

Village of Brockport
Planning Board
6 pm Monday, August 8, 2022

MEETING AGENDA

CALL TO ORDER / PLEDGE / ROLL CALL

APPROVAL OF MINUTES: May 9, 2022 and June 13, 2022

CORRESPONDENCE:

OLD BUSINESS APPLICATIONS:

NEW BUSINESS APPLICATIONS:

1. Name: William Fox
Address: 259 Main St
Tax Map#: 068.20-3-18
Zoning: Residential
Parcel Size: 78f x 152d x 0.25ac
Prop. Class: 220 – 2 Family Residential
Purpose: Driveway Expansion

2. Name: Christopher Johnson
Address: 60 Holley St
Tax Map#: 068.60-3-14
Zoning: Residential
Parcel Size: 92f x 162d x 0.35ac
Prop. Class: 612 – School
Purpose: Driveway Expansion

ADJOURNMENT:

UPCOMING REGULAR MEETINGS/DEADLINES (only upon application):

Meeting: Monday, August 8, 2022 - 6 pm Deadline: July 26, 2022 - Noon
Meeting: Monday, September 12, 2022 – 6 pm Deadline: August 30, 2022 - Noon

--UnApproved--

**Regular meeting of the Village of Brockport Planning Board
Held in the Conference Room, Municipal Building, 49 State Street, Brockport, NY
Monday, May 9, 2022, at 6:00pm**

PRESENT: Chair Charles Switzer, Member Kevin McCarthy, Member Brandon St. John, Clerk Theresa Weed

EXCUSED: Vice Chair Lyle Stirk, Member Colby Fisher, CEO Chad Fabry, Annie Crane

ABSENT:

ALSO PRESENT:

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 minutes of meeting of August 9, 2021.

→ Member Brandon St. John moved, Member Kevin McCarthy seconded, unanimously carried to approve the minutes as written.

CORRESPONDENCE:

OLD BUSINESS:

NEW BUSINESS:

1. Name: Frank Parker
Address: 14 Cloverwood Dr
Tax Map#: 069.10-5-17.1
Zoning: Residential
Parcel Size: 215.65f x 115.61d x 0.43ac
Prop. Class: 210 – 1 Family Residential
Purpose: Driveway Expansion

Presentation/discussion:

Chair Switzer invited the Applicant to address the Board. The Applicant indicated he would like to expand his driveway 10 ft x 70 ft in gravel along the right side of the existing driveway to the end of the garage. In a year or two, after it settles, he would like to pave it. He plans on pulling out the bushes to allow for the expansion. He is interested in a curb cut and will reach out to the DPW. All costs incurred will be at the homeowner's expense.

PLANNING BOARD MEETING MINUTES – May 9, 2022

Chair Switzer added that the homeowner will need to work with Chad and the DPW regarding the curb cut.

MOTION: Chair Switzer called for a motion:

- Member Kevin McCarthy moved, Member Brandon St. John seconded, unanimously carried to approve the driveway expansion at 14 Cloverwood Drive. That the owner will be in contact with Chad Fabry who will also be in contact with the DPW to do the necessary curb cutting to allow this to happen.

Chair Switzer congratulated Mr. Frank Parker.

OTHER BUSINESS - DISCUSSION:

UPCOMING REGULAR MEETINGS/DEADLINES (only upon application):

Meeting: Monday, June 13, 2022 - 6 pm Deadline: May 31, 2022 - Noon
Meeting: Monday, July 11, 2022 – 6 pm Deadline: June 28, 2022 - Noon

ADJOURNMENT:

- Member Brandon St. John moved, Member Kevin McCarthy seconded, unanimously carried that the meeting be adjourned at 6:14pm.

Theresa Weed, Clerk

--UnApproved--

**Regular meeting of the Village of Brockport Planning Board
Held in the Conference Room, Municipal Building, 49 State Street, Brockport, NY
Monday, June 13, 2022, at 5:30pm**

PRESENT: Chair Charles Switzer, Vice Chair Lyle Stirk, Member Kevin McCarthy, Clerk Theresa Weed

EXCUSED: Member Brandon St. John, Member Colby Fisher, CEO Chad Fabry, Trustee/Deputy Mayor Annie Crane

ABSENT:

ALSO PRESENT:

CALL TO ORDER: Chair Switzer called the meeting to order and led the Pledge of Allegiance.

