

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, Tuesday, October 15, 2002 at 7:30pm.

PRESENT: Chair R. Scott Winner, Vice Chair John Brugger, Member Annette Locke, Member Arthur Appleby, Building/Zoning Officer Scott C. Zarnstorff.

EXCUSED: Member Charles Switzer, Village Clerk Leslie Ann Morelli

ALSO PRESENT: Frank A. Aloï: Deputy Village Attorney, Tom Carpenter of Chatfield Engineers (Village Engineer), Bradley B. Upson; DPW Superintendent, Mark Edwards, Joan Hamlin, Richard Lingg, Sam Liberatore, Mark Calcagno.

CALL TO ORDER: Chair Winner called the meeting to order and led the Pledge to the Flag.

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

- ➔ Member Brugger moved, Member Appleby seconded, unanimously carried to approve the minutes of the meeting held August 26, 2002 as amended.
- ➔ Member Brugger moved, Member Appleby seconded, unanimously carried to approve the minutes of the meeting held September 9, 2002 as written.

CORRESPONDENCE: None

PUBLIC HEARINGS: None

OLD BUSINESS:

1. Application of: Name: Scott Warthman for Brockport Fire Department
 Address: Capen Hose Company at Main Street and Park Avenue
 Purpose: site plan approval for continued improvements of monument site

Not in attendance.

2. Application of: Name: Eric Koke
 Address: 79 Kenyon Street
 Purpose: driveway expansion

Not in attendance. Tabled.

3. Application of: Name: Samuel Liberatore, PE – Schultz Associates for Mark Calcagno
 Address: West Avenue (remaining Farash property)
 Purpose: SEQR determination & preliminary subdivision and site plan approval – 230 lot residential / 6 lot commercial subdivision and site plan now known as Remington Woods

Applicant Presentation:

Army Corps of Engineers (ACOE) suggests reflagging wetland boundary and resurveying wetland. Basically, a re-delineation of wetlands. Then ACOE will issue an approval letter. S. Liberatore said Schultz Associates will comply. Monroe County Soil and Water Conservation District (MCSWCD) wants construction fencing around wetlands during construction. State Historic Preservation (SHPO) photos of surrounding houses were provided and aerial photos of the area were provided from the 1930's and 1970's showing stripping

Continued Board discussion on application:

Board cannot grant preliminary approval to the project until SEQR is satisfied with documentation from concerned agencies. The Planning Board can, however, recommend to the Village Board that they resolve the installation of the west turn lane on West Avenue as recommended in the NYSDOT letter. West Avenue is a state highway under the jurisdiction of NYSDOT. Normally, DOT requires all traffic impact mitigation be in place before they allow a subdivision street to open to the public. However, because of the long development schedule for this project, they are willing to allow a "phased mitigation plan" in which the Village commits to restrict development to Phases I through IV, or 40% of full build-out until the westbound left turn lane is constructed. DPW Superintendent Upson said he would bring this to the next Village Board meeting.

- ⇒ Member Appleby moved, Member Brugger seconded, unanimously carried to recommend to the Village Board the NYSDOT's phased mitigation plan.

NEW BUSINESS:

- 1. Application of: Name: Abdel Yaght
 Address: 32 Main Street
 Purpose: Sam's NY Style Pizzeria – dine in and take out

Applicant Presentation:

Proposed hours 11am to 4am for dine in and take out NY style pizzeria. He and his wife will operate the business.

Continued Board discussion on application:

Member Appleby expressed concern about being open until 4am. Bars close at 2am. There is no on-street parking 2am to 6am. Chair Winner asked where the applicant lives. Applicant said the Buffalo area. S. Zarnstorff said nothing in the code prohibits remaining open until 4am. Chair Winner asked about dumpster plans. Applicant said he plans to share a dumpster with C&S Saloon. The applicant said he plans to park behind the business. Member Appleby noted there they are renting and commented that the property owner should sign the application. Applicant will have Jack Mahan sign the application. Board said this is not a change of use. No site visit is needed.

FUTURE PLANS:

- 1. Application to come: Mark Edwards – Lakeside Memorial Hospital
 Address: 156 West Avenue
 Purpose: site plan approval for smoking structure & update on future plans

Presentation:

Mark Edwards of Lakeside Memorial Hospital made an informational presentation to the Planning Board regarding proposed upgrades at the Hospital. They will submit plans for approval at a later date. He shared that the hospital is planning energy upgrades to mechanical equipment and systems. This will include insulation and a façade improvement along West Avenue. The hospital would like to have the entire hospital facade similar to the care center facade. The mechanical improvements would take place this fall. Facade improvements would take place next spring or summer. Mechanical improvements will also involve increasing capacity of some of the mechanical systems to allow for an addition to the hospital. A fourth floor will be added to the existing hospital for a new operation center. The existing facility was originally designed to allow for a fourth floor to be added. The addition will add 13,000 square feet to the hospital. An area variance will be needed from the Zoning Board of Appeals regarding height. After the operation center is moved to the fourth floor from the first floor, the obstetrics center will be improved. In addition, there will be some empty space left on the first floor where the old operating rooms were. The hospital is reviewing the possibilities for use of this space. Bed count and capacity will not change.

They are currently planning to construct a smoking structure. This would be a gazebo type structure that is mostly enclosed from the wind. Plans will be submitted to the Planning Board. M. Edwards asked what the Planning Board needs to see. Chair Winner said samples of materials would be helpful. It needs to be covered from rain, away from patient rooms, and secure at night. They are proposing location to be on the west side of the hospital near receiving. It would be pre-fabricated and freestanding.

The Planning would be interested in providing input on the facade improvements.

PUBLIC COMMENT:

- 1. Richard Lingg of 8 Candlewick Drive expressed concerns with the Havenwood Meadows Section III project of Don Hibsich. Concerns included excessive construction traffic from East Avenue down Candlewick Drive, excessive mud being tracked down residential streets, construction entrance need to be regarded according to Village Engineer. Chair Winner said the construction road is the first priority before other construction takes place. The Village Engineer will contact Don Hibsich.

NEXT SPECIAL MEETING: Monday, October 28th 7:30pm if requested.

NEXT REGULAR MEETING: Tuesday, November 12th 7:30pm

ADJOURNMENT:

- ➔ Member Brugger moved, Member Appleby seconded, unanimously carried that the meeting be adjourned at 9:00pm.