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, Monday, March 13, 2006 at 7:00pm.

**PRESENT**: Chair R. Scott Winner, Vice Chair John Brugger, Member Charles Switzer, Member Annette Locke, Member Arthur Appleby, Building/Zoning Officer Scott C. Zarnstorff, Building/Zoning Clerk Michelle D. Johnson.

**EXCUSED:** Deputy Village Attorney Frank A. Aloi, Village Engineer Tom Carpenter of Chatfield Engineers

**ALSO PRESENT:** Steve Locke, Giff Mosher, Jason Mott, Joan Hamlin, Norm Giancursio, Linda Borrayo, Jack Wahl, Trustee Castańeda

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

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

→ Member Brugger moved, Member Locke seconded, unanimously carried to approve the minutes of the meeting held February 13, 2006 as written.

**CORRESPONDENCE: None** 

**PUBLIC HEARINGS: None** 

**OLD BUSINESS:** 

1. Application of: Name: Gifford Mosher

Address: 77 State Street
Zoning: Residential
Purpose: parking

(Received area variance from ZBA – 50% of rear yard can be

used for parking.)

**Applicant Presentation:** G. Mosher handed out a map of the proposed driveway based on the square foot numbers for driveway and green space he was given at the February 28<sup>th</sup> Zoning Board of Appeals meeting, being 50% for each area. He indicated this was based on the 1987 survey map that was on record. Chair Winner would like Code Enforcement Officer Zarnstorff to verify when he gets the map in the office.

**Continued Board discussion on application:** Member Brugger asked what the amount of feet it was on the west side of the map. It is 8 feet. Member Switzer stated that it shows 6 parking spaces and 5 feet grass off the back of the house which is code. Member Brugger asked if the parking spot in the front of the house would be removed. Yes. Member Switzer asked if we had discussed the trash area

the past. Chair Winner said that had been discussed. Member Appleby asked if the old foundation was

part of the parking area. Yes it is. Chair Winner asked how many apartments are in the house. There are 4. How many drive or how many cars are typically parked there? There is only room for 6, so that

all that will park there and if there are more, they can be parked in the driveway, but moved before the end of that night. Member Brugger indicated that no one can park next to the home. They will park in an allowable area. Member Brugger stated that there is a 45-foot area with 1.5 feet off of the fence and was concerned at that space being used for parking rather than green space. Something needs to be done to be proactive to make sure that does not get compromised. G. Mosher responded that it is not

commercial parking lot, but it seems like the Board is asking for parking meters and treating it like it is not a home. Member Brugger responded, yes we almost are. Chair Winner stated that in the past people have parked all over the area and it is important to define what is the parking lot so they don't park on the grass areas. He feels that a commitment needs to be made to look at putting curb parking bumpers to do just that. Member Locke feels that all sides of the parking lot need to be lined with them. North, West, South, and along the east side also. Member Brugger indicated that the Mendez rental property on the North east side of Perry and Monroe has done this very thing and could be used as an example for this property. Member Appleby indicated that the driveway should be paved within 2 years. G. Mosher wanted to clarify that they were talking about the parking and driveway area. Yes. Chair Winner read code 5822B-2K that indicates the paving of driveways. He also suggested using pipe bollards like the Mendez property as they may be less expensive. G. Mosher indicated that the North side is the side where snow gets plowed. Barriers there would be very hard to maintain. Member Brugger indicated that each of the parking spots on the map were to code. A letter from Steve Locke of 81 State Street was submitted to the record as Exhibit A. Chair Winner summarized S. Locke's concerns and showed how most of them had been met. He thanked S. Locke for his opinion on the matter. Member Locke wanted to know how the front parking spot would be removed. G. Mosher

drainage should not be an issue.

