

**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, June 8, 2009 at 7:00pm.**

**PRESENT:** Vice Chair Arthur Appleby, Member Annette Locke, Member Kent Blair, Building/Zoning Officer Scott C. Zarnstorff, Clerk Pamela W. Krahe.

**EXCUSED:** Chair Charles Switzer

**ABSENT:** Member R. Scott Winner

**ALSO PRESENT:** Village Engineer Jason Foote of Chatfield Engineers, Peter Smith and guest, Mark Edwards, John Stapleton, Jim Hamlin

**CALL TO ORDER:** Vice Chair Appleby called the meeting to order and led the Pledge of Allegiance.

**REVIEW OF MEETING MINUTES:** Vice Chair Appleby 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 May 26, 2009 as written.

**CORRESPONDENCE:** Letter from Chatfield Engineers regarding Application #2.

**PUBLIC HEARINGS:** None

**OLD BUSINESS:** None

**NEW BUSINESS:**

1. Application of:	Name:	Peter B. Smith
	Address:	50 Clinton Street
	Tax Map #:	068.52-2-2
	Zoning:	Business
	Parcel Size:	.10 acres (75.51' x 92.18')
	Property Class:	484
	Purpose:	change of use/site plan – improve interior/exterior, remove Barn – for Smith Hockey Co. (ZBA granted special permit May 26, 2009)

**Applicant Presentation:**

Peter Smith of 54 South Street indicated he wants to purchase the building at 50 Clinton Street for his business and there will be no major renovation done to it though he will replace the roof, remove the barn to the west and gut the interior. He has a signed purchase offer in place.

**Continued Board discussion on application:**

The Board and the applicant briefly discussed the construction of the building, which is block, and the access to the barn, which is from the exterior only. When asked if there are any environmental aspects to be considered, Mr. Smith replied he had Ken Pike perform an assessment, which included vapor samples from the ground and there is no contamination and no other issues. Vice Chair Appleby wondered if this would need to be declared to the DEC and CEO Zarnstorff said no, the tank that was there previously had been removed and there is no residual effect.

Vice Chair Appleby asked about SEQR. CEO Zarnstorff indicated the ZBA had not gone through the process and it was decided the Planning Board should go through it at this time.

→ Member Locke moved, Member Blair seconded, unanimously carried to declare the Planning Board as the lead agency on this application.

→ Member Locke moved, Member Blair seconded, unanimously carried determining this is an Unlisted Action on SEQR.

→ Member Locke moved, Member Blair seconded, unanimously carried that the project will not result in any large and important impact and, therefore, is one which will not have a significant impact on the environment therefore a negative declaration is granted.

The Board questioned why the applicant had previously been in front of the ZBA for a special use permit and CEO Zarnstorff explained the shop would be classified as a tailor shop. The Board discussed the possibility of it being classified as retail or as light manufacturing, but agreed it is indeed tailor and is a permitted use within that district.

just be using totes which will be stored on the side of the building; number of employees, where P. Smith explained he has 1-2 employees currently and may have as many as 5; parking, which is adequate for the number of employees; delivery trucks and their frequency at the business, where the applicant noted he has a UPS-sized truck about once per week and a tractor-trailer comes about 6 times per year. The Board also asked about the noise and any odors and P. Smith answered there are only sewing machines and there are no odor-causing processes like laminating or using hot glue.

When asked about the interior of the building including the second story, P. Smith summarized the first floor is a large, open rectangular area and the second story is about 300 square feet and may be used as storage or a break room as it includes a bathroom.

⇒ Member Blair moved, Member Locke seconded, unanimously carried to approve the change of use.

The Board wished the applicant good luck.

2. Application of:	Name:	Lakeside Health System
	Address:	156 West Avenue
	Tax Map #:	068.08-1-1
	Zoning:	Business
	Parcel Size:	18.90 acres (600' x 1339')
	Property Class:	641
	Purpose:	site plan – parking modification plan

**Applicant Presentation:**

John Stapleton, representative from Marathon Engineering, located at 2101 Mt. Read Blvd., Rochester, and Mark Edwards, VP Physical Plant Services appeared. Mr. Stapleton explained the health system is in the process of creating a master plan for the campus, has filed the proper paperwork with the NYS Health Department, is expecting a response in 6-8 months which will prompt the health system to return to this board for additional approvals, and then hopes to begin construction in spring or summer of 2011. In the meantime, due to an increase in patient activity, the health system would like to provide additional convenient parking. On the plans submitted with this application, Mr. Stapleton pointed out Work Area A, near the Laboratory/X-ray Patient Entrance, where they would modify the green area, converting that to parking and establish some handicapped parking spaces near the building. He acknowledged Village Code requires parking spaces to be 10'x20' but referred to a variance the health system currently has allowing for 9'x20' spaces and asked that the new spaces be allowed to fall under the same variance.

Vice Chair Appleby voiced his concern that while the smaller space might be adequate for standard parking, it would present difficulties for handicapped spaces. Mr. Stapleton pointed out that while handicapped spaces will be 8' wide, two of them will be joined by a shared 8' loading aisle which should provide ample room for cars, vans, wheelchairs, etc.

