

Regular meeting of the Village of Brockport Planning Board was held in the Conference Room, Municipal Building, 49 State Street, Brockport, New York, Tuesday, February 21, 2012 at 7:00pm.

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

EXCUSED: Member Bernard Daily

ALSO PRESENT: Tamara Barrus, Lorenzo Zaragoza, 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 meeting.

➔ Member Locke moved, Member Winner seconded, unanimously carried to approve the minutes of January 17, 2012 as written.

CORRESPONDENCE: None

PUBLIC HEARINGS: None

NEW BUSINESS:

1. Application of: Name: Tamara Barrus
 Address: 5 Market Street
 Tax Map #: 069.45-2-22
 Zoning: B-Business
 Parcel Size: 32.7' wide x 70.75' deep
 Prop. Class: 481
 Purpose: Change of use from vacant to a contemporary clothing and accessories boutique for women

Applicant Presentation:

Ms. Barrus referred to her submitted application which includes her business plan and tentative floor plans. The store was previously a tattoo shop.

Continued Board discussion on application:

Hours of operation are Tuesday-Thursday 11am-5pm, Friday 11am-6pm, Saturday 10am-5pm, closed Sunday and Monday except when Farmers' Market is open on Sunday mornings. She will also participate in Merchant's Association events with late night shopping. Applicant is on the hospital board and would like to tie in to the community events whenever possible. Ms. Barrus will be the only employee. Trash will be handled by her landlord as he has a shared dumpster behind his 3 Main Street store. She doubts she would even have a full bag of trash per week. Cardboard will be taken home to be recycled.

Ms. Barrus asked about utilizing the little iron bar above the store to hang a sign, what the dimensions and colors can be, and about putting a sign above the window. Chair Switzer indicated she can work with CEO Zarnstorff and the Historic Preservation Board on signage. CEO Zarnstorff offered to email criteria to the applicant. Ms. Barrus stated her sign will mimic her business card. Chair Switzer asked the applicant to briefly describe items in the store, which will include jewelry, dresses, clothing, sunglasses, handbags, and shapewear. No code issues were noted with the building. Changes to the interior include painting, replacing some flooring, installing both shelves and hanging space. There was discussion about the lighting on the front of the building. The landlord said there are fluorescent lights in the windows that help light the front. The hanging sign has spot lighting in place.

Member Winner noted the second story, which houses two apartments, needs painting. Landlord Lorenzo Zaragoza replied the building is slated to be painted this summer, and he will work with the HPB on colors. His desire is to keep the building looking nice. The board was curious where the name of the new shop came from and Ms. Barrus said it's based on nicknames of her three daughters.

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

2. Application of: Name: Lorenzo Zaragoza
 Address: 10 Water Street
 Tax Map #: 069.45-2-26
 Zoning: B-Business
 Parcel Size: 54' wide x 50' deep
 Prop. Class: 330 – vacant commercial
 Purpose: Convert grass lot to parking lot

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Chair Switzer informed Mr. Zaragoza the board had received communication from the village attorney, the village engineer, and the superintendent of the DPW on the application. In summary, the applicant needs to submit detailed drawings that show drainage, number of spaces, size of spaces, and snow storage among other things. Parking spaces must minimally be 10'x20'. CEO Zarnstorff will work with the applicant on codes. The Planning Board will have to declare itself as lead agency. The applicant noted there have been some vandals spraying graffiti near his properties so he is hesitant to park too much there. He would like to put in security and lights to protect any vehicles. Chair Switzer also highlighted comments by Superintendent Donahue regarding the existing granite curb which will have to be cut, and comments made by Village Attorney Leni including tabling the application until all information is received. The applicant consented, noting he wants to proceed in the spring and is just looking to receive his approvals first. CEO Zarnstorff suggested the applicant speak with his excavator, who should be able to give all the specifics of the base, drainage, etc. Mr. Zaragoza said he has already started that process. The board told Mr. Zaragoza he should have professional drawings made. The board inquired if the lot will be private parking or public, to which Mr. Zaragoza stated private, but he would allow his customers to use it. The board indicated that would make it public.

- ➔ Member Winner moved, Member Locke seconded, unanimously carried to table the application on consent from the applicant until such time as the additional requested information is supplied.

NEXT REGULAR MEETING: Tuesday, March 20, 2012 7:00pm upon application. Application materials due by Noon the Tuesday before.

ADJOURNMENT:

- ➔ Member Locke moved, Member Winner seconded, unanimously carried that the meeting be adjourned at 7:20pm.

Pamela W. Krahe, Clerk