

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, Monday, February 8, 2010 at 7:00pm.

PRESENT: Chair Charles Switzer, Member R. Scott Winner, Member Annette Locke, Member Arthur Appleby, Building/Zoning Officer Scott C. Zarnstorff, Clerk Pamela W. Krahe.

ABSENT: Member Bernard Daily

ALSO PRESENT: Kurt Smith, Stephanie Mortellaro, Todd Audsley, Jim Hamlin, Mike Terrigino, Patty Terrigino, Jason Terrigino, Carrie Ivers, Jason Mott

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

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

→ Member Locke moved, Member Appleby seconded, unanimously carried to approve the minutes of the meeting held January 11, 2010 as written.

CORRESPONDENCE: None

PUBLIC HEARINGS: None

OLD BUSINESS: None

NEW BUSINESS:

1. Application of:	Name:	Kurt M. Smith
	Address:	67/71 Main Street
	Tax Map #:	069.53-1-24
	Zoning:	Business
	Parcel Size:	.20 acre 42.50' x 117.50'
	Property Class:	481
	Purpose:	change of use – to move Yoga/Pilates studio from 2 nd floor to portion of 3 rd floor, new restroom and entry partition

Applicant Presentation:

Kurt Smith stated he had purchased the former Masonic building and one of his second floor tenants desires to move to the third floor where it is more spacious. He indicated the dance studio, which also occupies a portion of the second floor, will remain where it is.

Continued Board discussion on application:

The Board inquired about the present use of the third floor which Mr. Smith replied is vacant and was previously used as the Masonic lodge in the rear and a dining room in the front. They asked about the installation of a bathroom and an office on the third floor and the configuration of the stairs, which come straight up to the second floor from the ground floor but then take a 90-degree turn to get to the third floor. Chair Switzer asked Code Enforcement Officer Zarnstorff about a fire escape and the need for such, to which CEO Zarnstorff replied there is a fire escape off the back of the building from the lodge area but more importantly, a brand new fire detection system was recently installed in the building and it will have the 3rd floor tied into it. The number of patrons using the pilates studio would be a maximum of 10-12 at one time.

Board members asked Mr. Smith about his plans for the remainder of the building and he commented that the building has been neglected for so long that it needs a lot of tidying up right now and that's what he is concentrating on. He mentioned the front windows will be replaced, maintaining architectural integrity, and that someday he may consider an upscale apartment in the rear of the third floor. Mr. Smith was asked about his profession and whether or not he owns any other property in Brockport. He offered that he is a contractor, primarily commercial remodeling, and that he owns additional property in Rochester and Charlotte.

Member Winner questioned what would have to change in the pilates studio and Stephanie Mortellaro, who owns Beyond Pilates, stated the carpeting will be pulled up, the hardwood floors restored, and painting would be done. She said the extra 600 square feet will allow her students to stretch out more. Member Locke asked if there would be any electrical changes and Mr. Smith replied only some minor changes.

⇒ Member Appleby moved, Member Winner seconded, carried 3-0 to approve the change of use. Member Locke recused herself as she is acquainted with the applicant.

GUESTS:

- Mike Terrigino introduced himself, his wife Patty and son Jason as the new owners of the Canal Side Pub on Clinton Street. He stated the family resides in Hilton though son Jason, who will be the chef, will occupy one of the apartments at 24 Clinton. Mr. Terrigino explained he was the owner of Mr. Mike's in Penfield, which they recently closed, and he has been in the restaurant/bar business for over 6 years. He indicated the Canal Side will have a pub/restaurant atmosphere and they will serve food ranging from burgers and wings to chicken French and chicken parmesan. They have added 8-10 hightop tables with bar stools for seating. CEO Zarnstorff noted the upgrades inside and out were desperately needed and that there were no physical changes, just cosmetic. Mr. Terrigino pointed out they will open for business on March 1 and for the Grand Opening he would like to invite Board members to attend.

Member Winner questioned whether or not they were looking to cater to the college crowd or more toward families. When Mr. Terrigino replied more toward families and residents, Member Winner noted he would not be able to take his 83-year old mother there for dinner as the seating would not be conducive. Member Locke asked if the full menu would be available open to close and Mr. Terrigino affirmed, stating food would be available 11:00am to close, though it may change to probably 10:00 or 11:00pm with other "bar" food available until 1:45am. Mr. Terrigino added he does have his liquor license and he also now owns Arrowhead Golf Course. Member Appleby asked if the purchase of the building included the former Northbound Junction; Mr. Terrigino indicated no. The Board wished him luck.

- Consultant presentation on Clinton Street redevelopment study. Carrie Ivers, representing Clark Patterson Lee, distributed packets to Board members and briefly reviewed findings of the study. She explained a market study had been conducted, target markets had been defined, and recommendations were made. She noted this plan would be similar to what has taken place over the last 15 to 20 years at Schoen Place (Pittsford) and Lift Bridge Lane (Fairport). Member Winner questioned the Median Income of \$59,670 as cited in the report, thinking perhaps it was overstated. Ms. Ivers offered to double check that figure and mentioned that perhaps the incomes of those in the target market area, which includes those residing on the lake, may be the reason that figure seems higher than it should be.

Ms. Ivers said she will follow up with Board Members in the future to obtain their thoughts and suggestions on the plan.

OTHER BUSINESS:

Member Winner shared that the Greater Brockport Development Corporation has engaged a firm to assist with creating an RFP for investors in 60 Clinton Street. Possible uses include residential, retail, mixed use, office, townhomes, condominiums, etc. as allowed by zoning.

NEXT REGULAR MEETING: Monday, March 8, 2010 7:00pm; Application materials due by Noon Tuesday, March 2.

ADJOURNMENT:

➔ Member Locke moved, Member Appleby seconded, unanimously carried that the meeting be adjourned at 7:47pm.

Pamela W. Krahe, Clerk