REVIEW OF MEETING MINUTES: Minutes of May 9, 2022 will be reviewed at the next meeting.

CORRESPONDENCE:

OLD BUSINESS:

NEW BUSINESS:

1. Name: Douglas Tobey
Address: 33 Carolin Drive
Tax Map#: 068.43-2-6
Zoning: Residential
Parcel Size: 91f x 119.23d x 0.25ac
Prop. Class: 210 – 1 Family Residential
Purpose: Driveway Expansion

Presentation/discussion:

Chair Switzer invited the Applicant to address the Board. The Applicant indicated he would like to widen his driveway so he can park his boat next to the garage. He will put down crushed stone. The applicant also indicated he has no plans to put down asphalt.

A brief discussion took place regarding the boat placement on the expanded area and the new privacy fence along the property line.

PLANNING BOARD MEETING MINUTES – June 13, 2022

MOTION: Chair Switzer called for a motion:

- ➔ Member Stirk moved, Member McCarthy seconded, unanimously carried to approve the application as presented at 33 Carolin Drive.

Chair Switzer congratulated Mr. Douglas Tobey.

OTHER BUSINESS - DISCUSSION:

UPCOMING REGULAR MEETINGS/DEADLINES (only upon application):

Meeting: Monday, July 11, 2022 – 6 pm Deadline: June 28, 2022 - Noon

Meeting: Monday, August 8, 2022 - 6 pm Deadline: July 26, 2022 - Noon

ADJOURNMENT:

- ➔ Member Stirk moved, Member McCarthy seconded, unanimously carried that the meeting be adjourned at 5:33pm.

Theresa Weed, Clerk

Review submission requirements & deadlines prior to submitting.

VILLAGE OF BROCKPORT

127 Main St., Brockport, NY 14420

Phone: (585) 637-5300 ext. 114 Fax: (585) 637-1045

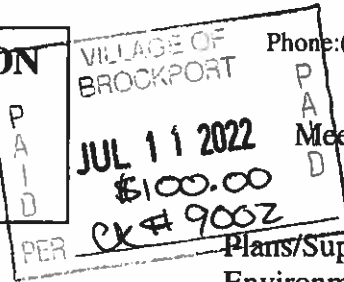
Website: www.brockportny.org

PLANNING BOARD APPLICATION

Change of Use: _____ Fence: _____

Subdivision: _____ Site Plan: _____

Other: _____



Meeting Date: 8-8-22 6:00 p.m.

Date Submitted: 7-11-22

Application Fee: \$ 100.00

Plans/Supporting Documents (10 sets):

Environmental Assessment Form: _____

Please Note:

- Applicant (or representative) must attend meeting(s).
- Failure to show, withdrawal of application, or denial will result in forfeiture of fee.
- Applicant may be billed for Village Engineer fees related to the review of the application.
- The Planning Board will determine the need for a public hearing. If so, a separate fee will be billed.

PROPERTY ADDRESS: 259 Main St.

Flood Zone: Yes No

Tax Map Parcel #: 068.20-3-18

Parcel Size: 78.08 width 150.80 depth

Property Zoning District: Residential

Property Class: 220 - 2 family Res

Present Use of Property: _____

Proposed Use of Property: _____

Description of Proposal: Re Structure parking/driveway
Curb cut new exit onto Fair Street

Description of any planned remodeling: Re Structure parking, driveway

Building permit required? Yes No

Historical designations? Yes No

Certification of Statements:

The applicant(s) hereby affirms that the above information is accurate and complete, to the best of his/her knowledge and he/she/they is/are the title owner(s) of the property or has/have been authorized by the title owner(s) to make this application.

I/We hereby certify that I/We are title owner(s) of the property property identified in the above application and that the applicant(s) named is/are authorized to make the application described herein.

Applicant Signature

William P. Fox
Owner Signature o.b.o. 259 Main LLC

Applicant Name Printed/Typed

William Fox
Owner Name Printed/Typed

Street City State Zip

259 Main Brockport NY 14420
Street City State Zip

Phone #

E-mail

Phone #

E-mail

ABSTRACT REFERENCES:
 METRO REAL ESTATE SERVICES, LLC
 SEARCH No: MRE-A-23154
 DATED: 5/21/2022

DEED REFERENCES:
 LIBER 11350 OF DEEDS PAGE 330
EASEMENTS & AGREEMENTS:
 APPROPRIATION NYS DOT
 LIBER 10829 OF DEEDS PAGE 149

MAP REFERENCES:
 LIBER OF MAPS PAGE

CERTIFICATIONS:
 259 MAIN STREET, LLC
 WILLIAM FOX
 RAYMOND B. O'NEILL, Jr., Esq.

