

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, December 13, 2004 at 7:00pm.

PRESENT: Chair R. Scott Winner, Member Charles Switzer, Member Annette Locke, Building/Zoning Officer Scott C. Zarnstorff, and Village Clerk Leslie Ann Morelli.

ABSENT: Vice Chair John Brugger, Member Arthur Appleby

ALSO PRESENT: Deputy Village Attorney Frank A. Aloï, Village Engineer Tom Carpenter and Jason Foote of Chatfield Engineers, DPW Superintendent Bradley B. Upson, Dawn Oakes, Judy DiMartino, Jim & Joan Hamlin, Mary Jo Nayman, Kathy Snyder, Fred Webster, Jack Wahl.

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 Switzer moved, Member Locke seconded, unanimously carried to approve the minutes of the meeting held November 8, 2004as written.

CORRESPONDENCE: None

PUBLIC HEARINGS: None

NEW BUSINESS:

1. Application of: Name: Canalside Liquors
 Address: 65 N. Main Street
 Purpose: change of use

Applicant Presentation:

Judy DiMartino was in attendance to present her application for a change of use for the space at 65 N. Main Street, next to Brockport Discount Beverage, from office to retail. It was last used as the Brockport Federal Credit Union. She said they opened Canalside Liquors a month ago. They sell wine and liquor.

Chair Winner said she is here at the request of he and S. Zarnstorff for the change of use. J. DiMartino said they have made no physical / structural changes to the space. They painted and carpeted and put a new face on the existing sign.

Continued Board discussion on application:

Chair Winner asked the hours of operation. J. DiMartino said Monday through Thursday 11am to 9pm, Friday and Saturday 10am to 9pm and Sunday Noon to 4pm. Chair Winner asked if these were in line with the new state regulations. J. DiMartino said yes. The latest they can stay open is 9pm.

Member Locke asked if they built shelving. J. DiMartino said they put up removable, adjustable metal shelving. It is not attached to the walls or floor.

Chair Winner asked about employees. J. DiMartino said it is herself and various employees from the Brockport Discount Beverage store.

Chair Winner asked if their garbage and cardboard is disposed of through Brockport Discount Beverage's dumpster. J. DiMartino said yes, but commented that there is very little garbage. The cases are used for displays and for customers to carry out large purchases. Member Switzer asked if the dumpster is enclosed. S. Zarnstorff said yes. J. DiMartino said there is fencing around the dumpster and a lid on top.

Member Locke asked if there was sufficient parking. J. DiMartino said there are 2 spaces right in front of the door and there is additional parking along side if needed. Member Locke asked about handicapped parking spaces. J. DiMartino said the 2 spaces are not marked as such, but can't get any closer to the front door than they are.

S. Zarnstorff said Assistant Building/Zoning Officer Vaughan would do a fire safety inspection of the store.

Chair Winner said he toured the store today and it seems to be an appropriate use of the space and in keeping with the uses in the plaza.

⇒ Member Switzer moved, Member Locke seconded, unanimously carried to approve the change of use from office to retail.

OLD BUSINESS:

- 1. Application of: Name: Dawn Oakes for Pizza Hut
 Address: 64 N. Main Street
 Purpose: site plan for storage shed

Applicant Presentation:

Dawn Oakes returned to continue review of her request to place a storage shed behind Pizza Hut.

Continued Board discussion on application:

Chair Winner said the Planning Board conducted site visits since the last meeting.

Member Locke asked if this is owned by the plaza owner. D. Oakes said yes. Member Locke asked if it would be possible to utilize the rear of the plaza for their dumpsters. She said she knows it would be a bit of a haul to take it back there. However, she is concerned that it is very crowded right behind Pizza Hut. Chair Winner asked how often the garbage is picked up. D. Oakes said the cardboard is picked up on Mondays and garbage is picked up on Tuesdays.

D. Oakes reminded the Board that they were looking at extending the enclosure for both existing dumpsters and the proposed shed. It would be like a corral. Chair Winner asked how the employees would access the shed. D. Oakes said it would not be connected to the building. They would exit the rear door and walk around to the shed door. D. Oakes said this plan could help deter the area being used as a footpath for loitering and littering. She said they would use the one parking space in the rear that she parks in for access to the dumpsters. The issue of the overhead lines goes away with this plan.

Chair Winner commented that there is an exposed tank that needs to be repositioned in the corral area. D. Oakes said they could do that.

Chair Winner asked if they would continue with the chain link with slats. D. Oakes said yes. Chair Winner said he does not object to that in this case because it is not visible from the street.

⇒ Member Switzer moved, Member Locke seconded, unanimously carried to grant site plan approval for the addition of a storage shed as long as the tank is relocated within the corral and the enclosure is built as described.

- 2. Application of: Name: Schultz Associates for Canalside Estates
 Address: East Avenue
 Purpose: concept review for subdivision and site plan of 40 single family homes and 141 1-4 unit senior houses with homeowner's association

No show.

Chair Winner said he had spoken with Kris Schultz earlier today. S. Zarnstorff shared that the applicant and demolition contractor have made application to demolish the barn at 480 East Avenue. They've done several exploratory soil digs and no unusual fill material was found. They dug a 40-foot trench 12 to 15 feet deep. S. Zarnstorff said Ken Pike of Earthworks Environmental represented the Village on site. Chair Winner said the demolition permit is not Planning Board purview, but appreciates the information. Chair Winner said the barn was built post World War II and was found not to have historical or financial significance.

Chair Winner said K. Schultz would be looking for the Planning Board to back their proposed application to the Village Board for a zoning change to the Q district. The Village Board will have to hold a public hearing and will most likely need to address the environmental assessment form. Historically, the Village Board has the Planning Board take the lead on SEQR.

NEXT REGULAR MEETING: Monday, January 10, 2005

ADJOURNMENT:

→ Member Locke moved, Member Switzer seconded, unanimously carried that the meeting be adjourned at 7:35pm.