

**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 14, 2009 at 7:00pm.**

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

**EXCUSED:** Member Bernard Daily

**ALSO PRESENT:** Jim Hamlin, Michael Morich, Rick Walton

**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 June 8, 2009.

➔ Member Appleby moved, Member Locke seconded, carried by those two members to approve the minutes of the meeting as written.

Chair Switzer noted the minutes of the October 13, 2009 meeting could not be approved due to the absence of Member Daily. Approval tabled to the next meeting.

**CORRESPONDENCE:** None

**PUBLIC HEARINGS:** None

**OLD BUSINESS:** None

**NEW BUSINESS:**

1. Application of:	Name:	Christian Center Church
	Address:	20 King Street
	Tax Map #:	068.52-4-24 & 068.52-4-25
	Zoning:	Business
	Parcel Size:	111.57' x 132'
	Property Class:	620
	Purpose:	site plan approval for addition, new north entrance for 20 King Street facing Clinton Street; new foundation, stone, façade similar to south elevation

**Applicant Presentation:**

Michael Morich indicated he had appeared before the Planning Board about two years ago for preliminary plans and is returning tonight with plans for a small addition to the north side of the building which will accommodate a second entrance. He pointed out the location on the architectural drawings and stated the tan-colored portion of the building would be demolished.

**Continued Board discussion on application:**

The Board questioned the landscape timbers currently on site and M. Morich explained they will be removed. He showed a sketch of the rear (north) side of the building, which, when finished, will be similar to the front façade. When asked about parking accommodations, M. Morich pointed out the congregation numbers about 65 and they would utilize the municipal lot on Clinton, King Street parking, Chase Bank parking and perhaps additional Clinton Street lots and street parking. He remarked at some point they may look into petitioning the village to change the alternate side parking on King Street as well as asking permission from area property owners to use their parking, naming Hairtique as an example.

There was discussion regarding handicapped accessibility at the rear entrance and it was suggested with the need for only one handicapped entrance and the front entrance meeting that requirement, that the church not go to the extra expense of putting in a ramp at the rear entrance.

It was explained the new entrance will be even with the edge of the 2-story portion of the Police Department. The current back wall will remain, but it will eventually be covered to make it more attractive. The Board questioned the drainage as it relates to the Navy Club property and M. Morich informed that the soil there is very sandy and the drainage is excellent. CEO Zarnstorff remarked there will have to be some modification to gutters in order to convey roof runoff to the grassy area. M. Morich agreed.

Combining the parcels of 10 and 20 King was discussed. In the future, the church would like to restore the Victorian style façade of 10 King, and use it for a coffeehouse-type outreach center as well as a dining hall for church dinners. It was suggested the church think about selling that parcel as a way to generate some money for renovations to 20 King. The Board briefly discussed the availability of historic

preservation funds for 10 King Street should the two parcels be combined.

Chair Switzer referenced the letter from Chatfield Engineers, noting the concerns must be addressed. M. Morich stated he would address those concerns. CEO Zarnstorff noted illumination must be provided for new steps installed at the new north entrance. Chair Switzer asked CEO Zarnstorff if all work done to date at the church is up to code and CEO Zarnstorff affirmed. Chair Switzer also asked if sprinklers are included and both M. Morich and CEO Zarnstorff replied yes.

- ➔ Member Locke moved, Member Appleby seconded, unanimously carried to approve the site plan subject to satisfaction of concerns raised by Chatfield Engineers as well as working with CEO Zarnstorff to ensure Codes and building permit requirements are met.

**OTHER DISCUSSION:**

Member Locke distributed copies of an article from SUNY Brockport's The Stylus on the recently opened Que Billiards and More, located at 85 Clinton Street. The Board discussed points brought up in the article including the possibility of the business obtaining a liquor license, to which CEO Zarnstorff commented the business owners had not mentioned anything to him about obtaining a liquor license. The Board also noted it could not be certain how factual the article is.

The Board also discussed the renovations at the former Canalside Pub. CEO Zarnstorff offered that the interior is equally as nice as the exterior and that the owner does not have plans to rent the upstairs apartments at this time. As there is no change of use, the owner will not be required to appear before the Planning Board or the Zoning Board of Appeals at this time.

**NEXT REGULAR MEETING:** Monday, January 11, 2010 7:00pm; Application materials due by Noon Tuesday, January 5.

**ADJOURNMENT:**

- ➔ Member Appleby moved, Member Winner seconded, unanimously carried that the meeting be adjourned at 7:46pm.

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Pamela W. Krahe, Clerk