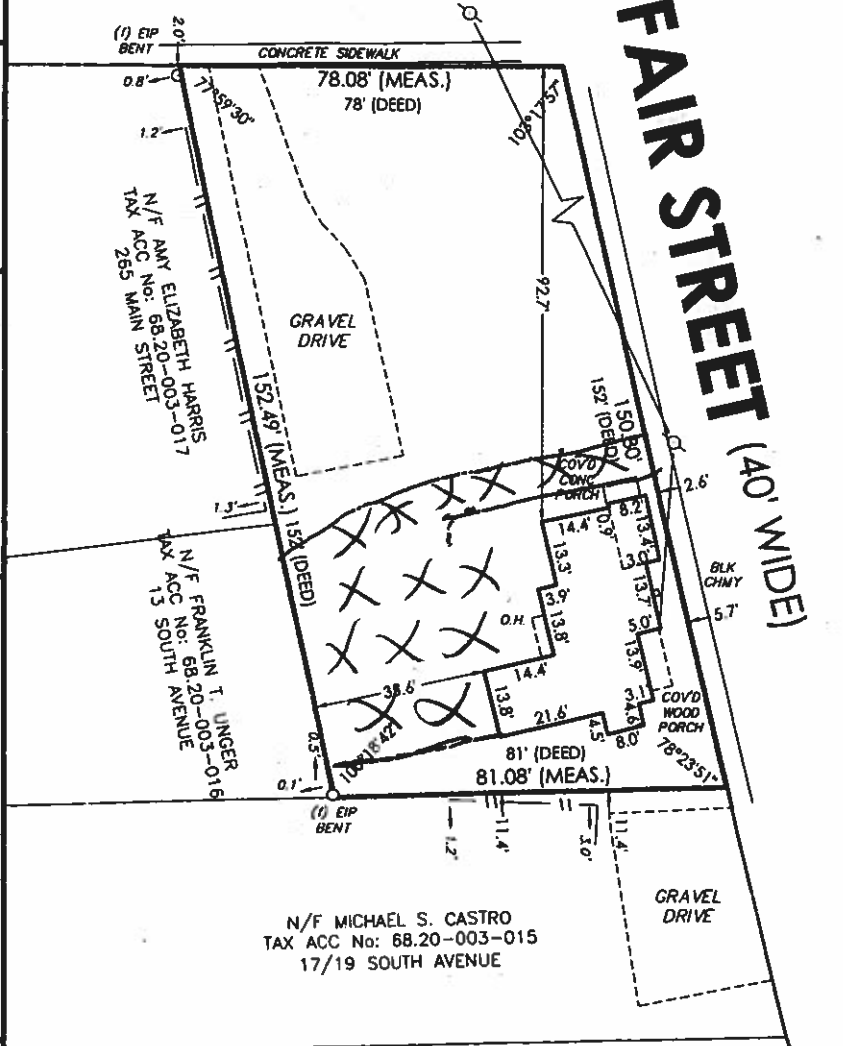
- LEGEND**
- ▲ P.K. NAIL FOUND
 - ▲ P.K. NAIL SET
 - CONCRETE MONUMENT
 - ⊗ IRON PIN OR PIPE FOUND
 - ⊕ IRON PIN SET
 - UTILITY POLE
 - CHAIN LINK FENCE
 - EASEMENT LINES
 - UTILITY LINES
 - R.O.W. LINE
 - PROPERTY LINE
 - CENTERLINE

"COMPONENT 2011" UNDER LAND SURVEYING ALL RIGHTS RESERVED
 UNAUTHORIZED DUPLICATION IS A VIOLATION OF ALL APPLICABLE LAWS
 UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP
 BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF
 SECTION 7209, SUBSECTION 2, OF THE NEW YORK STATE EDUCATION LAW
 "TOPICS OF THE ORIGINAL OF THIS MAP WAS NOT MARKED WITH AN ORIGINAL OF
 THE LAND SURVEYOR'S INKED OR EMBOSSED SEAL SHALL NOT BE
 CONSIDERED A VALID TRUE COPY"

