

Regular meeting of the Village of Brockport Planning Board was held in the Conference Room, Municipal Building, 49 State Street, Brockport, New York, Monday, October 18, 2010 at 7:00pm.

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

EXCUSED: Member R. Scott Winner

ALSO PRESENT: Rich Miller, Pam Ketchum, Joan Hamlin, Officer VanDervort, Margay Blackman, Mary Pat Musselman, Jim Hamlin, Kathryn Weston, Pete and Susan Smith, Kathy Goetz, Hollis Webster, Ed Webster, S. Hale, D. Weaver, Carol Dolan, Mark Kristansen, Natasha Blum, J. Davis, Helen Maier, John Maier

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 Appleby moved, Member Daily seconded, unanimously carried to approve the minutes of the meeting held October 12, 2010 as written.

CORRESPONDENCE: None

PUBLIC HEARINGS: None

OLD BUSINESS:

1. Application of:	Name:	Richard Miller
	Address:	52 State Street
	Tax Map #:	069.53-2-7
	Zoning:	Business
	Parcel Size:	.29 acre = 82.5' x 155'
	Property Class:	483
	Purpose:	change of use to allow a second-story apartment and a first-story apartment

Applicant Presentation:

Mr. Miller referenced the newest set of drawings for 52 State Street, submitted October 12, specifically first-floor Suite B and second-floor Suite D. The rooms of Suite D have been relabeled, the wall between the storage area and living room has been eliminated, the kitchen has been placed in the front room, with a total of 705 sf. Mr. Miller hoped there is enough detail.

Member Appleby asked if the door that will separate the kitchen from the Suite C office area is secure from both sides; the applicant affirmed stating that the closet in that area that looks like it belongs to the office space occupied by A.J. Barea will actually be part of the apartment. The Board inquired whether the front door would be on a diagonal or straight and Mr. Miller said it was drawn straight, but it will be diagonal instead. He mentioned all windows in this suite were replaced 7-8 yrs ago and all are up to spec, no lead paint issues, etc.

First floor Suite B – Mr. Miller pointed out the details are now drawn in for the bathroom and kitchen, with 780 sf total.

The Board asked if the first floor office doesn't have restroom but Mr. Miller pointed out the restroom on the drawing, off the hallway. Asked if the windows open and Mr. Miller said yes, for fire egress. He added many first floor windows haven't been replaced yet. It was clarified there is separate heat, etc., which was done back in 1998.

Member Appleby asked if work on the cupola is done. The applicant stated it is a work in progress, being done by Rob Rosekrantz from Medina. It's very slow moving process removing the paint; it needs special bonding paint to hold it all together, and may need some special wood as well.

Chair Switzer asked CEO Zarnstorff to go through the zoning code, permitted uses and non-permitted uses. CEO Zarnstorff stated 52 State Street is in the B-Business use district. Chapter 58-11 A (10) states a building may be used for a combination of residential and commercial uses, subject to: a) no more than 2 single-family dwellings, b) maximum square feet of unit is 800, c) maximum number of bedrooms is 2, d) at least 25% of the total building square footage shall be allocated as commercial space and it shall occupy the first floor, from the front of the building toward the rear. Chair Switzer affirmed both units are under 800 square feet, there are only 2 bedrooms in each, and at least 25% of the building is commercial. Member Locke asked if the "no more than 3 unrelated" rule would apply and CEO Zarnstorff affirmed.

Chair Switzer stated there would be a public hearing at the next meeting, November 2. Mr. Miller stated

that would be acceptable with him.

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Public comment:

Margay Blackman - 73 Park Avenue. Asked if a site visit had been done as this was talked about at the last meeting. Chair Switzer stated there had not yet been a site visit by Board members. Member Locke clarified first there would be the public hearing, then a site visit, then a decision, as was discussed in the meeting of September 27.

Pam Ketchum – 91 Park Ave. Mentioned she had distributed rental property information to the Board prior to the start of tonight's meeting. She asked the Board to please read and consider it before making a decision on this rental. Chair Switzer asked Ms. Ketchum if she is a rental owner and she affirmed. She continued, bringing up concerns about the door rather than a wall (in the kitchen area of Suite D) and asked if this is a firewall. She added she has concerns over more rental property in the village as stated in her information packet. She stated the applicant "does not follow the rules, and we all know that." She opined this will be a negative impact on the neighborhood if it goes to rental property, as elaborated on in her packet. She told the Board they "can say no, without giving a reason."

Adam Rich – 307 Main Street. Previously lived in Rochester, MN, in the downtown area. The city, the Zoning Officer, police department, and Planning Board together placed a moratorium on rentals. Subsequently, the tide began to turn and it became a nice place to live again. Chair Switzer indicated there has been talk by the Board of Trustees about a similar plan, but right now we must follow the current local laws.

NEXT REGULAR MEETING: Monday, November 2, 2010 7:00pm
Application materials due by Noon the Tuesday before.

ADJOURNMENT:

➔ Member Appleby moved, Member Daily seconded, unanimously carried that the meeting be adjourned at 7:31 pm.

Pamela W. Krahe, Clerk