

Regular meeting of the Village of Brockport Planning Board was held in the Conference Room, Municipal Building, 49 State Street, Brockport, New York, Tuesday, August 21, 2012 at 7:00pm.

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

ALSO PRESENT: William Riddell, Hank Conradt

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 Daily seconded, unanimously carried to approve the minutes of July 17, 2012 as written.

CORRESPONDENCE: None

SELECTION OF CHAIR, VICE CHAIR FOR 2012-2013:

➔ Member Locke moved, Member Daily seconded, unanimously carried to approve Charles Switzer as Chair and Arthur Appleby as Vice Chair for 2012-2013.

PUBLIC HEARINGS: None

OLD BUSINESS:

1. Application of: Name: Lorenzo Zaragoza
 Address: 10 Water Street
 Tax Map #: 069.45-2-26
 Zoning: B-Business
 Parcel Size: 54' wide x 50' deep
 Prop. Class: 330 – vacant commercial
 Purpose: Convert grass lot to parking lot

Presentation/discussion:

According to Clerk Krahe, Mr. Zaragoza informed her today he has hired an architect for his project. The architect is not ready to come before the board yet, so Mr. Zaragoza respectfully asked to be placed on the September agenda.

2. Application of: Name: William Riddell
 Address: 173 Main Street
 Tax Map #: 068.68-2-20
 Zoning: B-Business
 Parcel Size: 66' wide x 165' deep
 Prop. Class: 331 – vacant commercial with improvements
 Purpose: Review site plan to use current empty lot for parking for retail store located at 177 Main Street

Presentation/discussion:

William Riddell gave some background on his current business at 177 Main – Ultimate Sports and Apparel. His primary customers are colleges and schools; his business is going very well. There was a fire next door at 173 Main; the applicant obtained the property from the owners. He performed asbestos abatement and removal. He offered use of the property to Crane Hogan during the reconstruction.

Mr. Riddell referred to the diagram he submitted tonight. He will put topsoil in the front along with plants and a decorative fence. He would like to save some of the stoned area for a tent sale for the college; otherwise it would be used as parking for the business.

When the business is closed there would be no parking. The stockade fence would remain and the 1.5' – 2' grade drop between properties would stay. There is a concrete base built into that grade. In the future, they may look at moving the construction of their clothing here to Brockport. Mr. Riddell doesn't want to mix tenant parking with customer parking. He has reduced the number of tenants and now has a one-bedroom unit downstairs, and a one- and a two-bedroom unit upstairs. There are six tenant parking spots now with about 40% of the backyard paved. There is green space back there.

Drainage for 173 Main pitches from east to west, and back to front. There is a swale on the north side that they can look at pitching toward the north. The current surface is impervious. Parking area will be toward the front of the property. He would like to keep the area stone to be able to pitch a tent.

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Mr. Riddell informed there are no antiques at the location now. CEO Zarnstorff mentioned that Code Review Committee is looking at defining "dustproof," what is best as far as managing stormwater, and looking at green construction. The village needs to start thinking about what the options are and what is feasible and economical.

The applicant noted he would have plantings and staggered fencing to disguise the lot.

He asked how his assessment might change, indicating the structure is gone, so that would not be included. He did pay full assessment for one year on a building that wasn't there, now he pays on a \$17,000 assessment. It had been a 4500 sf building. The applicant stated he is the Economic Development Director for the Town of Ontario. He lives in the city and his wife works here.

The Board requested a better drawing including parking spaces. They informed the applicant if he intends to change the use, he may have to come back again. They also added they will put a restriction on the approval to have the lot paved. When asked about lighting, the applicant said the business closes at 5 and no lights are needed. He would like an additional sign for parking. He asked if he has to hire an engineer. It was noted the drainage has to be laid out and if the lot remains stone, it will need barriers to keep it in place. CEO Zarnstorff will ask Engineer Foote his opinion, keeping in mind possible expansion in future.

Current business hours are Monday, Wednesday, and Friday from 10-5.

Regarding the potential tent sale, the Board wondered if electricity would be necessary for lights and cash registers. Mr. Riddell answered if so, he would use conduit but he doesn't anticipate needing it at this time. CEO Zarnstorff does not believe there is anything in the code prohibiting a tent sale.

The Board reiterated that from their perspective, they don't want to see gravel lot, especially on Main Street.

➔ Member Appleby moved, Member Locke seconded, unanimously carried to approve the concept of a parking area.

OTHER BUSINESS:

- Discussion to move meetings back to Monday nights; the second Monday was selected, beginning in October. Clerk Krahe will confirm with Village Clerk Morelli. Members had a conflict with September 18 and will therefore meet Monday, September 17. Clerk Krahe will make proper notifications.
- Discussed site visit to 10 Water Street. Noted an architect has been hired; will wait to see what s/he has to say. Members Locke and Appleby may walk over there this evening.

NEXT REGULAR MEETING: Monday, September 17, 2012, 7:00pm
Application materials due by Noon, Tuesday, September 4.

ADJOURNMENT:

➔ Member Locke moved, Member Appleby seconded, unanimously carried that the meeting be adjourned at 7:45pm.

Pamela W. Krahe, Clerk