Alteration to existing space (vacant to tattoo shop)

Presentation/discussion:

Shawna Hawkins, VP of Creative Inking, explained she worked as a tattoo artist at Go Ask Alice, she likes Brockport, and wants to stay here to continue the tattoo and art portion of the business. The new location is ready to go as they have a temporary Certificate of Occupancy from CEO Miller and they have products ready to put in the store. The location is formerly the Bailey Slipper Shop, owned by George Hogan who has renovated and refurbished the store. Ms. Hawkins noted she is trained in blood borne pathogens (BBP), has been a nursing assistant, and is very particular about a clean environment. Amanda Terrigino, Marketing Manager for Creative Inking, expressed that she wants to market this fact. The Board inquired about health department certification; none is required, though the county does regulate. The applicant noted she would like to encourage the county to do better as far as inspections go. She explained she can be certified through OSHA for BBP, but it is not mandatory. She is thinking of offering the course to others as well. The Board asked if Go Ask Alice is closed; applicant affirmed.

Customers will work with the artist to come up with a design rather than choosing a pre-designed selection off the wall. They want to have artist nights, events with kids for art design, and to work with the college. There would be no cost for consultations. Appointments are booked about 6 weeks in advance; average cost for tattoo work is \$150 per hour. Clothing and apparel carried will suit younger customers; tattoo inspired items will include skulls, sparrows, etc. Minimum age for piercing or tattooing is 18 without a parent. She would not tattoo a younger person; there are hefty fines for doing such. Customers sign paperwork and provide ID. All equipment is medical grade sterilized. Needles are not reused; they are disposed of in a biohazard container.

There is a trash tote available but not much waste. They have an agreement to park at Rocco's.

SEQR was discussed with Board agreeing all Part 2 questions should be answered with "No, or small impact may occur."

➔ Member Blair moved, Member Switzer seconded unanimously carried determining this an Unlisted Action on SEQR per NYCRR 617.7.

➔ Member Switzer moved, Member LoMonaco seconded, unanimously carried determining the project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment; therefore a negative declaration is granted.

➔ Member Switzer moved, Member LoMonaco seconded, unanimously carried to approve the application as submitted.

NEW BUSINESS:

1. Application of: Name: Katie Logan for Katie Logan Photography and Artworks
 Address: 5 Market Street
 Tax Map #: 069.45-2-22
 Zoning: B-Business
 Parcel Size: 32.7' wide x 70.75' deep
 Prop. Class: 481
 Purpose: Alteration to existing space (vacant to photography studio)

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Presentation/discussion:

Ms. Logan stated that she wants to open a photography studio in her hometown. She has been a photographer for about 5 years and does weddings, events, horse shows, and portraits. The shop is currently vacant. Ms. Logan will be open 3-4 days a week for appointments and consultations. Her equipment is strictly digital. She will not generate much trash and will use the dumpster behind Lorenzo's. Parking is available in the municipal lot and on the street. She hopes to open by June 1 pending Fire Marshal inspection, etc.

The Board asked about her business plan. She works part-time elsewhere and her package prices range from \$100 for portraits up to \$2500 for weddings. She has props, all of her own equipment, and is also an artist who will custom design backdrops, etc. She does not do videos. She stated her family is very tied to this community and she would like to have her business here, too.

SEQR was discussed with Board agreeing all Part 2 questions should be answered with "No, or small impact may occur."

- ➔ Member Blair moved, Vice Chair Switzer seconded, unanimously carried determining this an Unlisted Action on SEQR per NYCRR 617.7.
- ➔ Member Switzer moved, Member McCarthy seconded, unanimously carried determining the project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment; therefore a negative declaration is granted.
- ➔ Member Switzer moved, Member McCarthy seconded, unanimously carried to approve the application as submitted.

2. Application of: Name: Erica Gurak
 Address: 65 Fayette Street
 Tax Map #: 069.37-2-12
 Zoning: O-Residential
 Parcel Size: 68' wide x 126' deep
 Prop. Class: 210
 Purpose: Extend current driveway to connect to service road at rear of property

Presentation/discussion:

Referring to the submitted materials, Ms. Gurak explained she owns the property and wants to extend the driveway. She has verbal confirmation from Villager Apartments contingent upon Planning Board approval. Member McCarthy explained the next door neighbor has the same set up. The applicant explained she can only put about 3 cars in the current driveway. There was concern over widening the driveway; CEO Miller will monitor the closeness to the neighboring property. The drive is currently a stone base and will be paved eventually. The Board will grant two years until paving must be complete.

Discussed drainage, how the property pitches toward Villager Apartments, and care must be taken with the neighboring yellow barn. A curb cut already exists and is actually wider than her driveway now. CEO Miller suggested crowning the drive so as to pitch water off to the sides of the driveway into grassy areas rather than westerly toward the service road. He also clarified the percentage of lot coverage for rear yard is in the allowable range. While a building permit is not required, Village Code on Driveways (Ch. 16) sets guidelines and the CEO will monitor any stipulations Planning Board puts forth.

SEQR was discussed with Board agreeing all Part 2 questions should be answered with "No, or small impact may occur."

- ➔ Member Switzer moved, Member LoMonaco seconded, unanimously carried determining this an Unlisted Action on SEQR per NYCRR 617.7.
- ➔ Member Switzer moved, Member LoMonaco seconded, unanimously carried determining the project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment; therefore a negative declaration is granted.
- ➔ Member McCarthy moved, Member LoMonaco seconded, unanimously carried to approve the application as submitted with the stipulation that the driveway is crowned to pitch drainage off the sides of the driveway, and is paved within two years.

OTHER BUSINESS:

- Additional June meeting (Tuesday, June 10) to accommodate Main Street Grant applications.
- Discussed 11 and 15 Brookdale and the driveway expansions. CEO Miller has been discussing the situation with owner Edward Webster, who will be bringing them back into compliance. CEO Miller explained to the Board his goals and philosophy of working with all homeowners, and is appreciative that all Boards are allowing him time to work toward these goals in his own manner.

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Member McCarthy brought up a similar paving situation on College Street.

UPCOMING MEETINGS/DEADLINES:

- Monday, June 9, 2014, 7pm; application materials due by Noon, Tuesday, May 27.
- Tuesday, June 10, 2014, 7pm; special meeting for Main Street Grant; applications due by Noon, Tuesday, May 27.
- Monday, July 14, 2014, 7pm; applications due by Noon, Monday, June 30.

ADJOURNMENT:

- ➔ Member McCarthy moved, Member LoMonaco seconded, unanimously carried that the meeting be adjourned at 7:57pm.

Pamela W. Krahe, Clerk