

**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, 2004 at 7:00pm.**

**PRESENT:** Chair R. Scott Winner, Vice Chair John Brugger, Member Charles Switzer, Member Arthur Appleby, Building/Zoning Officer Scott C. Zarnstorff, Village Clerk Leslie Ann Morelli.

**EXCUSED:** Member Annette Locke, Frank A. Aloii: Deputy Village Attorney

**ALSO PRESENT:** Tom Carpenter of Chatfield Engineers (Village Engineer), Bradley B. Upson; DPW Superintendent, Bruce Levine, Marv Duryea, Gary Smith, Jim & Joan Hamlin, Fred Webster.

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

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

→ Member Brugger moved, Member Appleby seconded, unanimously carried to approve the minutes of the meeting held January 12, 2004 as written.

**CORRESPONDENCE:** None

**PUBLIC HEARINGS:** None

**OLD BUSINESS:**

1. Application of:      Name:            Marv Duryea  
                                 Address:        50 North Main Street  
                                 Purpose:        exterior lighting

**Applicant Presentation:**

Chair Winner explained that this is not a formal application but a chance for the Planning Board to review the proposed exterior lighting plan. Gary Smith distributed a plan and indicated where the exterior lighting would be located, how far the light would shine and showed a catalog picture of the light fixture. They will be 175 watt except for the one over the fire exit door close to Liberty Street will be 100 watt. The fixtures are bronze and prismatic and will coordinate well with the building.

**Continued Board discussion on application:**

Member Appleby asked if there would be any glare to those sitting in the restaurant at 58 Main. G. Smith said no. In fact, the owners of 58 Main said the more light the better. Member Switzer asked about the lighting at the front entrance to the bookstore. G. Smith said they would be double 8' fluorescent tubes encased in rustproof fiberglass. They used to be exposed 6' fluorescent tubes. Member Brugger said he was originally concerned that there would be too much light in the front and it wouldn't look good to have to remove bulbs. However, since it is an electronic baluster, some can be turned off if it is too bright.

Member Brugger noted that on the drawing, G. Smith's penciled in figure for parking spaces were 19'. The code requires parking spaces of 10' x 20'. G. Smith said that was a rough measure with the snow and ice.

Superintendent Upson asked the height of the light fixtures. G. Smith said 12'.

⇒ The Planning Board unanimously concurred with the choice and location of proposed exterior lighting.

2. Application of:      Name:            Belmont Development Corp.  
                                 Address:        222 Main Street  
                                 Purpose:        construction of 32 one-bedroom senior citizen apartments in a single two-story building and related site infrastructure improvements. Site preparation includes demolition of a single story, wood frame commercial building

**Applicant Presentation:**

Bruce Levine said some progress has been made since the January 12<sup>th</sup> Planning Board meeting. The ZBA, at its January 26<sup>th</sup> meeting, granted the special permit. Review letters were received from the Village Engineer and the Code Enforcement Officer. The updated plans reflect all of those comments. The one remaining issue to be worked out is drainage. There is a meeting scheduled this week with all involved to resolve this issue.

B. Levine said they are willing to let the Village utilize the existing billboard on the property if they wish. If not, it will be dismantled. S. Winner said the Village Board would need to entertain the offer.

B. Levine said the north edge property line has a wood fence that serves as a retaining wall. They reserve decision on how to handle this. If the wood fence comes out easily, they will need to replace it with a retaining wall. B. Levine said they are in the process of conducting lead paint and asbestos surveys of the existing building before they demolish it. So far none has been found.

B. Levine said he has tried to contact the Websters and they have yet to return his calls regarding the adjoining property and access to it. Right of access has been shown in a T on the plans; however, this will only work if the Websters make the necessary improvements. The tenants of that property should not back up onto this property. Member Switzer asked why Belmont would not make the improvements. B. Levine said it is not their property nor their responsibility to provide a drive and parking for someone else's property. Member Appleby said they need to stay with one curb cut. B. Levine said there is adequate access for the Belmont property.

B. Levine showed that a sidewalk has been added along the drive and around the building. S. Zarnstorff asked if their would be curbing. B. Levine said no. They find curbing to be a trip and fall hazard in their senior properties.

**Continued Board discussion on application:**

Member Appleby questioned an easement on the map. B. Levine said it was once an access easement, but is no longer used. Member Brugger asked about the revised landscaping plan. B. Levine said they show preserving more trees, planting more trees, larger caliper trees, heartier varieties, and more of a dense buffer per the neighbor's wishes.