"CERTIFICATIONS INDICATED HEREON SHOW THAT THIS SURVEY WAS
 PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR
 LAND SURVEYING AND THE P.L.S. STATE ASSOCIATION OF
 LAND SURVEYORS AND THE P.L.S. STATE ASSOCIATION OF
 PROFESSIONAL LAND SURVEYORS. THE SURVEY IS PREPARED AND ON
 ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON
 HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND
 LENDING INSTITUTION LISTED HEREON, AND NOT THE ASSIGNEES OF THE
 SURVEYOR OR HIS SUCCESSORS, AND NOT RESPONSIBLE TO
 ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

MAIN STREET (66' WIDE)

FAIR STREET (40' WIDE)



ASSUMED

MAIER
LAND SURVEYING
 RICHARD E. MAIER, P.L.S.
 PROFESSIONAL LAND SURVEYOR
 539 MANITOU ROAD
 HILTON, NEW YORK 14468
 (585) 392-6134

MAP OF SURVEY SHOWING:
LANDS OF
JACOB R. CALABRIA
 SITUATED IN PART OF
 TOWN LOT 13, SECTION 8, TOWNSHIP 3
 VILLAGE OF BROCKPORT
 MONROE COUNTY STATE OF NEW YORK
 SCALE: 1" = 30' DATE: 6/22/22 JOB NO.: 22-221 T.M. NO.: 68.20-003-018



VILLAGE OF BROCKPORT
 PAID JUL 07 2022
 \$ 100.00
 PER C# 3804

VILLAGE OF BROCKPORT

PLANNING BOARD APPLICATION

127 Main St, Brockport, New York 14420
 Phone: (585)637-5300 ext.114 Fax: (585)637-1045
 Website: www.brockportny.org

| | |
|-----------------------------------------|-------------------------------------|
| Change of Use: <input type="checkbox"/> | Fence: <input type="checkbox"/> |
| Subdivision: <input type="checkbox"/> | Site Plan: <input type="checkbox"/> |
| Other: _____ | |

Meeting Date: 8/8/22 6 p.m.
 Date Submitted: 7/7/2022
 Application Fee: \$ 100.00
 Plans/Supporting Documents (10 sets):
 Environmental Assessment Form: _____

Please note:

Applicant (or representative) must attend meeting(s).
 Failure to show, withdrawal of application, or denial will result in forfeiture of fee.
 Applicant may be billed for Village Engineer fees related to the review of application.
 The Planning Board will determine the need for a public hearing. If so, a separate fee will be billed.

PROPERTY ADDRESS: Part of 60 Holley St. (lot is on the SW corner of Erie/Utica intersection)

Tax Map Parcel #: 068.60-3-14 Parcel Size: 92 width 162 depth
 Property Zoning District: Residential Property Class: 612 - School
 Present Use of Property: _____ Proposed Use of Property: _____
 Flood Zone: Yes No Historical designations? Yes No Building permit required? Yes No

Description of Proposal :

We would like to expand our current parking lot by approx. 6600 sqft. We would also like to add an exit (curbcut) onto Erie St. It would be an exit only and would have an electric gate.

Description of Any Planned Remodeling:

Certification of Statements:

The applicant(s) hereby affirms that the above information is accurate and complete, to the best of his/her knowledge and he/she/they is/are the title owner(s) of the property or has/have been authorized by the title owner(s) to make this application.

Christopher T. Johnson
 Applicant Signature

Christopher T. Johnson
 Applicant Name Printed/Typed

60 Holley St Brockport NY 14420
 Street City State Zip

Phone # _____ E-mail _____

I/We hereby certify that I/We am/are title owner(s) of the property identified in the above application and that the applicant(s) named is/are authorized to make the application described herein.

Christopher T. Johnson
 Owner Signature

Christopher T. Johnson
 Owner Name Printed/Typed

60 Holley St. Brockport NY 14420
 Street City State Zip

Phone # _____ E-mail _____



Established 1983 • Grades: Kindergarten - Twelve

Christopher T. Johnson, Principal

June 23, 2022

Dear Board Members:

The attached documents describe the parking lot expansion we would like to do at Cornerstone Christian Academy. We need to expand the lot for our daily needs, but it also serves as an additional lot that we open for events such as the Brockport Summer Arts Festival.

