

Regular meeting of the Village of Brockport Planning Board was held in the Conference Room, Municipal Building, 49 State Street, Brockport, New York, Monday, June 13, 2016 at 7:00pm.

PRESENT: Chair Arthur Appleby, Vice Chair Charles Switzer, Member Kevin McCarthy, Clerk Katie Brown, CEO David Miller

ABSENT: Patricia Baker

ALSO PRESENT: Annie Krane, Evy & Eric O'Brien, Michaelann Murphy, Louis Christie, Dale Robinson, Karen Lowenguth, Michael Taddonio, Irma Brungard, Marc Marcello, Kathy Kristansen, Joan Hamlin

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

REVIEW OF MEETING MINUTES:

➔ Member Switzer moved, Member McCarthy seconded, unanimously carried to approve the minutes of May 9, 2016.

CORRESPONDENCE: NYS Planning Federation summer session training notice

NEW BUSINESS:

1. Name: Marc Marcello for 58 Main Restaurant
Address: 58 N Main St
Tax Map #: 069.37-1-22.2
Zoning: B-Business Use
Parcel Size: 0.25 acres
Prop. Class: 421
Purpose: Addition- Removal of existing smoker shed & replace with a new, larger shed that can house 2 smokers instead of just 1.

Presentation/Discussion:

Marc Marcello's business is doing well and he needs more equipment - a second smoker and a larger shed to house it. Chair Appleby asked if there have ever been any complaints from neighboring properties or merchants regarding the current smoker setup. Mr. Marcello stated, to his knowledge, there has not been and CEO Miller confirmed he has no record of any complaints. Mr. Marcello emphasized that his equipment produces a low induced smoke and is fueled by woodchips. The smoker runs at a maximum of 300 degrees with very low smoke output.

Chair Appleby inquired about the amount of space the smoker shed will occupy. Mr. Marcello explained that the current shed takes up one half of a parking space and the new shed is expected to occupy one full 20ft x 10ft parking space. He is aware he must bear a 36in easement off the existing shed. He went on to say that his business rents the entire parking lot, but will make sure there is room for a car door to be opened when a vehicle is parked in the adjacent spot.

Mr. Marcello stated that he is considering T1-11 siding material in a color that will match the existing building, which should last as long as the structure is standing. He plans to make final decisions regarding the exterior in the coming days and hopes to complete the project by July 4, 2016. The construction should take one day.

SEQR was discussed with Board agreeing this is a Type II action requiring no further review.

➔ Member McCarthy moved, Member Switzer seconded, unanimously carried to approve the application as submitted.

2. Name: Michaelann Murphy for Gypsy Mama's
Address: 33 West Ave.
Tax Map #: 068.44-2-9
Zoning: B-Business
Parcel Size: 0.20 acres
Prop. Class: 483
Purpose: Change of use from dental office to a "farm-to-table" market

Presentation/Discussion:

Chair Appleby opened the discussion by stating that the only concern he has with the location is the potential for parking problems, as the last business experienced some issues. Ms. Murphy responded that there is a driveway with a small parking lot in the rear of the building and parking is permissible on

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both sides of West Ave. She noted her business will run a take-out style operation so customers will not be staying for any length of time. Chair Appleby asked how the business will manage deliveries. Ms. Murphy explained that the great majority of the supplies will be coming from her farm or neighboring farms, which she will transport herself. There will not be large truck deliveries.

Member McCarthy asked for clarification on how takeout orders will be handled. Ms. Murphy expects customers to park, enter the building to pick up their orders, and leave within a few minutes of entering. She advised that there are entrances in the front and rear of the building with a handicapped accessible ramp. CEO Miller recommend that the Board consider the differences in the parking needs compared with the previous tenant, as Ms. Murphy's business will not be a sit-down style establishment where vehicles will be parked for any length of time. He also recommends that a parking space be striped off adjacent to the handicapped accessible ramp.

The Board reviewed an aerial map of the property with Ms. Murphy, identifying there are 7 standard parking spots with one additional to be used as a handicapped space near the ramp. Chair Appleby suggested that by removing the tree along the driveway, it will allow for a doublewide entrance. He advised it is not a requirement.

The Board confirmed that Ms. Murphy will have a tenant in the second floor two bedroom apartment, which will account for one or two parking spaces. Ms. Murphy noted the business will be open 11am-7pm and the tenant will likely be gone during much of this time.

The Board inquired what types of food service permits are needed. Ms. Murphy advised she is working with the health department, the agricultural bureau, and the Cornell Preservation Department to ensure she will have everything that is required prior to operating the onsite kitchen.

Ms. Murphy explained to the Board that there is an enclosure next to the driveway for storing outdoor trash receptacles. She plans to reface the existing sign which will remain in the same location.

SEQR was discussed with Board agreeing this is a Type II action requiring no further review.

➔ Member Switzer moved, Member McCarthy seconded, unanimously carried to approve the application as submitted.

3. Name: Irma Brungard for Brungard Income Tax & Bookkeeping
Address: 52 State St. Ste 1
Tax Map #: 069.53-2-7
Zoning: B-Business
Parcel Size: 0.29 acres
Prop. Class: 483
Purpose: Change of use from vacant suite to Brungard tax service (business previously located at 61 N Main)

Presentation/Discussion:

The Board wished to clarify the location of Suite 1 in the building. Ms. Brungard stated the office will be located on the bottom floor (ground floor, not basement). Her business hours are from 9AM until 7PM during tax season. Chair Appleby advised the applicant that, at times, her customers may have to compete with the attendants of the Village Court for on-street parking. Ms. Brungard noted there is some parking in the rear of the building.

Member McCarthy confirmed with Ms. Brungard that her planned sign utilizes approved historical colors required for the building.

