

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, January 12, 2004 at 7:00pm.

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

EXCUSED:

ALSO PRESENT: Deputy Village Attorney Frank A. Aloï, Village Engineer Tom Carpenter of Chatfield Engineers, DPW Superintendent Bradley B. Upson, Jim and Joan Hamlin, Mark Edwards, Frank & Marilyn Blandford, Vince Beldin, Michael Nonck, Betty Knab, Fred Webster, ZBA: Jennifer Skoog-Harvey, Carrie Maziarz, John Bush.

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 meetings.

- ➔ Member Locke moved, Member Brugger seconded, Member Appleby abstained due to absence at that meeting, carried to approve the minutes of the meeting held November 24, 2003 as written.
- ➔ Member Appleby moved, Member Switzer seconded, Members Brugger and Locke abstained due to absence at that meeting, carried to approve the minutes of the meeting held December 8, 2003 as written.

CORRESPONDENCE: None

PUBLIC HEARINGS: None

NEW BUSINESS:

1. Application of: Name: Ross Gates for The Galley
 Address: 51 Market Street
 Purpose: approval to operate existing window as “walk-up” ice cream window – add canopy, picnic tables and sign

Applicant Presentation:

R. Gates reviewed his plans to offer a walk-up ice cream at The Galley. This would utilize an existing window in the southwest corner of the building near the parking lot. Currently the window remains closed and the space in the building is used for storage. He would like to install a canopy over the window, and put picnic tables on his property in this 12' x 28' area to be able to sit and eat the ice cream. He said he has the space, manpower and very little is required besides ordering more ice cream from his vendor. He said it is worth a try. The location is great along the canal for walkers, bikers, boaters, etc.

Continued Board discussion on application:

Member Appleby asked if this would cut into his parking. R. Gates said not much. Member Locke asked how many picnic tables he was planning. R. Gates said 4 to 6, whichever works out and does not crowd the area. Member Appleby asked if it would be near the existing wooden fence. R. Gates said yes. Chair Winner asked the type of canopy he was planning. R. Gates said a canvas canopy, probably maroon in color, to match the one on the front of the building.

Member Locke asked if he planned to put a sign out. R. Gates said yes, either flat on the building or hanging and lit from above or below. He would use the same lettering as current signage and would work with S. Zarnstorff on this.

R. Gates said this is entirely on his property, no one else's. He said he currently leases the parking lot. Member Brugger questioned if he would need a sidewalk use permit from the Village Board. S. Zarnstorff said no because he is not using Village property.

S. Zarnstorff suggested placing some sections of fencing or such around the picnic table area so children do not wander over into the parking lot. This could be dangerous. This could be fencing, a chain swag, wheel stops, etc. Member Brugger agreed that a “kiddie corral” is a good idea. He further said kids love to balance on wheel stops (cement curb blocks), so he likes the fencing idea better. Member Brugger said even something like Flash's Tavern did for their outdoor smoking area would work. B. Upson said he could provide guidelines regarding how far from cars it should be.

Board asked where his plans stood for a dining deck along the canal. R. Gates said the stamped drawings should be done soon. Then he needs Canal Corporation approval. Member Switzer said he would encourage ice cream eating back there in Harvester Park. B. Upson asked if there would be

umbrellas over the picnic tables. R. Gates said yes.

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⇒ Member Brugger moved, Member Appleby seconded, unanimously carried to grant approval for an ice cream window, canopy and picnic tables as described on the condition that he work with S. Zarnstorff on any safety concerns.

OLD BUSINESS:

1. Application of: Name: Mark Edwards of Lakeside Health System
 Address: 156 West Avenue
 Purpose: mechanical enhancements, etc.

Applicant Presentation:

M. Edwards reported that they finished the site drainage work up until hit with bad weather. This spring they will re-seed and do erosion control and the fencing. The air-handling unit has been installed and piped. T. Carpenter said they are satisfied to this point and will follow up on the drainage in the spring.

M. Edwards asked for a few moments at the end of the meeting to bring the Planning Board up to date on some possible modified plans regarding the construction of new obstetrics and surgery units.

2. Application of: Name: Marv Duryea
 Address: 50 North Main Street
 Purpose: change of use from manufacturing to retail and site plan approval

Applicant Presentation:

Marv Duryea was in attendance and introduced Vince from corporate Dollar General. M. Duryea said since the last Planning Board meeting, Dollar General decided it wanted to keep window frontage wherever possible. This building's windows had been covered over, but are in mostly decent shape. Therefore, they modified the plans to place the entry door on an angle at the northwest corner by Main Street instead of on the north side facing the parking lot. This shows the building better.

Regarding signage, they appeared before the Village Board last week for approval to have larger signage than the code allows. S. Zarnstorff explained that signage does not fall under the zoning chapter as would be expected. He reviewed the proposed signage, which would include individual letters above the door and a stand-alone sign using the existing frame and post on the property. It will be illuminated from the inside. They would run power to the sign pole and paint it.