⇒ Member Appleby moved, Member Switzer seconded, Member Locke abstained (due to living next door) with 3 in favor and 1 abstain to approve the placing of the parking area with agreement with the Zoning Board of Appeals decision of 50% split of grass and parking area, with barriers to be placed along west, east, north and along the back of the house to define the parking area, to be paved within 2 years, the front parking space to be removed and to be a grass and walkway area, to have 6 parking spaces in the parking area and the dumpster area to be enclosed.

Member Locke wanted to know if anything could be done about garbage trucks coming in to pick up the dumpster. When it comes in, it crumbles a rock wall of the neighbors. Chair Winner said that he is sorry that happens, but there is nothing that can be legally done to change that. When the area is paved, he feels that it will help that situation as the paving will help with the weight of the truck.

2. Application of: Name: Jonathan Mendez – Merchants Street Smoke House

Address: 48 Merchants Street

Zoning: Business

Purpose: approval for placement of "PODS" unit

(Brought forward from 2/13 – applicant was not available.)

**Applicant Presentation:** Jason Mott who is the manager of the Smoke House was on hand to make the presentation. The catering business has more than doubled and they ran out of room to store all of their catering equipment. They have just made an agreement with Brockport Country Club so it will increase even more.

Continued Board discussion on application: Member Brugger asked the size of the container. It is 10 feet by 10 feet. Member Appleby asked if it was just a container or if it had wheels to move. It is just a container. They pull up with their trailer and put what they need on it and go to the jobs. Member Locke indicated that it is right next to the sidewalk and very unsightly. They also have a smoker on the property taking up a parking spot. She feels that if the container was put next to the dumpster and enclosed it would improve the appearance. Member Locke asked if it could be stored at Brockport Country Club now that they have business there. That is not the only place they cater, and they prepare everything at the Smoke House so it would not make sense. Member Switzer observed that there are new codes just for PODS being developed in other towns. Member Locke indicated that we need to consider it like a storage shed. It is not a purchased POD; it is a month-to-month lease. Chair Winner wanted to know if it definitely was being leased or was it being bartered. It is leased. Member Brugger feels that if it were moved next to the dumpster, like suggested, it would be a better way to go for now until they decide if they may want to go with a permanent shed. They asked if they would need more space than the 10 feet by 10 feet. J. Mott said he believed no. Is there any room in the Canalside for more storage. That is already packed to its limits. Chair Winner indicated that he felt this was great that it was an issue that business is doing so well. It is a great problem to have. He feels that J. Mendez has always been very helpful with getting any issues resolved and he feels that moving the POD and enclosing it, or getting a more permanent shed built would be the best way to go to get storage for the catering business. Member Brugger stated that he knows it is convenient where it is, but it is not up to the Village to help make it convenient. They need to make things right for the community. Member Locke indicated that she thought that area was a historic area and the POD would take away from that. Chair Winner indicated that has not been determined as a historical area at this time. Member Appleby felt that we are on the right track to get this resolved, but we should probably table it until we talk to J. Mendez to determine what the best resolution would be. Member Winner indicated that that may be the right way to go so that J. Mendez has some say in what is done there rather than be dictated to. J. Mott said that the POD may stick out in the spot next to the dumpster. The Board indicated that if it is a regulated parking space size (10' x 20') it should be ok. They also wanted to make sure that the Code Review Committee is addressing POD's for the Village Code book. Member Brugger indicated that they are. Member Locke commented that she is also happy that their business is growing.

⇒ Member Brugger moved, Member Appleby seconded, unanimously carried to table this application till next month when the suggestions that were made have been discussed with J. Mendez and he comes back with a proposal of how he would like to resolve this storage to the satisfaction of all parties involved.

**NEW BUSINESS**: None

NEXT REGULAR MEETING: Monday, April 10, 2006

## ADJOURNMENT: → Member Locke

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<b>→</b>	Member Locke moved, Member Brugger seconded, unanimously carried that the meeting be adjourned at 8:05 pm.
	Michelle D. Johnson, Building/Zoning Clerk