

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 16, 2011 at 7:00pm.

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

EXCUSED: Member Arthur Appleby

ALSO PRESENT: Summer Torrance and guest, Joan Hamlin

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 Daily moved, Member Winner seconded, carried 3-0, to approve the minutes of the meeting held July 19, 2011 as written. Member Locke could not vote as she was absent July 19.

CORRESPONDENCE: 2011 – 2012 Planning Board Meeting schedule received.

PUBLIC HEARINGS: None

NEW BUSINESS:

1. Application of:	Name:	Summer T. Torrance
	Address:	26 N. Main Street
	Tax Map #:	069.37-2-1
	Zoning:	Business
	Parcel Size:	.20 acre
	Property Class:	484
	Purpose:	change of use to an aerobics studio

Applicant Presentation:

Summer Torrance will open a one-room aerobics studio with both morning and evening group exercises and classes, she will have a variety of offerings and minimal equipment. She will target adult members as opposed to youths right now. She pointed out details on her floor plan drawing.

Continued Board discussion on application:

The Board asked, and Ms. Torrance replied, about:

1. Catering to both men and women? Yes, certainly.
2. Hours of operation. Classes start 8 or 9am and will add a couple of evening classes as late as 9pm sometime in the future. May consider afternoon classes in the future, too. Saturdays will be just morning classes.
3. Parking. Should be adequate, especially in evening because neighboring businesses are closed. The board noted that daytime classes will impact parking spaces of area businesses.
4. Signage. Will be similar to her business card; she will use the two current sign spots.
5. Trash. Expected to be minimal, it will be taken home, there will be no dumpster.
6. Construction and sound system. There will only be new flooring and mirrors. The sound system is small and mounts on a stand, not to the wall. The building is standalone, not attached to another.

The Board inquired how long the building has been vacant; CEO Zarnstorff indicated three months, maximum. Previous occupant was mercantile, this is a business and can have a small amount of retail items.

Exterior lighting was addressed. There is existing front and rear lighting, if the side door is used, more may be needed. Ms. Torrance questioned the actual address being 26 or 28. CEO Zarnstorff said he will check and let her know. The applicant also asked about temporary signage due to the construction. CEO Zarnstorff stated offsite signage isn't permitted by ordinance and that the major construction will be complete by early fall and the State may have put up a sign for some of the other businesses and perhaps this business could be added to that. He suggested seeing how much construction activity there is in that area when the business opens, and address it at that time. Ms. Torrance indicated she plans to open October 1. The board noted she cannot tack signs to poles.

CEO Zarnstorff asked if the applicant had talked to Fit Club across the street. Ms. Torrance said no, but noted they don't have classes and she would not have equipment. Zarnstorff suggested Fit Club has a large parking area that is not fully utilized and perhaps Ms. Torrance could reach an agreement with them regarding parking. Also discussed was the possibility of parking at the doctor's office building. Installing a bike rack was suggested.

➔ Member Winner moved, Member Locke seconded, unanimously carried to approve the application as submitted.

The Board wished Ms. Torrance luck.

OTHER BUSINESS:

- Chair Switzer noted he had a call from Attorney Lester stating a client of his owns the former Northbound Junction at 38 Merchants Street and is requesting a walkthrough prior to the September Planning Board meeting. Consensus is Monday, August 22 at 6:30. Chair Switzer will contact Mr. Lester. Board requested Clerk Krahe to email reminders.
- Brief discussion regarding the fires in the Village last night. CEO Zarnstorff indicated there were 5 suspicious fires in about 2.5 hours.
- Are sandwich signs allowed? CEO Zarnstorff noted the Village Board has relaxed this code during construction. The sign code has been rewritten, is waiting for legal review, and then will be up for a public hearing. It was agreed that sometimes signs are an impediment to pedestrians.

NEXT REGULAR MEETING: Tuesday, September 20, 2011 7:00pm
Application materials due by Noon the Tuesday before (9/6/11).

ADJOURNMENT:

- ➔ Member Winner moved, Member Daily seconded, unanimously carried that the meeting be adjourned at 7:31 pm.

Pamela W. Krahe, Clerk