Regarding the interior, they provided a floor plan. There will be 3 coolers in the rear left corner for milk, ice cream, bread, etc.

Vince said Dollar General would open 650 to 675 new stores this year. They are already underway with 340 signed leases.

Continued Board discussion on application:

Chair Winner clarified that Dollar General is not moving out of Sweden, but is opening this store in the Village as well. A. Appleby said they just opened one in Hamlin, too. Vince said the Village store will be larger than the store in Sweden or the store in Hamlin and they expect high traffic. Member Brugger asked if they have a minimum time commitment to a store. Vince said 5 years.

Member Appleby said he likes the door placement better not facing the parking lot. Chair Winner agreed and commented that it is covered and goes with the 1950's building design.

Member Appleby asked the size of the freestanding sign. Vince said they have not gotten a ladder truck up there yet to be able to measure it, but it appears to be 6 feet by 8 feet or 5 feet by 10 feet. Chair Winner said the signage appears to be scaled back since last week's presentation to the Village Board. Vince said it is. He said there would be a raceway sign with free standing letters in yellow and backlit above the door. Chair Winner said that goes with the building and era.

Member Brugger asked if backlighting the sign is allowed. Chair Winner said yes. It would not be allowed in the Main Street Historic Commercial District. Member Switzer asked if any green could be added to the yellow signs or if the pole could be painted green. Chair Winner said that really isn't the Planning Board's Bali wag. Vince said Dollar General uses its uniform colors and planned on repainting the pole and frame silver as it was originally.

Chair Winner asked if they would be utilizing the existing windows or installing all new. M. Duryea said the existing windows are in pretty good shape. They will keep them and clean them up and replace any broken or plastic ones.

S. Zarnstorff asked if they have plans for any landscaping. M. Duryea said he would be happy to come back in the spring and plan for some landscaping. He wants it to look nice. For now, they want to be sure all the drainage works properly. There are 2 Village owned trees in front. Chair Winner asked

planters.

Vince said as long as the landscaping is low and does not cover the windows. Member Switzer asked if the windows would be covered with sale signs. Vince said no. They do not tend to have sales because the products are basically always on sale. They will sometimes put a sign on the door and there is a hanging wire from the ceiling inside that holds any special signs needed. They also do not tint the windows.

Chair Winner asked about exterior lighting. M. Duryea said they would install pack lights on the sides and rear of the building that would not shine out to the street. There would be fluorescent strip lighting on the front of the building under the overhang.

⇒ Member Appleby moved, Member Locke seconded, unanimously carried to grant the change of use from manufacturing to retail and grant site plan approval for the exterior and interior on the condition that they return in Spring 2004 with a landscaping plan.

Board wished them well.

- 3. Application of: Name: Fred Blandford – FAB Books
- Address: 50 North Main Street
- Purpose: change of use from manufacturing to retail and site plan approval

Applicant Presentation:

Fred and Marilyn Blandford were in attendance to review their application for FAB Books to go in the space next to the new Dollar General store. F. Blandford thanked S. Zarnstorff for his help. He shared that this will be a bookstore that sells new and used books and hard to find and out of print books. They will not sell any pornographic or shady material. They will specialize in children's books. He said these take up less space and sell for more money.

He referred to two metal poles in front and said he would like to put a small sign there as well as a 3 foot x 5-foot sign on the south wall of the building by the creek. He will also utilize the 2-foot of sign space Dollar General is offering under their freestanding sign way up high. He said that sign would not attract walkers at eye level. Member Brugger said it would catch drivers at eye level when they come across the bridge.

Regarding the interior, the space is 30 feet by 100 feet. The first 30 feet will be used for retail display and the rest will be storage. The area behind the left front window will be the children's area. He will have a counter with a computer so customers can search his entire inventory. The walls will be painted white. There will be some paneling and the shelving will be a brown finish MDF material.

F. Blandford commented that he does not plan to compete with Liftbridge Book Shop or The Message.

Continued Board discussion on application:

Chair Winner asked if any coffee or food would be served. F. Blandford said no, moisture and the MDF material do not mix. Member Brugger asked if the windows in front would be left uncovered. F. Blandford said yes. He does not plan on covering the windows. There will be some signage, but he plans to keep it pretty clean so customers can see in. Member Appleby asked if the double entry door would remain. F. Blandford said yes. Member Brugger asked S. Zarnstorff if it is required to be sprinklered. S. Zarnstorff said no. Member Locke asked when he plans to open. F. Blandford said sometime in February.

⇒ Member Appleby moved, Member Brugger seconded, unanimously carried to grant the change of use from manufacturing to retail and grant site plan approval for the exterior and interior.

Board wished them well.

- 4. 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 was in attendance to continue review since the November 24th joint Planning Board and Zoning Board of Appeals meeting. He explained some revisions that have been made to the plans. These include a walkway around the building, new curbing, access to the maintenance building,

lighting, storm drainage and grading. Engineering details have also been added and tree sizes have been increased for additional screening.

