

**Regular meeting of the Village of Brockport Planning Board was held in the Conference Room, Municipal Building, 49 State Street, Brockport, New York, Monday, August 14, 2017 at 7:00pm.**

**PRESENT:** Chair Charles Switzer, Vice Chair Kevin McCarthy, Member Patricia Baker, Member Ronald Staub, Member Lyle Stirk, CEO David Miller, Clerk Katie Brown

**EXCUSED:**

**ABSENT:**

**ALSO PRESENT:** Wendy Dunham, AJ Barea

**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.

➔ Member Stirk moved, Member Mccarthy seconded, unanimously carried to approve the minutes of July 27, 2017 as written.

**CORRESPONDENCE:** None

**SELECTION OF CHAIR, VICE CHAIR FOR 2017-2018:** Member Stirk moved that Charles Switzer remain Chair and Kevin McCarthy remain Vice Chair, Member Baker seconded, unanimously carried.

**NEW BUSINESS:**

1. Name: A.J. Barea  
Address: 168 & 174 Lyman St  
Tax Map #: 069.09-5-24; 069.09-5-25  
Zoning: Residential  
Parcel Size: 182.6' x 145.9'  
Prop. Class: 210 single family  
Purpose: Re-subdivision

**Presentation/discussion:**

A.J. Barea explained to the Board that the application proposes to move the property line between two lots to make one of the side yards larger. The lots will retain the existing houses with no plans for new structures. The original lot at 168 Lyman was 47.5' wide and the proposal adds 37.5' to make the width 85'. 174 Lyman St will then be 97.5' wide.

Member Staub asked if the new line is staked on the property. Mr. Barea said it is not staked yet, but will be upon approval. He will use pins – ½" rebar with cap and a wooden stake next to the pin. He confirmed for the Board that he will update the plan to indicate the pins have been set once he places them.

CEO Miller noted he has no concerns with the applications, as the lot width minimums of the code have been met.

Chair Switzer believed 174 Lyman St is for sale. Mr. Barea said it is in the process of closing and is waiting on this approval to complete the process.

➔ Member Baker moved, Member Staub seconded, unanimously carried to approve the application as submitted.

2. Name: Wendy Dunham  
Address: 5 Glendale Rd  
Tax Map #: 069.10-3-3  
Zoning: Residential  
Parcel Size: 87.3' X 155.75'  
Prop. Class: 210 single family  
Purpose: Driveway expansion

**Presentation/discussion:**

Mrs. Dunham wishes to expand the driveway in a temporary manner so that a truck can be pulled in and backed out. She needs the expansion for her son's vehicle – for a year or two – until he moves out. She doesn't want to pave the area, as she'd like to be able to restore the grass at some point.

Chair Switzer advised the applicant that the Board generally does not allow the type of driveway she is proposing, which utilizes pavers. The Board is reluctant to approve pavers because other property

## MINUTES OF PLANNING BOARD MEETING OF August 14, 2017

owners will want them and they are less than ideal to the aesthetic of the village. The Board suggested an alternative solution for the applicant. Member Staub made a sketch of a turnaround, made of crushed & rolled stone or blacktop, about 15'-20' in size. Member Staub believes this solution is more visually appealing and offers improved line-of-sight safety. The Board will require it to be paved within one year.

- ➔ Member Stirk moved, Member Staub seconded, unanimously carried to approve the application as amended with the Board's suggestion of a turnaround that shall be paved within one year.

### **OTHER BUSINESS:**

- Chair Switzer noted that the Board would be open to holding an October meeting if needed.

### **UPCOMING MEETINGS/DEADLINES:**

- Monday, September 11, 2017, 7pm; application materials due by August 28, 2017.
- Monday, November 13, 2017, 7pm; applications materials due by October 30, 2017.

### **ADJOURNMENT:**

- ➔ Member Staub moved, Member Stirk seconded, unanimously carried that the meeting be adjourned at 7:17 pm.

---

Katie Brown, Clerk