

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, December 8, 2008 at 7:00pm.

PRESENT: Chair Charles Switzer, Member R. Scott Winner, Member Annette Locke, Member Arthur Appleby, Member Kent Blair, Building/Zoning Officer Scott C. Zarnstorff, Clerk Pamela W. Krahe.

ALSO PRESENT: Village Engineer Jason Foote of Chatfield Engineers, Elizabeth Hernandez, Jay Hernandez, Bob Bond, Jim Hamlin, David Strabel.

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 the minutes of the previous meeting.

➔ Member Locke moved, Member Blair seconded, unanimously carried to approve the minutes of the meeting held November 10, 2008 as written.

CORRESPONDENCE: Letter from Village Engineer Jason Foote regarding 40 Idlewood Drive

Chair Switzer noted the recent meeting between officials of the Town of Clarkson, the Village of Brockport and Lakeside Health System regarding the conversion of the former Lakeside Beikirch Nursing Home at 122 West Avenue into a professional building that will additionally house a dialysis unit. The Town of Clarkson Planning Board will take the lead; the engineers for both municipalities work at Chatfield and so will collaborate; Village of Brockport will be in on the SEQR; and there is no timeline yet for the project.

The Board wished to acknowledge the unexpected passing of Lakeside Health System President and CEO Kevin Nancy on December 5, 2008. The Village of Brockport has had a long history and great relationship with both the Health System and with Mr. Nancy and the Planning Board extends its deepest sympathy.

NEW BUSINESS:

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| 1. Application of: | Name: | Elizabeth Hernandez |
| | Address: | 59 N. Main St. (in plaza at 43 N. Main St.) |
| | Tax Map #: | 068.44-2-14 |
| | Zoning: | Business |
| | Parcel Size: | 1.40 acre |
| | Property Class: | 485 |
| | Purpose: | change of use – indoor playground “The Jungle Gym” |

Applicant Presentation:

Elizabeth Hernandez stated she would like to open an indoor playground for children ages 9 and under. She would serve no food; birthday parties on site would be catered and cakes would be required to come from a bakery; admission would be charged at the door; she would like to open mid- to late-January. She presented the Board with pictures of some of the play equipment she will have on site.

Continued Board discussion on application:

The Board questioned her on the flooring, which is commercial carpeting over cement and she will put foam mats in areas of the jungle gym, the slide, etc. The walls that are currently in place are merely partitions and will be taken down for an open floor plan. Ms. Hernandez noted she had spoken with and toured The Sandbox in Fairport, a similar operation, to get ideas. There will be two restrooms and the total square footage is 2400. The number of children inside will be limited by manual headcount and signs will be posted as well; at least one parent will be required to stay with a child. When asked, she noted that the limit is 4 children per adult.

The Board asked if she had any background in childcare and she answered no, she was recently laid off from Chase and this is a dream of hers. She would be full-time at the playground.

CEO Zarnstorff has seen the store since Jam Shack moved out; stated the sketched floor plan is lacking in detail and scale; evening inspection shows good lighting behind plaza though some is lacking out front. Bob Bond noted one of the lights had blown down recently and it will be fixed.

Regarding the store itself, there used to be a “57b” at the rear of the building, but when the tenant moved out, Jam Shack utilized the space for lessons. There is an entrance at the rear, but that will be an emergency exit only; the Board suggested it be alarmed. Those who host birthday parties there will be asked to park out back and will walk around to the front to enter. Sprinklers were brought up and E. Hernandez indicated that she expects her occupancy to be 50 at most and sprinklers are only required for 100 or more. B. Bond noted that while a sprinkler is in place, it hasn’t been certified in years as none of his tenants have reached those occupancy limits. The Board questioned fire suppression for

Zonies and B. Bond indicated they have no fryers or gas appliances, just electric units.

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The cost would be \$5 per child with no time limit; birthday parties would have a time limit; there was a discussion about identifying kids with colored bracelets and/or sensor bracelets so no one leaves unnoticed and E. Hernandez will do some research on that.

Additional discussion regarding the open floor plan with a “corral” concept using short walls so you can see the whole way through from the front door and not having solid walls to cordon off the party area.

