

**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, December 8, 2003 at 7:00pm.**

**PRESENT:** Chair R. Scott Winner, Member Charles Switzer, Member Arthur Appleby, Building/Zoning Officer Scott C. Zarnstorff.

**EXCUSED:** Vice Chair John Brugger, Member Annette Locke, Village Clerk Leslie Ann Morelli, DPW Superintendent Bradley B. Upson

**ALSO PRESENT:** Deputy Village Attorney Frank A. Aloï, Village Engineer Tom Carpenter of Chatfield Engineers, Jim & Joan Hamlin, Betty Knab, Michael Monzl, Gary Smith, Kevin Nancy, Mark Edwards.

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

**REVIEW OF MEETING MINUTES:** Tabled until next meeting due to lack of quorum that were in attendance at November 24<sup>th</sup> meeting.

**CORRESPONDENCE:** None

**PUBLIC HEARINGS:** None

**OLD BUSINESS:**

1. Application of:      Name:            Kevin Nancy & Mark Edwards for Lakeside Health System  
                                 Address:        156 West Avenue  
                                 Purpose:        mechanical enhancements

**Applicant Presentation:**

Kevin Nancy and Mark Edwards were in attendance. K. Nancy proposed that Redman Construction would work with Chatfield Engineers to devise a work plan for digging and swale and adding a berm without engineered plan. They will shoot lines and recheck for flow throughout the winter and spring season and revise work accordingly in spring. K. Nancy further asked permission to place the cooling tower on the new pad.

⇒ Member Appleby moved, Member Switzer seconded, unanimously carried to approve the above request with the provision that a timeline for the completion of the swale work and installation of the fence on the west side of the hospital property be submitted by the January 12, 2004 Planning Board meeting.

**NEW BUSINESS:**

1. Application of:      Name:            Marv Duryea  
                                 Address:        50 North Main Street  
                                 Purpose:        exterior / interior renovations

**Applicant Presentation:**

M. Duryea shared that he has a letter of intent from Dollar General to open in a renovated 50 North Main Street, formerly Brockport Enterprises. He proposed drivit or original brick and drivit combination to the façade, paint north and south cinder block walls a complementary color. The existing windows on the Main Street façade would be covered with drivit. Exterior issues: signage color scheme, exterior lighting fixtures, awning color, handicapped parking and sidewalk repairs.

⇒ Member Appleby moved, Member Switzer seconded, unanimously carried to approve the application to bring the building at 48-50 North Main Street up to code, both inside and out, to repair the façade and fully cover with DriVit in the colors indicated (beige), wrapping around the new door on the North side. This will include removal of the current tower on the roof.

**NEXT REGULAR MEETING:** Monday, January 12, 2004 at 7pm

**ADJOURNMENT:**

➔ Member Switzer moved, Member Appleby seconded, unanimously carried that the meeting be adjourned at 8:30pm.

---

Leslie Ann Morelli, Village Clerk  
From notes of: R. Scott Winner