Member Brugger asked DPW Superintendent Upson if the exit could be made right turn only since it is difficult to go left. B. Upson said it is not a site distance issue. It is a traffic issue. Since this is private property, that would be up to the developer or NYSDOT. Plans were reviewed by DOT through the Monroe County DRC referral. B. Levine said 11am to 2pm are the peak hours the residents come and go. Per the traffic studies, peak constitutes 4 round trips per hour. Evenings are 1 or less round trips per hour. B. Upson said other than Noon, their peak works between the two rush hours. B. Levine said people become aware when turning left is difficult and will often choose to go right and around the block. The location is within walking distance to so much in downtown.

B. Levine shared the recent survey of Park Place apartments, which shows 60 percent of the tenants have a vehicle and 53 percent of the parking spaces are used. There are 15 active drivers that go out 2 or 3 times per week. B. Upson asked if they surveyed visitors. B. Levine said they did not. However, they know the postal truck comes once per day, a delivery truck comes once per day, and garbage pick up comes once per week. Rarely are there more than 5 round trips per hour at any one of their senior properties.

Chair Winner asked if the manager is there every day. B. Levine said either 2 to 3 hours per weekday or 2 to 3 full days per week. Chair Winner asked if the same person would manage both complexes. B. Levine said yes. B. Levine also explained their "neighbor help neighbor" program. He explained the apartments have a pull cord system. A maintenance person is on call 24 hours per day. The residents have his pager number in case of emergency.

B. Upson commented that the drainage issue is a solvable problem. DPW will be flushing and televising the line to check flows and see if the problem is due to a lack of maintenance.

B. Levine said he hopes to get preliminary approval and reacquaint the Village with the PILOT program. He said the Planning Board needs to hold a public hearing on the merits of the site plan, the redevelopment law and the PILOT program. Clerk Morelli said a public hearing could be held by the Planning Board March 8<sup>th</sup> and it could return to the Village Board March 15<sup>th</sup>.

B. Levine reminded the board that the State and Federal governments require a negotiated tax agreement (tax break) for truly affordable housing projects for those on fixed incomes. The Village Board has already done the first couple of steps. The Planning Board holds another public hearing on the merits of the site plan and refers it back to the Village Board to adopt a PILOT program. Belmont is asking for \$450 per unit (50% were it fully assessed). Chair Winner said the Village is still going to see more taxes from this property at \$14,400 than the \$1,030.32 as the billiards hall. Yes, there will be a higher use of services, but B. Levine said it is not a very mobile population and most of their money for goods and services will be spent here.

→ Member Brugger moved, Member Appleby seconded, unanimously carried to grant preliminary site plan approval and call for a public hearing on Monday, March 8<sup>th</sup>.

- 3. Application of:      Name:            Lawrence Goforth  
                                 Address:        16 Liberty Street  
                                 Purpose:        change of use from retail to office

**Applicant Presentation:**

Larry Goforth thanked the Board for hearing his application on such short notice. He has an opportunity to lease the front of his building at 16 Liberty Street. The last possibility was the YMCA, but they decided not to relocate. This would be the Brockport Federal Credit Union. They are interested in relocating from the plaza behind Pizza Hut on N. Main Street. This would double their space and greatly improve their parking. L. Goforth said it would be up to him to finish the walls, ceiling, floors, plumbing, HVAC, and electric. The Credit Union would do their own counters, partitions and such. L. Goforth would have to install an additional masonry wall between their space and his space. B. Upson said he thinks that is required by banking law. All new glass will be installed. The single pane will be replaced with thermal pane storefront glass. The Credit Union said they might need to have the window height shorted up as much as 18 inches.

**Continued Board discussion on application:**

Chair Winner said the Planning Board would want to see the proposal regarding changing windows. Member Appleby asked if there would be any other exterior changes or additions. L. Goforth said no. Member Appleby asked about signage. L. Goforth said they would work with S. Zarnstorff on that. He is not sure if they would like signage on the building or if they are planning a lettered canopy. Superintendent Upson asked if there are separate utility meters. L. Goforth said there are separate electric meters and he was told he could get separate gas and water meters.

They will work with S. Zarnstorff regarding a building permit and sign permit.

→ Member Brugger moved, Member Appleby seconded, unanimously carried to grant the change of use from retail to office on the condition that any exterior changes such as windows return to the Planning Board for approval.

**NEXT REGULAR MEETING:** Monday, March 8, 2004 at 7:00pm

**ADJOURNMENT:**

→ Member Appleby moved, Member Brugger seconded, unanimously carried that the meeting be adjourned at 8:05pm.

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Leslie Ann Morelli, Village Clerk