

Regular meeting of the Village of Brockport Planning Board was held in the Conference Room, Municipal Building, 49 State Street, Brockport, New York, Monday, May 10, 2010 at 7:00pm.

PRESENT: Chair Charles Switzer, Member Annette Locke, Member Arthur Appleby, Member Bernard Daily, Building/Zoning Officer Scott C. Zarnstorff, Clerk Pamela W. Krahe.

EXCUSED: Member R. Scott Winner

ALSO PRESENT: Brett Carey, Kristina Carey, Jeff Woodin, Joan Hamlin, Kurt Smith, Baxter Gitsema, Gabe Gitsema, Taylor Speed, Dan Kisiel, Cheryl Giles, Dawn Speed, Terry Speed, Theresa Disiel

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 Appleby moved, Member Dailey seconded, unanimously carried to approve the minutes of the meeting held April 12, 2010 as written.

CORRESPONDENCE: None

PUBLIC HEARINGS: None

OLD BUSINESS:

1. Application of:	Name:	Brett D. Carey
	Address:	100 Fair Street
	Tax Map #:	069.17-1-15
	Zoning:	Industrial
	Parcel Size:	11.23.acres
	Property Class:	710
	Purpose:	change of use – indoor paintball facility

Applicant Presentation:

Brett Carey presented and reviewed an Addendum to his previously submitted Business Plan. Highlights include installation of two unisex bathrooms, to be located at the southwest corner, for a cost of \$1400; obtaining an insurance quote for \$2,000,000 of coverage; and details of startup costs and projected monthly expenditures/income.

Continued Board discussion on application:

Chair Switzer and Member Appleby commented positively on the comprehensive plan submitted, stating it is a very viable business plan. Members of the Board expressed concern over support from landlord Kevin Truelson. Both Mr. Carey and Jeff Woodin, silent partner, affirmed unequivocal support from Mr. Truelson. Code Enforcement Officer Zarnstorff indicated he had recently spoken with Mr. Truelson, who does indeed fully support the applicants. The Board asked specifically about the landlord supporting parking lot cleanup and lighting, and Mr. Carey, Mr. Woodin and CEO Zarnstorff all affirmed.

Questions were asked about how the restroom facilities would work and the applicants explained. When asked if freezing pipes would be an issue, Mr. Woodin clarified it would not. Member Locke applauded the ample research on this topic.

The applicants emphasized their first priority will be to clean up the parking lot area to make it safe, and they expect to spend about three weeks on that phase.

➔ Member Appleby moved, Member Dailey seconded, unanimously carried to approve the change of use to an indoor paintball facility subject to Code Enforcement approvals, and with an opportunity for the Board to walk through the facility prior to opening.

2. Application of:	Name:	Rev. Paul B. Heidt, Living Hope Assembly of God
	Address:	180 South Avenue
	Tax Map #:	069.17-2-9.1
	Zoning:	Limited Industrial
	Parcel Size:	49.73.acres
	Property Class:	447
	Purpose:	use of "Q" Overlay District to allow the conversion of the existing 5,700 sq. ft. truck terminal into a church

Applicant Presentation:

Representatives from the Living Hope Assembly of God sent word that they were not ready to address the Board further at this time.

NEW BUSINESS:

- 1. Application of: Name: Kurt M. Smith
 Address: 69-71 Main Street
 Tax Map #: 069.53-1-24
 Zoning: Business
 Parcel Size: .20 acre
 Property Class: 481
 Purpose: change of use – conversion of vacant 3rd floor space to apartment

Applicant Presentation:

Kurt Smith indicated he would like to convert the remaining vacant space on the third floor of his building into a large 1-bedroom apartment. By keeping the space open instead of “carving it up,” he will be able to maintain the architectural integrity.

Continued Board discussion on application:

The Board asked if the pilates studio is still on the third floor, and Mr. Smith affirmed, stating the tenant is very happy with the space which turned out beautiful. Mr. Smith explained he has already received his area variance from the Zoning Board of Appeals.

When asked what type of materials he will use in the apartment, Mr. Smith explained the apartment will be high-end and as such, will dictate he use things like granite counter tops in the kitchen and porcelain tile in the bathroom. He mentioned the hardwood floors had been damaged by rubber padding that was previously stuck to it. He is not sure how that will be resolved, but if he needs to replace the floor, it will be with a high-end laminate or perhaps hardwood. Mr. Smith also explained how the architect is using 42” walls to divide some of the space, which will allow an uninterrupted view of the original tin ceiling and beams.

Member Locke recused herself from the vote as she has been a customer of Mr. Smith’s in the past.

➔ Member Appleby moved, Member Dailey seconded, carried 3-0 to approve the change of use.

OTHER BUSINESS:

Chair Switzer indicated that he, Trustee Kent Blair and Code Enforcement Officer Zarnstorff had met earlier this evening with representatives from the Living Hope Assembly of God, who had been on tonight’s agenda. Some contamination has been found on the site, requiring some remediation. The representatives also indicated their willingness to consider selling off some of the land to a developer to allow the village to recoup taxes equivalent to the current assessment of the entire piece of property. It was voiced that a Q-District may work with a development plan in place, and that it could be single-family lots or a mixture. CEO Zarnstorff also indicated the church may be interested in putting up a school or community center.

NEXT REGULAR MEETING: Monday, June 14, 2010 7:00pm
Application materials due by Noon, Tuesday, June 8.

ADJOURNMENT:

➔ Chair Switzer moved, Member Locke seconded, unanimously carried that the meeting be adjourned at 7:31pm.

Pamela W. Krahe, Clerk