

Special meeting of the Planning Board of the Village of Brockport was held in the Conference Room, Municipal Building, 49 State Street, Brockport, New York, Monday, July 26, 2004 at 7:00pm.

PRESENT: Chair R. Scott Winner, Vice Chair John Brugger, Member Charles Switzer, Member Annette Locke, Member Arthur Appleby, Building/Zoning Officer Scott C. Zarnstorff, Village Clerk Leslie Ann Morelli.

EXCUSED: Deputy Village Attorney Frank A. Aloï, Village Engineer Tom Carpenter of Chatfield Engineers, DPW Superintendent Bradley B. Upson

ALSO PRESENT: Village Attorney Keith O'Toole, Trustee Carrie L. Maziarz, Jim and Joan Hamlin, Bob Ryan

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

REVIEW OF MEETING MINUTES: none to review

CORRESPONDENCE:

Chair Winner reviewed information on the Monroe County Planning and Development series. Those interested should let Clerk Morelli know as soon as possible. Chair Winner said he only asks that those who sign up attend. Chair Winner also distributed minutes from a meeting regarding the extension of Route 531.

Code Review Committee – Chair Winner said one representative from the Planning Board is needed to sit on a Village Code Review Committee. Members Brugger, Locke and Appleby all expressed interest. Clerk Morelli will forward their names to the Mayor and Trustees for consideration.

39 N. Main Street – Chair Winner commented that the Heaster's have long since passed their last extension on meeting conditions of their approval. S. Zarnstorff said it is now a Code Enforcement issue and he will look into it.

OLD BUSINESS:

1. Application of: Name: Bob Ryan of Ryan's Big M
 Address: 73 N. Main Street
 Purpose: expansion plans

Applicant Presentation:

Bob Ryan returned with updated plans of his expansion. He said they have shown the third gate on the front. It will be wood construction painted either white or brick red. Member Appleby commented that the brick red would be easier to maintain. B. Ryan said he decided to meet Village Code and go 10' x 20' parking spaces to avoid having to go to the ZBA for an area variance. He conducted 4 surveys of the parking at various times. At peak times, 70 of the 125 total current parking spaces were used. He said making the spaces 10' x 20' will provide 106 spaces and he is comfortable with that. He said it will be easier to get in and out of cars at 10' x 20' than 9' x 18'.

Continued Board discussion on application:

Member Brugger said the 10' x 20' parking space size is ideal. Chair Winner asked if there would still be parking in front of the building. B. Ryan said yes. Member Appleby asked how Rite Aid feels about the new parking plan. Robert Spahn of Ellicott Development introduced himself as the architect and said he represents the plaza owner. He reviewed the plans.

He showed the location of four light poles to replace the existing 3. B. Ryan said it is dim at night. He looked at the fixtures at the new Orthodontics office on East Avenue as Chair Winner had suggested. He said they are gorgeous but he needs more light than that. Chair Winner said the light needs to be kept on site and not spill over. B. Ryan said they have not settled on a style yet. They may try to re-use the existing posts and refit them for double heads and increase the wattage. R. Spahn said he could generate a photometric diagram to show the light spreads. Member Brugger said they could also set the pole height with adjustable yokes. Member Appleby said lighting cannot interfere with the intersection.

Regarding the one "dead" Niagara Mohawk pole in the middle of the parking lot, S. Zarnstorff shared that he followed up his letter with a phone call and had a difficult and unsuccessful discussion. He suggested spearheading a joint call that includes B. Ryan. Chair Winner said if NiMo could prove the pole has a purpose; maybe they can at least move it to one of the islands where it would make more sense.

Chair Winner said the plaza owner needs to sign off on the application to the Planning Board. B. Ryan said he could have him do that.

Member Brugger commented that parking stops are not shown in front of Rite Aid. He suggested they

take them all the way around. R. Spahn said there is a raised sidewalk there.

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Chair Winner asked R. Spahn if the plaza owner could put the exterior building lighting back in working order. It is pretty dark between Ryan's and Rite Aid. B. Ryan said Rite Aid looked at that and could not determine the problem. R. Spahn said they plan to do that as well as repair a downspout and some finishing work. R. Spahn said the three heads on the pole would all be focused to the lot interior. Four heads will give a more even output where one would not notice extremes. It will also be easier on the eyes. Member Brugger referred to 400-watt high-pressure sodium. R. Spahn said that or metal halide.

Member Locke asked what they have decided about the cupola. B. Ryan said they would repair it.

Member Switzer said other than 4 Village trees there is no landscaping. He said this is an entrance to the Village and should be attractive. The triangle at the corner of N. Main Street and West Avenue often gets littered with signage for garage sales, dinners, and festivals and such. B. Ryan asked if planter boxes would help. He could put two at the Main Street entrance.

Keith O'Toole commented that often the islands in parking lots are landscaped with shrubs or small ornamental trees. This helps to break up the look of asphalt. R. Spahn said the islands are planned to be 3 feet wide end caps. Board decided it may hinder snow removal and there would be less obstacles if planter boxes were kept to the periphery and the triangle were dressed up with seasonal flower beds. Therefore, no curbing or landscaping needed at end caps. Board asked that they concentrate on the entrances and periphery.

Chair Winner said he is uneasy with nose-in parking at the façade. He is concerned with pedestrians in the area. Rest of Board were not concerned. The driving aisle will be wider than it is now.

S. Zarnstorff commented that the direction of the parking spaces is contrary to most grocery stores. People will have to maneuver with carts through vehicles, not aisles to get to their row of parking. This is not customer friendly. Member Locke suggested a striped pedestrian walkway similar to what she has seen at Galyan's. B. Ryan said only one parking space is used for cart storage. They could make such a pedestrian walkway work. Mathematically they do not lose any spaces but instead gain a 5-foot walkway. Member Locke said usually people do not take a cart to their car from Rite Aid, but they do from Ryan's.

S. Zarnstorff asked how the site drains to the catch basins. B. Ryan said very well. The last set of improvements helped tremendously. Member Appleby commented that there is a puddle at the corner by the delivery door. B. Ryan said that seems to be a slower drain. Maybe snaking out the line would help.

Chair Winner asked if a tower on the expanded end is needed like the Rite Aid end for aesthetic symmetry. Board said no. B. Ryan said it would be useless space and would be too much with the gates and courtyard configuration.

Board agreed they like the overall plans and asked that revisions include the courtyard, pedestrian/cart walkway, photometric diagram of light coverage, light fixtures design, landscaping plan for entrances, perimeter and triangle, and color of gates.

Applicant is to return to the next meeting.

NEXT REGULAR MEETING: Monday, August 9, 2004 at 7pm

ADJOURNMENT:

➔ Member Locke moved, Member Appleby seconded, unanimously carried that the meeting be adjourned at 7:20pm.

Leslie Ann Morelli, Village Clerk