

**Regular meeting of the Village of Brockport Planning Board was held in the Conference Room, Municipal Building, 49 State Street, Brockport, New York, Tuesday, November 15, 2011, 7:00pm.**

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

**EXCUSED:** Village Engineer Jason Foote

**ALSO PRESENT:** Don Hibsich, A.J. Barea, Stephen Desantis, Sandra Holmes, and one or two others who did not sign in

**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 meetings.

- ➔ Member Appleby moved, Member Winner seconded, carried 3-0 with 2 abstentions due to absence to approve the minutes of September 20, 2011 as amended.
- ➔ Member Locke moved, Member Winner seconded, carried 3-0 with 2 abstentions due to absence to approve the minutes of October 18, 2011 as written.

**CORRESPONDENCE:**

- Upper floor seminar scheduled for 11/16/11 has been moved to Sweden Town Courtroom.
- Letter received from NYS Office of Historic Preservation regarding 124 Main Street and the fact that it has been placed on the National Register of Historic Places. Chair Switzer asked the clerk to forward a copy of the letter to the church.
- Chair acknowledged receipt of a letter dated 10/11/11 to the Village Treasurer from Village Engineer Foote regarding a letter of credit and statement of construction for Sunflower Landing.
- Letter from Chatfield Engineers regarding application #2; stating there are no engineering concerns or comments with the proposed realignment.

**NEW BUSINESS:**

1. Name: Sandra Holmes for "Stephen's Loft" restaurant  
Address: 85 Main Street  
Tax Map #: 069.53-1-20  
Zoning: B-Business  
Parcel Size: 38.5' x 155'  
Property Class: 481  
Purpose: proprietor looking to open new restaurant

**Applicant Presentation:**

Stephen Desantis, owner and chef, introduced himself to the board.

**Continued Board discussion on application:**

Chair Switzer indicated normally a drawing or plans are submitted to the board. CEO Zarnstorff gave some background stating Chianti's has been left as it was for the last five years. Nothing has really changed in the restaurant since 1989. Some maintenance items have recently been taken care of including a new exhaust and ansul system. Mr. Desantis indicated the inside has been painted. When questioned, he said he has been in the business for 40 years and has owned the Carlton Four Seasons most recently. His cooking style is American and international and will expand. Everything is made from scratch. He has current clientele asking him to come to Brockport. The restaurant will be "white linen" but casual and affordable. His goal is to have weekly diners.

The board inquired about staffing. Mr. Desantis noted there would be 10 in the kitchen and 7 in the dining room. A few of his current employees have come with him, but he will hire some local workers too. Hours expected to be 11:30-2:30 for lunch and 5:00-10:00 for dinner, Monday through Saturday. During the summer they will be closed Tuesday as well. He had a full liquor license but can't utilize it because of proximity to churches so he is starting over looking for just a beer and wine license. The Department of Health comes tomorrow, he will order food on Thursday, and be open for business this Friday. Board members asked about access for seniors and disabled folks, given the steep flight of stairs. The applicant said he would like to get a lift someday but for now, his staff will be available to help folks up the stairs.

There was some discussion about the 3<sup>rd</sup> floor, which is not occupied. It was suggested Mr. Desantis attend the seminar this week. CEO Zarnstorff noted he also mentioned the seminar to property owner William Yantz. Employee parking was also discussed, particularly limited parking and the alternate parking that is mandatory in municipal lots. Mr. Desantis clarified that not all 20 employees would be there at once and that the restaurant closes at 10pm. CEO Zarnstorff reminded that the police department does issue parking tickets for offenders. He also encouraged the applicant to work with neighboring businesses on deliveries and parking. Member Winner suggested the applicant speak with SUNY's BASC food service to let them know he offers a nice quiet professional place for lunch.

Regarding trash, Mr. Desantis stated the container is in the rear, would be emptied twice per week, and that he would probably have only a bag of garbage a day. He wants to put in an herb garden and he supports local farmers and organic growing.

The board wished the applicant good luck.

2. Name: A.J. Barea for D&S Land Developers  
Addresses and Tax Map numbers:  
14 Cloverwood Drive, 069.10-5-17  
18 Cloverwood Drive, 069.10-5-16  
Lot 5 McCormick Lane, 069.10-5-66 (empty lot)  
Lot 6 McCormick Lane, 069.10-5-65 (under construction, will be 20 McCormick)  
Lot 7 McCormick Lane, 069.10-5-64 (empty lot)  
Zoning: O-Residential  
Parcel Size: varies  
Property Class: varies  
Purpose: Resubdivision and realignment of property lines at rear of 14 and 18 Cloverwood Drive and of Lots 5, 6, and 7 of McCormick Lane

**Applicant Presentation:**

Mr. Barea referred to the drawings submitted as part of the application and explained the developer is looking to “straighten out” the rear property lines as was previously discussed with this Board and the Village Engineer. He brought a new map with new lines drawn for clarification; stated the changes will make things much simpler.

**Continued Board discussion on application:**

The board noted the new map shows Mr. Hage (14 Cloverwood) will receive much more land. Mr. Barea affirmed, stating it will increase from .3 to .4 acres. Most of what is being added to that lot was originally going to be an access at the northern end, but there is already an access area so a second one is not necessary. No one is sure why it was originally drawn like that. The new lots do meet zoning requirements.

The board discussed the SEQR process.

- ➔ Member Appleby moved, Member Locke seconded, unanimously carried to declare the Planning Board the lead agency and that this is an unlisted SEQR action with no significant environmental impact, therefore a negative declaration is granted.
- ➔ Member Winner moved, Member Appleby seconded, unanimously carried to approve the application as proposed.

**NEXT REGULAR MEETING:** Tuesday, December 20, 2011 7:00pm  
Application materials due by Noon the Tuesday before.

**ADJOURNMENT:**

- ➔ Member Locke moved, Member Daily seconded, unanimously carried that the meeting be adjourned at 7:37pm.

\_\_\_\_\_  
Pamela W. Krahe, Clerk