

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, Tuesday, October 10, 2006 at 7:00pm.

PRESENT: Chair R. Scott Winner, Vice Chair John Brugger, Member Charles Switzer, Member Arthur Appleby, Deputy Clerk Betty Coopenberg

EXCUSED: Member Annette Locke, Building/Zoning Officer Scott C. Zarnstorff, Village Clerk Leslie Ann Morelli, Village Engineer Jason Foote of Chatfield Engineers

ALSO PRESENT: Joan Hamlin, Jolene Lovall, Scott Ingham

CALL TO ORDER: Chair Winner called the meeting to order and led the Pledge of Allegiance at 7pm.

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

➔ Member Brugger moved, Member Appleby seconded, unanimously carried to approve the minutes of the meeting held September 26, 2006 as written.

CORRESPONDENCE: None

PUBLIC HEARINGS: None

OLD BUSINESS:

1. Application of: Name: Jolene Lovall
 Address: 38 Merchant Street
 Zoning: Business
 Purpose: open a bar and grill

Applicant Presentation:

Applicant explained that signage would be placed on the front at the entrance of bar and on the eastern side. Chair Winner requested that the side door be marked as "Service Only" because it goes directly to the kitchen.

Raja N. Sekharan, Esq., Village Attorney, inquired as to the Board having all the Code requirements. The Chair Winner assured him that this was completed at prior meetings. Chair Winner also assured Attorney Sekharan that the Code Enforcement Officer, Scott Zarnstorff, would stay in contact with this applicant and the signage requirements until it is completed. Member Switzer also gave reference to the Historic District of the Village of Brockport and asked if this building was located in the district. Chair Winner responded that there is no historic code for the area.

Continued Board discussion on application:

Additional discussion for the application was seating arrangements and floor plan. Bar to be 12.3 feet with three 42 inch tables that will seat 4 people each, 10 bar stools with a maximum of 20 stools. The total number of patrons at one time will be 77.

Chair Winner requested to go over the materials list. The doors will be brown aluminum and all will be replaced. The railings on the outside of the building will be black wrought iron and will be 46 inches in height with 4 inches between bars. The fence will have an emergency gate in case of emergencies only. No one will be able to come in or out of these gates. They will be monitored with security guards.

Attorney Sekharan suggested that the Fire Marshal be consulted regarding this application. Chair Winner assured him that Scott Zarnstorff is also the Fire Marshall and he will make sure that this meets all fire codes.

Board discussed the lighting for around the entrance and the center of building. The Board agreed it looked okay.

Regarding the second phase, patio improvements, Chair Winner requested the applicant return to the Planning Board for approval when they have more information. Applicant agreed.

Attorney Sekharan asked about the restrooms and if they would be improved and ADA accessible. Applicant responded that all fixtures would be updated and meet ADA specifications.

Jason Foote asked about the dumpster enclosure. The applicant responded that it would be a 6-foot stockade fence.

Member Appleby moved, Member Brugger seconded, unanimously carried to approve the application on the condition that the applicant return to the Planning Board with plans for the rear deck area and a fifth door and that SEQR be addressed with each new phase.

NEW BUSINESS: None

MISCELLANEOUS:

Member Switzer requested information regarding Phase II of McCormick Place. Much discussion. The applicant plans to return to the next meeting.

NEXT REGULAR MEETING: Monday, November 13, 2006 7pm
(Application submittals due by Noon Tuesday, November 7th)

ADJOURNMENT:

➔ Member Brugger moved, Member Switzer seconded, unanimously carried that the meeting be adjourned at 7:55pm.

Betty Coopenberg, Deputy Clerk