

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, January 9, 2006 at 7:00pm.

PRESENT: Vice Chair John Brugger, Member Charles Switzer, Member Annette Locke, Member Arthur Appleby, Building/Zoning Officer Scott C. Zarnstorff, Clerk Michelle Johnson.

EXCUSED: Chair R. Scott Winner

ALSO PRESENT: Joan Hamlin, Jim Hamlin, Connie Castañeda, Steve Zisovski, Fred Webster.

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

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

→ Member Locke moved, Member Switzer seconded, unanimously carried to approve the minutes of the meeting held December 12, 2005 as written.

CORRESPONDENCE: None at this time. All mail in Chair Winner's mailbox will be looked at and forwarded on for next meeting.

PUBLIC HEARINGS: None

OLD BUSINESS: None

NEW BUSINESS:

1. Application of: Name: James Zisovski
 Address: 1 Main Street
 Zoning: Business
 Purpose: change of use – 2nd & 3rd floor – office space to residential apartments

Applicant Presentation: Steve Zisovski, James' father, stated that he submitted a drawing for the layout of both apartments being the same for both floors. He has paperwork that proves he did try to use the space for office space but to no avail, before attempting to make this change to apartments. They will do everything necessary and to code to make sure these apartments show the Village how property can be rented in a respectable way.

Continued Board discussion on application: Member Appleby asked to confirm that their application for an area variance was granted by the Zoning Board of Appeals. It was approved November 22nd. Vice Chair Brugger asked if there were any issues brought up by the Building Department. S. Zarnstorff indicated that the only issue would be trash. The dumpster that is on the property for commercial use is not owned by the commercial business at that location. They were not sure if there would be room for big totes in the apartment or how the hauling of the trash would be done. S. Zisovski agreed to work with S. Zarnstorff on making sure that the trash was disposed of properly and not to be made an eye sore or to cause problems with surrounding businesses. They will find a place in the apartments to store it before trash pick up and make sure that it gets disposed of in a timely manner.

The Planning Board members indicated a general comfort level on this application by e-mail last month. S. Zisovski indicated that he has been developing property for 40 years and feels that he has a good reputation. He will not cause any obstacles and will make sure that all codes are followed.

→ Member Appleby moved, Member Switzer seconded, unanimously carried to approve the change of use of 1 Main Street 2nd and 3rd floors from office space to residential apartments.

Member Locke indicated that she was concerned that people will be living above a noisy bar and wanted to make sure that the tenants that are selected to live there will be good ones. She cares about Brockport and wants to keep it a good community. S. Zisovski indicated that he appreciates Member Locke's concerns. He has a vision to locate professional people, graduates, interns and the possibility of even himself in these apartments. The noise level at this time is a comfortable one. Member Locke stated that he just needed to keep in mind regardless of any changes to the bar in the future that we need to maintain a quality of life. She believes he will because he runs a quality business there.

Updates:

201 South Avenue - The application for a portable saw mill is on hold. The Planning Board is open to continuing review of the application. There are several concerns that he was informed of that he must satisfy before returning to the Planning Board for any approval. Scott Zarnstorff would like the applicant to keep the dialogue going and keep everyone up-to-date on all the issues and how they are

being rectified. The fence has been put back. However, his is not sure if anything else has been resolved at

MINUTES OF MEETING HELD January 9, 2006 continued.....page 2

this time. The owners of the property have been approached, but there is no response yet as to their thoughts.

Willowbrooke - The Building Office met with representatives of Farash Corporation today regarding the possibility of adding more town houses to Willowbrooke. The developer received thoughts and suggestions of what would have to take place to make this addition. They will take those back to the budget and see how it works out. If they can afford to do it, they will then go forward with an application to the Planning Board.

Remington Woods - The Board brought up the fact that Remington Woods is behind this area and has not been developed. They believe that the current unattractive site could be costing them sales of new homes. There is an issue that taxes may also be a factor. They want to find out what it would take to motivate this builder to get this project going again. Member Locke stated that jobs are scarce these days and people don't have the money to purchase these big homes. Member Switzer indicated there is a lot of money out of pocket to build a home also. These homes are in the Village, but it is not located close enough to businesses to be a short walk.

Sunflower Landing – The developer indicates that work will start again when weather breaks.

Lakeside Memorial Hospital - The contractor plans on returning to the Planning Board soon. Safe haven issues have been resolved.

NEXT REGULAR MEETING: Monday, February 13, 2006

ADJOURNMENT:

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

Michelle D. Johnson, Building/Zoning Clerk