Chair Appleby inquired about the number of employees. Ms. Brungard explained there will be 2 fulltime employees from January until April. The remainder of the year the staff will only work 1 day per week.

The Board asked if there is a reason for relocating the business. Ms. Brungard stated that she has been at her current location, 61 N Main St., for 16 years and it is becoming too small and there are some ongoing issues with leaks. Previously she was located at 68 N Main St. for 11 years.

Chair Appleby asked if other tenants occupy the building. Member McCarthy noted there are two upstairs apartments. Ms. Brungard added there is not sufficient space for any additional businesses to occupy the first floor at this time.

SEQR was discussed with Board agreeing this is a Type II action requiring no further review.

➔ Member Switzer moved, Member McCarthy seconded, unanimously carried to approve the application as submitted.

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4. Name: Michael Taddonio for Auction Treasures
Address: 53 N Main St.
Tax Map #: 068.44-2-14
Zoning: B-Business
Parcel Size: 1.40 acres
Prop. Class: 485
Purpose: Change of use from vacant space to retail business

Presentation/Discussion:

Mr. Taddonio stated the business will sell new and gently used items. He advised the Board the layout he submitted has changed slightly. The “toy” department will swap spaces with the “collectables”, but the majority of the layout remains the same. The hours of operation were altered slightly from the original application and will be 10AM- 8PM during the week and 10AM-5PM on Saturday.

Chair Appleby inquired as to where Unit 53 is located in the plaza. Mr. Taddonio advised it is in the middle of the building, between Amora’s Mexican Restaurant and the Green Gnome. There is both a front and rear parking lot, offering ample space for the businesses. Member Switzer confirmed with Mr. Taddonio that deliveries would occur in the rear parking lot.

The Board asked about the applicant’s plans for a sign. Mr. Taddonio stated that, per the landlord, the large free standing sign is at full capacity, so he will have to wait for a spot to open. Chair Appleby and CEO Miller advised the applicant that he is permitted to display a wall sign up to 42 square feet in size.

SEQR was discussed with Board agreeing this is a Type II action requiring no further review.

➔ Member McCarthy moved, Member Switzer seconded, unanimously carried to approve the application as submitted.

5. Name: Evy & Eric O’Brien for Sweet Tastes
Address: 31 Clinton St.
Tax Map #: 068.52-4-7
Zoning: B-Business
Parcel Size: 0.25 acres
Prop. Class: 483
Purpose: Change of use from vacant space (former hair salon) to retail bakery outlet.

Presentation/Discussion:

Mrs. Evy O’Brien informed the Board that her business will sell baked goods such as cakes, cookies, muffins, cookies, cannolis, and wedding/sheet cakes upon request. There will be no onsite cooking, as she has a commercial kitchen in her own home where she will bake. The store at 31 Clinton will just serve as a site to sell the products. There is an onsite refrigerator for storing cold treats, like cannolis or items that contain cream. She plans to upgrade to a refrigerated display case in the future.

The Board asked about the present use of the other unit in the front half of the building. Mrs. O’Brien advised that it used to be a hair salon, Hairtique. Chair Appleby confirmed with CEO Miller that, if the space were to operate as a hair salon again, it would not pose a problem to the bakery outlet. The overall space is large enough, separated by solid doors, and has individual entrances to prevent concerning odor and chemical contamination. Mrs. O’Brien noted her business uses the rear entrance.

The Board verified with the applicants that there is both a parking lot and dumpster on the property.

Mr. Eric O’Brien asked if the business can use the existing sign. CEO Miller advised they can reface the existing sign, but cannot go any larger. The Board discussed the property’s zoning, as it is located in a residential area. CEO Miller clarified that the specific address, 31 Clinton St, is zoned as B- Business.

Member McCarthy added that he loves the idea of bakery and thinks Brockport can support one. He noted that the location might be a problem, as it is out of sight of Main St, but he realizes they will advertise. Property owner, Dale Robinson, noted from the audience that the opening of the Stoneyard Breakfast Company nearby will likely help business.

Chair Appleby inquired about the location of the commercial kitchen. The applicants replied it is located in north Greece, off Kuhn Road. They are in the process of getting final approval for permits from the health department. The only work remaining is to get hand washing sinks installed.

The Board confirmed with Mrs. O’Brien that she will be the only employee and she will transport and deliver all the products herself.

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- ➔ Member Switzer moved, Member McCarthy seconded, unanimously carried to approve the application as submitted.

The applicants for Sweet Tastes inquired to CEO Miller about the use of “sandwich board” signs (aka A-frame signs). CEO Miller advised, at this time, they are not permitted in most locations. He added they will be permitted in the new sign ordinance, which is not yet approved. Chair Appleby added they are permitted on Main St, as the Code Review Committee amended that rule several years ago at the request of the Main Street Merchants. CEO Miller clarified the signs are allowed on Main St., but not Clinton St. at this time. The new sign ordinance will likely allow one sandwich board sign per business.

OTHER BUSINESS:

Chair Appleby wished to finalize the additions to the SEQR list that were discussed at the last meeting and asked if CEO Miller had reviewed the Board’s recommendations. CEO Miller has no objections to the list. Chair Appleby advised the list needs to be approved by the Planning Board and then will be sent to the Code Review Committee before seeking approval from the Village Board of Trustees. Member Switzer stated he would first like to simplify some of the wording so it is easier to interpret.

UPCOMING MEETINGS/DEADLINES:

- Monday, July 11, 2016, 7pm; applications due by Noon, Monday, June 27.
- Monday, August 8, 2016, 7pm; applications due by Noon, Monday, July 25.

ADJOURNMENT:

- ➔ Member Switzer moved, Member McCarthy seconded, unanimously carried that the meeting be adjourned at 7:33 pm.

Katie Brown, Clerk