We currently have twenty-eight parking spaces, and the expansion would give us a total of forty-nine spaces, not quite doubling our capabilities. This change would also make times when we have more than one event in the school, such as an overlap with Scout Troup 111 and the Brockport Community Orchestra, both of whom meet in our building.

An additional part of our proposal would be to add a one-way exit onto Erie St. This would be gated in order to avoid people trying to cut the corner.

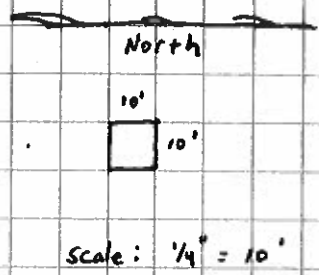
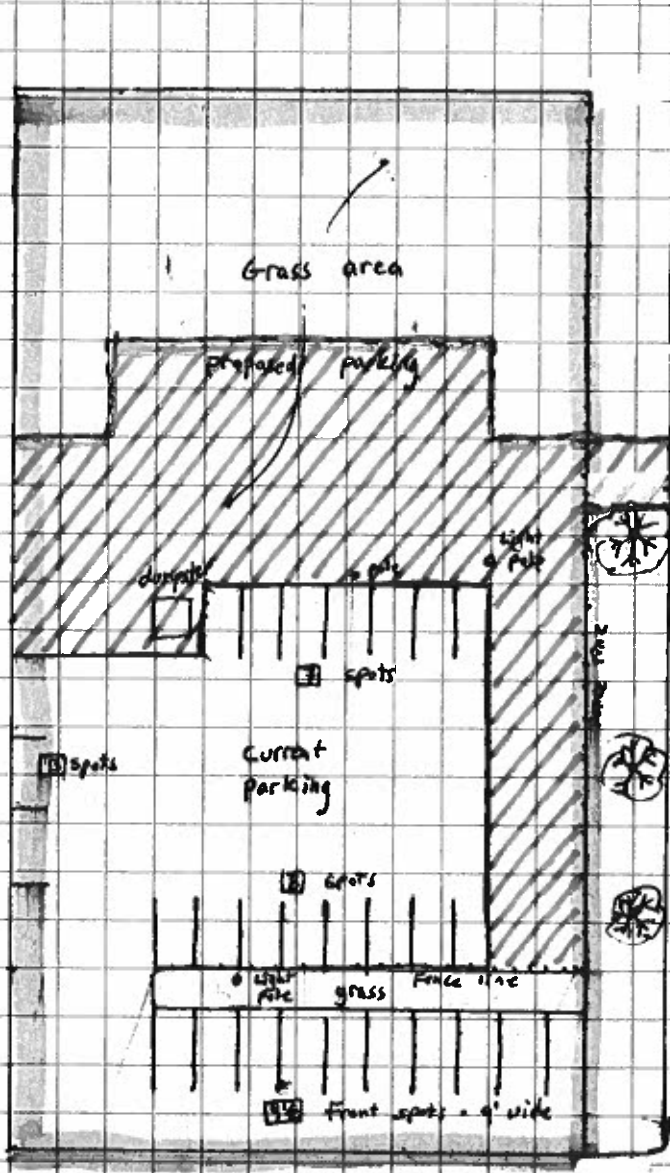
Please consider our proposal. If approved, we would like to have it completed as soon as possible. We hope to have the lot increase done before school resumes in September. If we need to, we can hold off on the additional curb cut, but we do believe that would enhance the project's benefits significantly.

Please contact me as needed. Thank you for your consideration.