Mr. Stapleton continued, stating they would be adding 114 new 10'x20' parking spaces in the northeast corner of the campus, which is designated as Work Area B on the drawings. These spaces will be utilized primarily by employees, allowing patients and visitors to park closer to the buildings. Traffic will no longer loop around the perimeter of the parking area, but will temporarily be diverted westerly toward the south end of the child care center, then head north in front of the child care center and reconnect with the remainder of the loop road, which continues on along the west side of the health system. When permanent improvements on the master plan are put into place, the loop road encircling the campus will be reinstated.

Noting they were in receipt of the review by the Village Engineer, Mr. Stapleton remarked there were no issues with the concerns listed and that each one should be able to be addressed to the Engineer's satisfaction.

Mr. Edwards briefly explained the master plan improvements which include demolition of the former Beikirch Nursing Home at 122 West Avenue and construction of a two-story 24,000 square foot medical office building on land that will be leased to a developer so Lakeside can have input as to the tenants and usage for the building. Demolition should be before winter with construction to begin next spring or summer which will include improvements to the entrance of the campus. He also noted the Emergency Department has seen an increase in patient activity and the master plan includes adding on a new 16,000 square foot ED and renovating the current ED space to improve both inpatient and outpatient surgery areas.

**Continued Board discussion on application:**

Member Locke inquired about the MRI trailer and the gentlemen replied it will remain and is noted on the plan. Member Blair asked about a hydrant that is noted on the plan as being removed and stored for later use. After having it pointed out to him, Mr. Stapleton stated the notation is inaccurate and that

the hydrant would certainly be replaced within 24 hours.

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There was a discussion regarding the parking lot elevation as well as the drainage into the current retention pond. It was noted the elevation would essentially remain the same and Village Engineer Foote noted they would have to look at the existing pond when the SWPPP comes in and make adjustments as necessary. They also discussed the turning radii needed on the temporary traffic route for large trucks and Mr. Stapleton replied they have accommodated that need.

Member Blair again brought up the 9'x20' parking space variance. CEO Zarnstorff clarified the variance has a sunset clause that is coming due, that the ZBA could look at it again and that maybe sometime Code Review could rethink that section. As for the size of the spaces, he noted smaller spaces results in less impervious surface which leads to a decrease in stormwater pollution and added he wonders whether or not there is any design criteria for the size of parking spaces. Member Blair opined any new parking spaces should indeed be 10'x20'.

Vice Chair Appleby questioned some markings on the drawings. The large circles with a "+" in the center denote proposed plantings and the small black squares indicate storm drains. He then asked what the next step is and Village Engineer Foote reiterated his need to see the SWPPP with its calculations of stormwater, drainage, etc.

Vice Chair Appleby suggested the health system apply to the ZBA for a continuation of the parking space size variance. CEO Zarnstorff inquired as to whether or not the applicants feel they will need additional parking with the construction of the new Emergency Department. Mr. Edwards replied that code requirements for the number of parking spaces is based on the number of beds and with the increase in ED beds, the new total will be 82. He also explained the new ED will go in part of the south parking lot with parking to the west of it for the Professional Office Building and parking on the east for walk-in ED traffic.

Vice Chair Appleby asked if the site plan could be approved tonight if the parking space and SWPPP issues are resolved and CEO Zarnstorff said he and Engineer Foote can take care of the SWPPP but suggested waiting to approve the site plan until the size issue is resolved. Mr. Stapleton asked if they were to agree to the 10'x20' parking space size, could the site plan be approved tonight and the Board affirmed.

⇒ Member Blair moved, Member Locke seconded, unanimously carried to approve the site plan with the following stipulations:

1. Drainage issues are dealt with to the satisfaction of Village Stormwater Manager Zarnstorff and Village Engineer Foote;
2. All new parking spaces will meet the Village Code of 10' x 20'; and
3. All issues noted in Village Engineer Foote's correspondence of June 8, 2009 are resolved.

**OTHER BUSINESS:**

Member Locke asked about the small building at the west end of Clinton Street and wondered if it had been built by the owner. CEO Zarnstorff affirmed, stating that because the house has no basement and the stone building to the east of the house has been sold, the building serves as storage.

Member Blair inquired about the status of Starvin' Marvin's Restaurant at 39 N. Main Street and the requirements for the metal building at the west end of the lot. CEO Zarnstorff noted he recently made a site visit and has spoken with the property owner regarding lighting on that accessory building as well as the potential dumpster area. CEO Zarnstorff reminded the property owner of the requests of this Board regarding both topics.

**NEXT REGULAR MEETING:** Monday, July 13, 2009, 7:00pm; Application materials due by Noon Tuesday, July 7, 2009.

**ADJOURNMENT:**

→ Member Locke moved, Member Blair seconded, unanimously carried that the meeting be adjourned at 7:53 pm.

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Pamela W. Krahe, Clerk