⇒ Member Winner moved, Member Appleby seconded, unanimously carried to approve the concept of the indoor playground with full approval to be discussed at the January 12, 2009 Planning Board meeting pending submission of scale drawings that address items discussed this evening, such as safety issues, etc.

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|--------------------|-----------------|--|
| 2. Application of: | Name: | Lifetime Assistance, Inc. |
| | Address: | 40 Idlewood Dr. |
| | Tax Map #: | 068.11-3-2 |
| | Zoning: | Residential |
| | Parcel Size: | .50 acre |
| | Property Class: | 210 |
| | Purpose: | site plan – remove garage and construct new addition with Garage and off-street parking at rear of structure |

Applicant Presentation:

David Strabel showed his drawings for the single-family residence, also known as an IRA—an Individual Residential Alternative—rather than a “group home,” which will house five clients and two employees at a time, round the clock. To change the parking, he recommends removing and filling in the pool in the backyard and removing the existing garage and putting an addition on the rear of the home with three bedrooms, a handicapped bathroom, an office, a den, a med room and an attached garage.

Continued Board discussion on application:

The Board questioned the percentage of pavement in the backyard and Mr. Strabel indicated the lot is a double deep lot, so there is no issue. Mr. Strabel indicated he just received comments tonight from the Village Engineer and had not had a chance to address them. Village Engineer Foote noted when he reviewed the application, he was not sure if it was residential or commercial, and as it is residential, some of the comments may not apply. Briefly, the comments and responses are as follows:

1. Special use permit – D. Strabel said none have been required for previous IRAs.
2. Location sketch/north arrow – will take care of this
3. Show zoning and size of parcel – did not show zoning, but will do that. Board discussed whether or not neighbors had been notified (those public hearing have all been held) and whether or not we have a special zoning this type of housing (it remains a single-family dwelling).
4. Details of sidewalk, driveway, fencing – will take care of this
5. Size of parking spaces – the code indicates 10’x20’ for all spaces, which will be taken care of. Discussion regarding handicapped vehicles and loading/unloading of residents resulted in information from D. Strabel that there will be a normal-size Caravan that will load/unload in the attached garage, which will be level with the house floor to accommodate wheelchairs, and the employee vehicles will be average size.
6. Location of utilities – that will be taken care of
7. Features of existing road – will be taken care of
8. Assure ADA requirements of sidewalks and ramps – they do meet; garage is on grade with house floor; front entrance has been left alone, as it will not be used by residents.
9. Easement – will be taken out as it does not exist; will change “Town” to “Village”
10. Rear setback – will be shown
11. Parking spaces – number will accommodate four employees at shift change

The Board discussed the exterior of the building, which will be sided with matching vinyl. A builder has been procured, next step will be the permit, but entire project is subject to NYS budget cuts. When asked about the class of the tenants, Mr. Strabel noted they cannot live by themselves. The Board questioned the lighting and Mr. Strabel informed that it is all strictly standard residential lighting and that 6’ privacy fences will be in place as well.

Mr. Strabel asked for Board approval of the application subject to Chatfield’s subsequent review and approval, the Board agreed.

⇒ Member Winner moved, Member Locke seconded, carried 4-1 to approve the application contingent upon satisfactory completion of the Chatfield items as noted. Chair Switzer, Members Winner,

Locke and Blair voted in favor, Member Appleby recused himself as he lives in the vicinity of the property.

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OTHER BUSINESS:

1. Member Winner wished to apprise the Board of the recent closing on the sale of 60 Clinton Street (the former Fay's Garage), which has been purchased by the Greater Brockport Development Corporation. Rick Davis is taking care of patching the roof and the property will be reviewed by Bero architects to stabilize it, then it will go through an RFP to redevelop the site; the preference is that someone in the private sector will purchase it for redevelopment. There may be Brownfield issues, but there's a program for that.
2. CEO Zarnstorff pointed out to the Board that just today properties of 26 Clinton Street and 48 Merchant Street were seized due to state sales tax issues.

NEXT REGULAR MEETING: Monday, 1/12/09, 7pm
(Application materials due by Noon Tuesday, 1/6/09)

ADJOURNMENT:

- ➔ Member Appleby moved, Member Blair seconded, unanimously carried that the meeting be adjourned at 7:59pm.

Pamela W. Krahe, Clerk