Sincerely,

Christopher Johnson

Cornerstone Christian Academy
Current parking lot



220' long

ERIE STREET

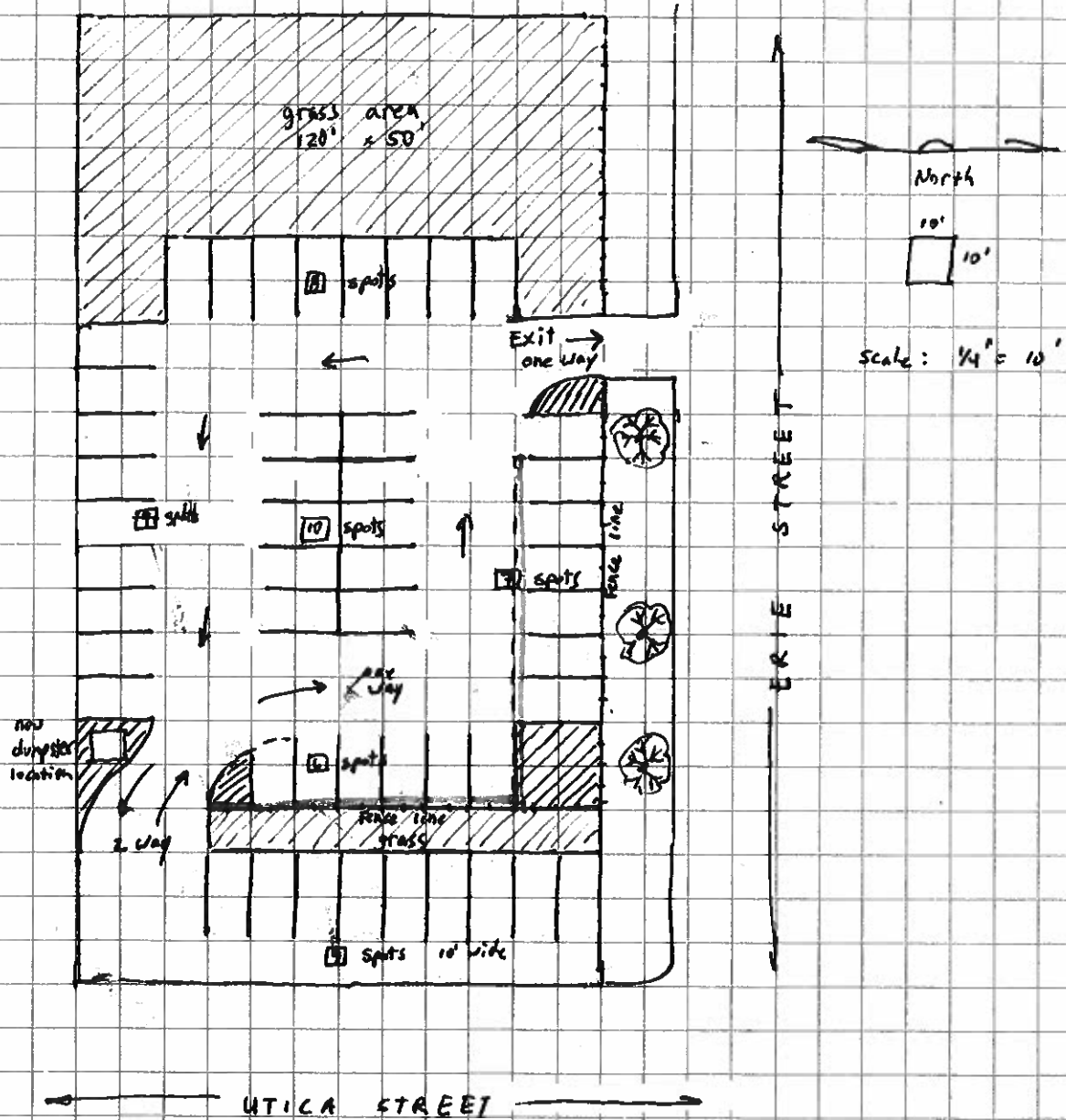
UTICA STREET

120' wide

- 9 1/2 marked front spots
- 10 marked rear spots
- 27 spots plus middle

G. Ly J
12-28-2021

Cornerstone Christian Academy proposed parking lot



- 9 front spots
- 40 rear spots
- 49 total spots

by - by w
12-28-2021

Erie St

Utica St

Erie St

Current



**Cornerstone
Christian Academy**

Holley St

Holley St

Utica St

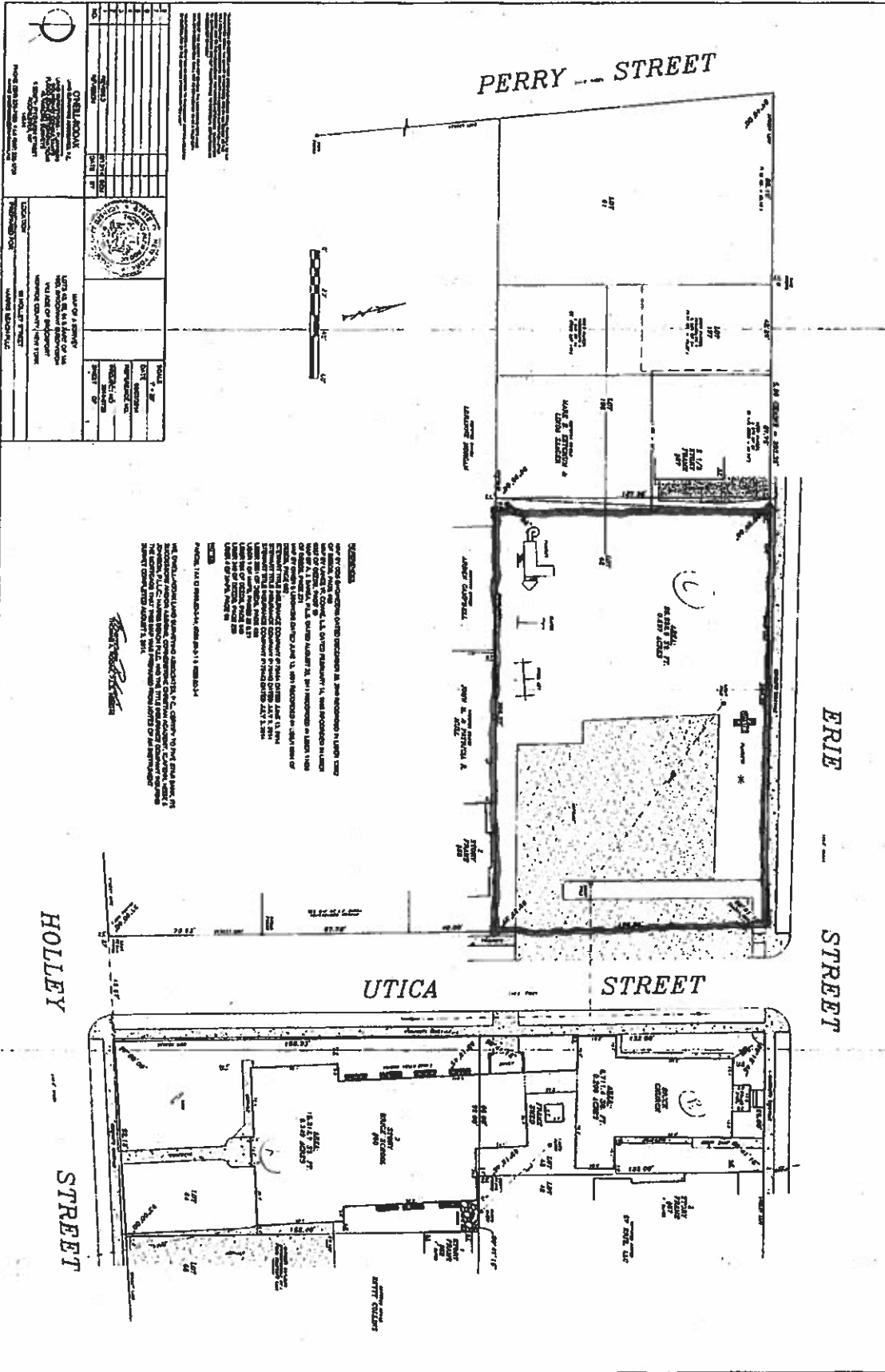
PERRY STREET

ERIE STREET

UTICA STREET

HOLLEY STREET

STREET



| | | | |
|-----------------------------------------------------------------|--|---------------------|----------------------------|
| <p>OWNER: [Name]</p> <p>PROJECT: [Name]</p> <p>DATE: [Date]</p> | | | <p>SCALE: 1/8" = 1'-0"</p> |
| <p>DESIGNER: [Name]</p> <p>DATE: [Date]</p> | | | |
| <p>CONTRACTOR: [Name]</p> <p>DATE: [Date]</p> | | <p>NOT TO SCALE</p> | |

NOT TO SCALE

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR FOR THE CONSTRUCTION OF THE PROJECT.

THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS AND SPECIFICATIONS.

THE ARCHITECT DOES NOT WARRANT THE FITNESS OF THE PROJECT FOR ANY PARTICULAR PURPOSE OR THE ADEQUACY OF THE PROJECT FOR ANY PARTICULAR USE.

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