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They are scheduled on the January 26th ZBA agenda and have provided a survey regarding the zoning boundaries. Business zoning is 53% at 50,009 square feet. Residential zoning is 43,055 square feet.

Regarding SEQRA, the Planning Board indicated at the November 24th meeting that they would take Lead Agency.

Continued Board discussion on application:

Tom Carpenter said that his comment letter would be ready in a few days. Regarding SEQRA, he has no concerns and recommended the Planning Board take Lead Agency, consider it an Unlisted Action and grant a Negative Declaration. The Monroe County DRC review lists standard storm water impacts that will have to be addressed. B. Levine said that would be addressed as a course of action.

Member Switzer expressed concern about the Main Street traffic and the accessibility of the tenants of the Webster house next door. B. Levine explained that they have a 10-foot easement. However, he does not have the answer as to how they will gain access and looks for direction. They will need to develop their own mode of ingress and egress. B. Upson expressed concern of private individuals crossing and said it would be logical to have a T-intersection. They would come in the driveway and turn to get to their property. The two uses are not compatible. The NYSDOT may not grant a separate curb cut. Chair Winner said it is not the Village's place to resolve this problem. F. Aloï agreed that it is a matter between the two property owners. B. Upson said he would prefer not to get involved, but he doubts a separate curb cut will be approved for the Webster property. If they create a 10-foot easement for cross access and create the T-intersection. B. Levine said Belmont is not obligated to make any improvements. They just need to figure out how to co-exist. Chair Winner said it should be separate and distinct. Right now the line is so blurred it is free for all. Chair Winner asked that any solution be incorporated into the plans. B. Levine said he would contact the Websters and see what they can work out.

⇒ Member Appleby moved, Member Switzer seconded, unanimously carried to declare the Planning Board as Lead Agency on SEQRA.

⇒ Member Brugger moved, Member Appleby seconded, unanimously carried to classify this an Unlisted Action and grant a Negative Declaration (no significant environmental impact).

5. UPDATE of: Name: Mark Edwards for Lakeside Memorial Hospital
 Address: 156 West Avenue
 Purpose: addition to hospital for obstetrics and surgical

Applicant Presentation:

M. Edwards said he and Kevin Nacy of LMH met today with Mayor Matela, S. Zarnstorff and A. Appleby. Planning Board Chair Winner and ZBA Chair Skoog-Harvey were unable to attend. They discussed possible changes to the surgical suite construction. Instead of adding a 12,000 square foot fourth floor, a consultant specializing in surgical center construction recommends 23,000 square feet on the ground. M. Edwards showed a simple rendering of 2 possibilities. The first is not favored due to access issues to the lab, mobile MRI and parking lot and proximity to the entry road. The second might work. It would include taking off the wellness center and an orthopedics office, and squaring off with the front of the existing building. It has better curb appeal and is further off the roadway. This would also require relocating the liquid oxygen and high-powered gas main. Parking options include possibly demolishing the old nursing home and creating additional parking and changing the access point. However, the old nursing home (122 West Avenue) is in the Town of Clarkson.

M. Edwards said they welcome feedback from the Village. It is at its last phase with the consultant. They will share the plans with Hospital Board members, doctors, and users of the proposed and affected spaces. Then they will prepare the budget and RFP to bid architectural services. Everyone will "get a shot" at the drawings. They hope to bid by the November 2004 and break ground by the end of the year.

M. Edwards questioned if there would be any zoning issues.

Continued Board discussion on update:

S. Zarnstorff said parking would be a zoning issue.

Member Brugger asked if this would become central registration. M. Edwards said no. It would be self-contained for outpatient use with a covered drop off area. The main entrance would remain the ground floor of the Care Center. They want to create a point of service entry. Member Switzer said tearing down the old nursing home is an excellent idea.

B. Upson also agreed it would be nice to see the old nursing home come down. He asked if they considered building this on a second story with parking underneath on ground level. M. Edwards said no. M. Edwards said LMH once planned senior housing, then medical office space. Then outside interests looked at it for various things, but nothing has worked out. The building needs a lot of work.

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Member Locke said it seems to be double the size of the original proposal. She asked who the driving force is for needing more space and questioned the need. M. Edwards said they originally figures 16,000 to 18,000 square feet total and they are now at 23,000 square feet. He said the new administration feels the outpatient functions are splintered.

Joan Hamlin asked if it wouldn't be easier to annex the old Cupola property (122 West Avenue) to the Village. M. Edwards said the idea of annexing that property to the Village of Brockport came up at today's meeting. It is not a tax producing property since it is non-profit. Mayor Matela thought it was a reasonable idea. They would need to discuss it with LMH and the Town of Clarkson as well. B. Upson said that property is currently considered an out of district sewer user. M. Edwards said if there were no longer a building, they wouldn't even need sewer.

NEXT REGULAR MEETING: Monday, February 9, 2004 at 7pm

ADJOURNMENT:

➔ Member Brugger moved, Member Appleby seconded, unanimously carried that the meeting be adjourned at 8:45pm.

Leslie Ann Morelli, Village Clerk