

**Regular meeting of the Planning Board of the Village of Brockport was held in the Conference Room, Municipal Building, 49 State Street, Brockport, New York, Tuesday, October 13, 2009 at 7:00pm.**

**PRESENT:** Chair Charles Switzer, Member Arthur Appleby, Member Bernard Daily, Building/Zoning Officer Scott C. Zarnstorff, Clerk Pamela W. Krahe.

**EXCUSED:** Member Annette Locke, Member R. Scott Winner, Village Attorney Michael Leone, Village Engineer Jason Foote of Chatfield Engineers

**ALSO PRESENT:** Todd Audsley, Katherine Weston, Edward Fuierer, Cathy Cerame, Jim Hamlin

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

**REVIEW OF MEETING MINUTES:** Chair Switzer noted approval of the minutes of June 8, 2009 will again be tabled and called for a motion to approve the minutes of the September 14, 2009 meeting.

➔ Member Appleby moved, Member Daily seconded, unanimously carried to approve the minutes of the meeting held September 14, 2009 as written.

**CORRESPONDENCE:** None

**PUBLIC HEARINGS:** None

**OLD BUSINESS:** None

**NEW BUSINESS:**

|                    |                 |   |
|--------------------|-----------------|---|
| 1. Application of: | Name:           | Katherine Weston                                    |
|                    | Address:        | 27 Market Street                                    |
|                    | Tax Map #:      | 069.45-2-18   |
|                    | Zoning:         | Business  |
|                    | Parcel Size:    | .20 acre, 45' frontage x 69.5' depth                |
|                    | Property Class: | 481   |
|                    | Purpose:        | change of use – art gallery & shop, studios, office |

**Applicant Presentation:**

Todd Audsley of Smart Design Architects referenced the packet previously supplied to board members, highlighting the front and rear elevations, the 7' wide easement with curb cut that leads to the rear parking lot, ample street parking, and accessibility to municipal lots to the north and south. He indicated that while this will not be an historic restoration, K. Weston's desire to refurbish the exterior similar to the look it had in the 1880's. The three apartments will be cycled out as the leases expire so the space can be redesigned into five work studios for artists.

**Continued Board discussion on application:**

Member Appleby asked if there was a drawing of what the rear of building will look like post-renovation and the applicants replied they hadn't drawn that yet but noted it would be similar to the front. He also asked about the studio in the northeast corner and why it didn't show an entrance. T. Audsley said it was a computer glitch. Member Appleby inquired about the basement and T. Audsley stated it is storage now and would not be used for anything else, adding it is very dry and well constructed.

Chair Switzer asked about the front entrance, the rear entrance and lighting. K. Weston pointed out that the general public will use the Market Street entrance and the rear entrance will be used by the artists to access their studios and the gallery space. T. Audsley informed that wall-mounted lights, which cast 90% of their light downward rather than out, will be placed on the rear of the building. Chair Switzer questioned if Code Enforcement Officer Zarnstorff had any concerns or if zoning would change. CEO Zarnstorff stated zoning would not change and he does not have any other concerns and actually noted the improvement of the life-safety situation because the apartments will be phased out, which eliminates the possibility of rousing sleeping tenants to evacuate them during a fire.

Chair Switzer wondered if the Historic Preservation Board would have any involvement and CEO Zarnstorff affirmed, noting it would be extensive, and adding this Board could ask the HPB to send back final plans.

T. Audsley commented approval of the change of use by this Board is necessary before K. Weston submits a purchase offer on the building.

Member Daily asked about the bathrooms in the building and suggested "stacking" them to facilitate ease of plumbing. He also offered that there be a good sized utility room with a sink and shelves to allow the artists a place to clean up. Chair Switzer asked if the Code Enforcement Officer would see the final interior plans and CEO Zarnstorff replied yes, applying for a building permit would be the next step and construction plans would be included.

➔ Member Appleby moved, Member Daily seconded, unanimously carried to approve the change of use to an art gallery and studios with approvals by the Historic Preservation Board, Building Department, and Code Enforcement as necessary.

|                    |                 |  |
|--------------------|-----------------|--|
| 2. Application of: | Name:           | Nativity of the B. V. M. Church  |
|                    | Address:        | 138 / 152 Main Street  |
|                    | Tax Map #:      | 068.60-5-15  |
|                    | Zoning:         | Business   |
|                    | Parcel Size:    | .30 acre, 66' frontage x 165' depth  |
|                    | Property Class: | 620  |
|                    | Purpose:        | site plan – detached garage<br>(ZBA meeting 10/27 to apply for special permit) |

**Applicant Presentation:**

Edward Fuierer stated these are the final plans for the property behind the Parish Center which include building a new two-story garage in the corner and subsequently tearing down the two existing garages. The new garage will act as a retaining wall because of the difference in grade with the adjoining Holley Street property. The upstairs of the garage will be used for storage.

**Continued Board discussion on application:**

E. Fuierer noted receipt of today's letter from Village Engineer Jason Foote and addressed the following concerns:

1. (electric) Yes, the garage will have underground electric run from the Parish Center and it will be shown on the plans.
2. (finish floor elevation) Will add to the plans, it will be approximately 516.5, about 1' higher than what is there now to prevent flooding.
3. (roof leaders) There will be roof leaders and they will go into the storm water system; there will also be a French drain to accommodate the runoff from the Holley Street property.
4. (detail of wall section including footer) That is on the full set of plans.
6. (2006 proposed retaining wall) That retaining wall was never built.

Chair Switzer asked if Village Engineer Foote had seen the plans; CEO Zarnstorff replied he will see them. When asked about the balcony, E. Fuierer noted it will facilitate the storage of large festival items. It was noted the concrete block goes to the top of the garage doors for ease of maintenance. Member Appleby asked about the timeline and E. Fuierer replied they would like to start construction as soon as Planning Board and Zoning Board of Appeals approvals are granted and the demo of the two existing buildings would follow completion of the new garage. Member Daily expressed concern over the footers of the unheated building and E. Fuierer answered the foundation would be below the frost line. Member Appleby asked about the increased height of the floor and whether or not the 2'x4' trusses would be strong enough. E. Fuierer noted the parking lot would be built up to the new floor height, and that the trusses are pre-made, have a 24' span and are designed to be strong enough. When asked about the three steel posts, the applicant noted there would be a 12" I-beam.

- ➔ Regarding SEQR, Member Appleby moved, Member Daily seconded, unanimously carried to declare the Planning Board as the lead agency for this application.
- ➔ Regarding SEQR, Member Appleby moved, Member Daily seconded, unanimously carried to declare this an unlisted action with no significant environmental impact.
- ➔ Member Appleby moved, Member Daily seconded, unanimously carried to approve the site plan for the detached two-story garage.

**NEXT REGULAR MEETING:** Monday, November 9, 2009, 7:00pm; Application materials due by Noon Tuesday, November 3, 2009.

**ADJOURNMENT:**

➔ Member Daily moved, Member Appleby seconded, unanimously carried that the meeting be adjourned at 7:40pm.

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Pamela W. Krahe, Clerk