

**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, January 13, 2003 at 7:30pm.**

**PRESENT:** Chair R. Scott Winner, Vice Chair John Brugger, Member Charles Switzer, Member Annette Locke, Member Arthur Appleby, Building/Zoning Officer Scott C. Zarnstorff, Village Clerk Leslie Ann Morelli.

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

**ALSO PRESENT:** Bradley B. Upson; DPW Superintendent, Nancy Joy, Joan Hamlin, Rhett King, Fred Webster.

**CALL TO ORDER:** Chair Winner called the meeting to order.

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

➔ Member Appleby moved, Member Locke seconded, unanimously carried to approve the minutes of the meeting held November 12, 2002 as written.

**CORRESPONDENCE:** None

**PUBLIC HEARINGS:** None

**OLD BUSINESS:** None

Rhett King was in attendance regarding 24 Adams Street. Chair Winner said he was scheduled on the last agenda and did not show. The Planning Board is not prepared for him this evening. He asked R. King to contact Clerk Morelli by the Wednesday morning prior to the meeting which he plans to attend to be scheduled on the agenda. S. Zarnstorff further stated that he has not been contacted regarding the required inspection for this multi-family dwelling. An inspection will verify the occupancy and update the certificate of occupancy. Chair Winner said the level of occupancy contributes to the level of need for parking expansion.

**NEW BUSINESS:**

1. Application of:      Name:            Alan Beideck  
   Address:        46 Monroe Avenue  
   Purpose:        parking expansion

**Applicant Presentation:**

Nancy Joy was in attendance for property owner Alan Beideck since he lives in Saranac Lake. She says she is his rental agent / property manager. She shared that there are 4 units in the home totaling 5 occupants. A. Beideck had originally asked for a 40' x 50' parking expansion, but S. Zarnstorff recommends a 30' x 50' area.

**Continued Board discussion on application:**

S. Zarnstorff reviewed his memo to the Board that stated "August 2000 the 4-unit apartment building had a fire in the basement that caused sufficient fire damage to the structure. December 2001 during inspection to re-occupy the building, the parking problem was first noted. Subsequently through 2002 the parking deficiencies and tenants lack of legal parking locations has brought about this application for an alternative to improve upon the site and ultimately make a more attractive residential looking site by no longer needing parking in the front or side yards. The intent of this application is to solve the long-standing existing parking allocation problems with this rental property. Building Inspector's recommendations for this application:

- The requested 40' by 50' parking area is at maximum needed – recommend reducing the area to 30' x 50' in area, which will give parking for five cars and adequate turning space.
- New parking area and existing East driveway to be paved no later than May 1, 2004.
- Recommend that the West driveway be removed and seeded, additionally restore the front yard lawn and install landscaping to prevent vehicle parking on the front yard and driveway.
- Rear yard needs to be contoured and drained to prevent standing water and run off to adjacent properties.
- Install landscape plantings to shield views for the adjoining properties.
- Install a trash can corral area on the property."

Chair Winner asked the status of the certificate of occupancy. S. Zarnstorff said it is current. As a side note, Member Switzer said he went by and noticed that the number 4 for 46 was missing off of the house. N. Joy said she is aware of that and plans to put the 4 up after the meeting tonight.

S. Zarnstorff said he spoke to T. Carpenter of the Village Engineer's office. The back yard is currently  
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drop off of almost 3 feet. He showed photos taken a couple of weeks ago that indicate how soggy it is.  
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DPW Superintendent B. Upson commented that it is hard to get a storm line out to the street because the back yards are so low. The owner could possibly put in a large dry well with stone leach system. Significant fill would be needed for parking. Chair Winner said the standing water situation would worsen if impervious surface is added and nothing is done regarding drainage.

N. Joy said the contractor feels 18 inches of crushed stone would not be enough. S. Zarnstorff said the parking lot could slope. It does not need to be even from front to back. B. Upson said the dry well would be a function of the soil conditions. The sewer would be a function of the grade at the street. The owner needs to look at which is least expensive.

Chair Winner said it is customary that the Planning Board allows parking expansions to consist of crushed stone for one year to settle, but after that it must be paved. Member Brugger asked B. Upson if the curb would be restored after the westerly driveway is removed. B. Upson said yes.

Chair Winner said the garbage dumpster needs to be out of sight from the street and placed in the rear. Member Brugger said it also needs to be enclosed.

The Board did not have any major objections to the application, however there are too many unanswered questions to make a decision.

Board questioned the dotted line on the map and whether a cross access easement was in effect with the neighboring property.

Chair Winner wondered if the west driveway was viable rather than the east. S. Zarnstorff said no because it is extremely tight and there is a retaining wall too close to the house. The east driveway is safer and has been the primary driveway.

Member Brugger wondered if it would be possible to drain the southern two thirds down the driveway to the road rather than to the back. B. Upson said it is possible with the right grades. Member Brugger said he is not adverse to the dry well, but thinks it may be best to cut down on drainage to the back yard. Runoff to neighbors needs to be avoided.

Joan Hamlin of 50 Park Avenue said she represents her relative that owns the property to the west of the applicant. She commented that the flooding is definitely a problem in the rear and recalls swimming there years ago.

Member Locke said she would not object to the application as long as it does not mean a higher occupancy.

N. Joy said A. Beideck requested 40' x 50', but it sounds like that is being cut down to 30' x 50'. She said that would hold the five cars, but would not address any guests. Chair Winner said the Village cannot assure guest parking and do not want to create more than necessary. Member Locke said many properties in the Village, including her own, have the same issue. In fact, many do not even have enough parking for their own occupants, let alone guests. Member Locke said in the City of Rochester, rental units that do not provide off-street parking often as a lower rent. It is not the property owner's burden to provide parking, nor is it the Village's.

→ Member Brugger moved, Member Locke seconded, unanimously carried to table the application until further information is provided.

**MISCELLANEOUS:**

Member Appleby asked the status of the proposed code changes. Chair Winner said they are in Deputy Village Attorney Aloi's hands for review. It is a work in progress.

**NEXT REGULAR MEETING:** Monday, February 10, 2003 at 7:30pm

**ADJOURNMENT:**

→ Member Locke moved, Member Appleby seconded, unanimously carried that the meeting be adjourned at 8:15pm.

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Leslie Ann Morelli, Village Clerk