

**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 11, 2005 at 7:00pm.**

**PRESENT:** Chair R. Scott Winner, Member Charles Switzer, Member Annette Locke, Member Arthur Appleby, Building/Zoning Officer Scott C. Zarnstorff, Building / Zoning Clerk Michelle D. Johnson.

**EXCUSED:** Vice Chair Brugger

**ALSO PRESENT:** Joan Hamlin, Norm GianCursio, Maria C. Castaneda

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

**REVIEW OF MEETING MINUTES:** Chair Winner called for a motion to approve the minutes of the previous meeting.

→ Member Switzer moved, Member Locke seconded, unanimously carried to approve the minutes of the meeting held August 8, 2005 as written.

**CORRESPONDENCE:** None

**PUBLIC HEARINGS:** None

**NEW BUSINESS:**

1. Application of:      Name:            Georgianna M. Delles  
                                 Address:        36 High Street  
                                 Purpose:       front yard fence

**Applicant Presentation:**

Georgianna Delles would like to replace the existing bushes with a fence. It would be located 3 feet off the sidewalk meeting the setback requirements. Code requires 36-inch height and that is the height she would like. However, she is only able to find 42-inch fence height. It would be picket style, wood, metal or plastic.

**Continued Board discussion on application:**

She will have to complete within 2 years or fill out a new application. The stockade fence currently there will remain except for a couple of sections. This is for decorative and security purposes. She was asked to report the exact height she ends up with.

→ Member Appleby moved, Member Locke seconded, unanimously carried to permit construction of a picket fence made of wood, plastic or metal and not to exceed 42 inches in height. A condition was set that the Planning Board be informed of the final size and material used.

**OLD BUSINESS:**

1. Application of:      Name:            Fred Montag for Alan Beideck (from Jan. 03 & Sept. 04)  
                                 Address:        46 Monroe Avenue  
                                 Purpose:       driveway expansion

**Applicant Presentation:**

The driveway has been postponed due to the fact that the house still needs siding. The neighbor to the west is not in favor of a fence being erected. The parking area at this point is all grass and there is no parking in the front. There is a platform in the back alcove for the garbage.

**Continued Board discussion on application:**

Member Locke asked if the driveway structure could be explained. It will eliminate parking on the west side of the driveway with the driveway being extended to the backyard. It will have space for 5 vehicles.

Member Switzer asked if it would meet code. It will and it is made out of stone so no dust will be created. Member Locke asked if it would ultimately be paved. Yes it will be if the time limit can be extended. He requested an extension on paving the driveway due to finances.

The neighbor that does not want a fence to be put up will have to put it in writing, and be delivered and notarized.

Since the driveway paving has been postponed this has eliminated parking on the west side and it has 5 vehicle spaces for parking.

→ Member Switzer moved Member Appleby seconded, unanimously carried to extend the driveway blacktop requirement to October 1, 2006.

2. Discussion of:      Name:            Kevin Nancy & Mark Edwards for Lakeside Memorial Hospital  
                                 Address:        156 West Avenue  
                                 Purpose:        Informational

**Applicant Presentation:**

The original 26,000 square foot surgical center has been abandoned. They will be concentrating on an OB area with the money that was raised from the community. The plan consists of 8 rooms with beds, 1 procedural room, on call room, 1 nursery with 8 beds and an isolation room. The rooms with beds will be 4 labor delivery rooms and 4 post partum rooms. They presented a map of Phase I. They are expecting the state to grant approval in December and bid in December and January to start construction in February. They plan to take over a portion of the current courtyard area with 22 – 26 recovery beds. Phase 2 will then reopen the front door and turn into a reception and waiting area for surgical and OB. The courtyard will be reestablished in a different area. The surgical suites will not be increased in quantity but rather in size. The money has been identified for Phase 1, but not for Phase 2. This looks like it will be a 5-year plan before all the money is available to complete. They will have to return to the Planning Board when the reconstruction of the courtyard areas begins.

3. Discussion of:      Name:            Ellen Bahr  
                                 Address:        36 Coleman Creek  
                                 Purpose:        Informational – Christ Community Church

**Applicant Presentation:**

They informed the Board of some changes they will be making. The door will have a ramp added to it and they will fix the existing crumbling steps. There will be blocks added for a small social area. The ramp will go to the parking lot by turning down the side of the house. It will be a pressure treated wood structure that meets ADA standards.

**Continued Board discussion on application:**

Member Locke asked if the ramp would be mathematically correct to standards such as 1 inch per foot. It will be.

The air conditioning and window will still be exposed for ventilation. No additional lighting or sound will be added and a professional will construct the patio.

The existing fence will stay. Handicap access will be easier and there will be a few more handicap spaces.

S. Zarnstorff will work with them to make sure that all requirements are met.

**Miscellaneous:**

Regarding 32 Main Street, the applicant was sick and could not present her application. Regarding 60-70 Clinton Street, the applicant did not show. Regarding Sunflower Landing Subdivision, Schultz Associates were still working on details and not ready to present.

**NEXT REGULAR MEETING:** Monday, November 14, 2005 at 7pm

**ADJOURNMENT:**

- ➔ Member Appleby moved, Member Locke seconded, unanimously carried that the meeting be adjourned at 7:48 pm.

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Michelle D. Johnson, Zoning Clerk