

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. Aloï, Village Engineer Tom Carpenter of Chatfield Engineers

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

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 28th 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 in 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 is 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 a 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

ADJOURNMENT:

- ➔ Member Locke moved, Member Brugger seconded, unanimously carried that the meeting be adjourned at 8:05 pm.

Michelle D. Johnson, Building/Zoning Clerk