

**Regular meeting of the Village of Brockport Planning Board was held in the Conference Room, Municipal Building, 49 State Street, Brockport, New York, Tuesday, September 20, 2011 at 7:00pm.**

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

**EXCUSED:** Member Annette Locke, Member Bernard Daily

**ALSO PRESENT:** Salvatore Maniscalco, his father William and brother-in-law Roger, Buddy Lester, Joan Hamlin, Jim Hamlin, Kent Blair, Mayor Castaneda, Robert Webster, Norm GianCursio

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

**REVIEW OF MEETING MINUTES:** Minutes of the previous meeting could not be approved because of board member absences.

**CORRESPONDENCE:** Chair Switzer noted a call for projects had been received from Genesee Transportation Council, as money is available for planning projects, i.e. bike trails, streetscape projects, etc. Chair passed information on to CEO Zarnstorff.

**PUBLIC HEARINGS:** None

**NEW BUSINESS:**

1. Application of:      Name:            Salvatore Maniscalco  
                                 Address:        38 Merchants Street  
                                 Tax Map #:    068.52-2-4  
                                 Zoning:        B-Business  
                                 Parcel Size:   167' width x 55' depth  
                                 Property Class: 425  
                                 Purpose:       changes/alterations to and reopening of Northbound Junction

**Applicant Presentation:**

Mr. Maniscalco proposes to reopen the old Northbound Junction which he previously owned with his cousin Sam. The business has been closed for some time, with Norm Fluet from the Smokehouse having used it as extra kitchen space until the Smokehouse closed. The building is owned by William Maniscalco. They submitted their liquor license in June which is pending. The applicant mentioned his brother-in-law Roger is renovating, painting the siding, installing security system, and will be reinforcing the stairs on the side which leads to storage in the attic; there will not be any structural changes. Dumpster will be on site on the east side. Parking includes 10 regular and 1 handicap space, lights have been installed and the building is illuminated at night. He noted they wanted to concentrate on the exterior before the weather turns. As for the interior, it needs major work including an ansul system, but he is waiting for approvals before sinking any money into it.

**Continued Board discussion on application:**

Member Winner inquired about the liquor license; the application was submitted June 5, they have received a letter stating the state board is in receipt of the application.

The group discussed parking with the original plan calling for 8 regular spaces by the canal, 1 HC space by the building, and 2 additional spaces in the center of the blacktopped area. There was concern for accidents in/near those two spaces. Mr. Maniscalco noted many kids walk, take a taxi or the BSG bus, so extra parking spaces may not be necessary. The Board agreed that it would be better to have 8 unobstructed spaces than 10 congested ones and recommended eliminating spaces 9 and 10 on the plans submitted. The Board noted the high density of this area allows for flexibility in parking arrangements.

Member Appleby asked about snow removal and wondered if the applicant had spoken with Mr. Beckett, who owns the neighboring blacktopped area, about the railings. The applicant said Mr. Beckett may remove the railings, but he is not sure. CEO Zarnstorff pointed out there are an additional 5 spaces on the west side.

Safety concerns were noted about the parking spaces that face the canal and keeping people from accidently driving into it. Maniscalco mentioned that if Mr. Beckett gets rid of the pipe railings, they could use that as a barrier. Canal property and the "blue line" were discussed, along with the possibility of putting barriers on canal property which the state may allow. Board members suggested moving the barriers in 10' which would allow for snow storage. The Board concluded the bollards need to be 3" in diameter and full of concrete, and there should be one for each of the 8 parking spaces along the canal.

Chair Switzer asked about the dumpster enclosure. Mr. Maniscalco described it is as stockade fencing with a gate on the front. Additionally, he said there is flood lighting on all sides of the building and the

small grassy area in the front will be landscaped with arborvitae and they may grade it a little higher.

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There are to be two designated smoking areas, one on each side of the front entrance, which will have cigarette butt receptacles and fencing. Member Winner wondered why the barriers if drinking will be allowed indoors only. He opined the barriers would be problematic for snow removal and would add extra impediments in an already high density area. Chair Switzer disagreed, stating fencing could look better aesthetically. Member Appleby feels the raised concrete slabs may be safety concerns and supports the fencing.

Member Winner brought up the small, triangular green space in the front. Mr. Maniscalco wondered if it will even grow with salt, etc. Member Winner thinks it will become a muddy mess. Chair Switzer voiced a tree and some plants would be nice. Mr. Maniscalco's brother-in-law stated they would like to try number 1 and 2 washed stone with arborvitae and there will not be grass to mow. If that doesn't work, they could pave it over. There are also boulders on the side of the building. After this discussion, Member Appleby indicated he had changed his mind regarding the fencing around the smoking areas. He asked that there be no chairs or drinks out there.

The interior was discussed. Traditionally this had been a place to go dance and the DJ booth is still there. Mr. Maniscalco said he has been out of the business for 10 years and will have to look into what is wanted these days in that regard. He indicated there will be food from 6-11pm, maybe lunches will be offered in the future, and maybe some Sunday night football. Menu is varied with appetizers, wraps, burgers, plates, and salads. It was noted that neighboring Rocco's has bar food and music. When asked if the walk-in cooler was still there, Mr. Maniscalco said it is half the size but has to be updated by code. They reviewed the dining scheme and the applicant explained that the tables and chairs are still on the premises.

Member Winner questioned the hours of operation, which are 6pm-2am for now. Mr. Lester asked the Board to confirm that just because his client is starting out with hours of 6pm-2am that he is not restricted to those hours in the future if he decides to open for lunch, for example. The Board said he can certainly increase his hours if he chooses and Member Winner suggested it might be easier to start with more hours and scale back if necessary, than to start with fewer hours and try to increase later on. Member Winner expressed the board's desire to have the applicant be successful. He referenced the Stoneyard with its full spectrum of food and extended hours.

Mr. Maniscalco closed by saying he has tried to clean up the property lately so it's not so much of an eyesore, even reinstalling the original sign on the front. Mr. Lester suggested Mr. Maniscalco add the fact that he had previously successfully run the Northbound Junction.

- ➔ Member Winner moved, Member Appleby seconded, unanimously carried to approve the application subject to utilizing 3" concrete bollards to protect the canal at each of the 8 parking spaces, and dressing up the landscape area with washed stone base and arborvitae.

**NEXT REGULAR MEETING:** Tuesday, October 18, 2011 7:00pm; application materials due by Noon the Tuesday before.

**ADJOURNMENT:**

- ➔ Member Appleby moved, Member Winner seconded, unanimously carried that the meeting be adjourned at 7:36pm.

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Pamela W. Krahe, Clerk