

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 9, 2009 at 7:00pm.

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

ABSENT:

EXCUSED: Village Attorney David F. Mayer, Village Engineer Jason Foote of Chatfield Engineers

ALSO PRESENT: Mark Lewis

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

CORRESPONDENCE: Land Use Workshop registration form as well as a letter from Monroe County Planning regarding Capital Improvement Program informational public meetings at various locations.

Member Winner arrived at 7:02pm.

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

➔ Member Appleby moved, Member Blair seconded, carried 3-0 to approve the minutes of the meeting held January 12, 2009 as written. Members Locke and Winner abstained from voting, as they were not present.

PUBLIC HEARINGS: None

OLD BUSINESS: None

NEW BUSINESS:

1. Application of: Name: Mark S. Lewis
 Address: 57-59 Main Street
 Tax Map #: 069.53-1-26
 Zoning: Business
 Parcel Size: 24' x 117.5'
 Property Class:481
 Purpose: change of use – 3rd floor renovation into two 1-bedroom loft-style apartments

Applicant Presentation:

Mark Lewis presented a written summary of his plan to the Board and stated he owns 57/59 Main Street. He would like to convert the unused third floor, which is approximately 1500-1600 square feet, into two spacious 1-bedroom apartments. He noted he has had numerous conversations with his architect and Code Enforcement Officer Zarnstorff regarding code and safety issues.

Continued Board discussion on application:

Member Blair asked which codes were discussed. CEO Zarnstorff informed the Board of the fairly recent addition of an Existing Building Code to the NYS Uniform Code. The intent of that Code is to provide minimum safety requirements regarding alterations to existing structures and is an invaluable tool for our village with all its older and historic buildings. He added that the architect that Mr. Lewis has hired is well versed in the requirements of this code.

CEO Zarnstorff explained two particular safety features of the building. The existing internal stairwell is rated with firewalls for evacuation and there is already a smoke and fire detection system in place.

Member Blair asked if the building currently meets code and CEO Zarnstorff affirmed. Chair Switzer inquired about the need for an external fire escape and CEO Zarnstorff said the presence of the internal fire-rated stairwell negates the need for the escape. M. Lewis added the rear apartment would have a window to get to an existing fire escape on the left side of the building. His tenants have deeded access to that escape.

Member Appleby asked if there were a fire on the second floor, would tenants on the third floor get the alarm. Both CEO Zarnstorff and M. Lewis affirmed. Member Blair asked if the alarm would be monitored and CEO Zarnstorff affirmed. Chair Switzer wondered if the staircase is accessible by the second floor tenants and M. Lewis replied yes.

Member Winner inquired if the apartments would meet the code for size and whether or not the current tenants are students. CEO Zarnstorff affirmed that the size meets code and M. Lewis stated none of his tenants are students. Chair Switzer brought up any historic preservation district restrictions and

CEO

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Zarnstorff noted they only apply to the exterior. Member Winner expressed his pleasure at the plan in general and commented this type of project is what the Board wants to see in the central business district, providing built-in customers for downtown businesses. M. Lewis responded he really couldn't find any negatives with the plan. He continued that he also owns above the Tea Shoppe at Main and Water and if this project goes well, he would like to do the same thing in that spot.

Member Appleby asked about parking and M. Lewis noted he has a 22'x24' area for three cars, that one of his tenants always utilizes municipal parking and that he will notify his new tenants of the limited parking in advance. Member Winner suggested attaching that information right to the lease.

Chair Switzer mentioned trash issues and M. Lewis said he has more than adequate area for trash totes. Member Winner suggested installation of a trash compactor right in the new apartments. Member Appleby confirmed there is no elevator in the building. M. Lewis pointed out the rear unit has the remnants of an old wooden lift that will remain in the new apartment. He shared a photo of the lift with the Board.

Member Winner posed a question about when work might commence on the Main/Water Street property and Mr. Lewis noted that with low interest rates right now and contractors looking for work, it is worth looking into.

Chair Switzer asked CEO Zarnstorff about putting fencing around the totes, but it was voiced that totes are much less objectionable than dumpsters. CEO Zarnstorff also noted the dumpster, parking and maneuverability problems for delivery trucks and waste haulers at the rear of the nearby Jimmy Z's location and said at one time there had been discussion of businesses sharing dumpster services, but there was never any groundwork laid for that.

⇒ Member Winner moved, Member Blair seconded, unanimously carried to approve the application as proposed. The Board wished Mr. Lewis good luck.

NEXT REGULAR MEETING: Monday, March 9, 2009 at 7pm. Application materials due by Noon, Tuesday, March 3.

ADJOURNMENT:

→ Member Winner moved, Member Appleby seconded, unanimously carried that the meeting be adjourned at 7:24pm.

Pamela W. Krahe, Clerk