

**Regular meeting of the Village of Brockport Planning Board was held in the Conference Room, Municipal Building, 49 State Street, Brockport, New York, Monday, July 8, 2013 at 7:00pm.**

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

**ALSO PRESENT:** Village Attorney Ellen Coyne, Village Engineer JP Schepp, James Zisovski, Angela Markham, Mayor Margay Blackman, Joan Hamlin, Robert Webster, Jim Lawson, Steve Locke, Ellen Ryerse, Scott Speer, Jason Dauenhauer

**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 meetings.

- ➔ Member Locke moved, Member Appleby seconded, unanimously carried to approve the minutes of June 10, 2013 as written.
- ➔ Member Locke moved, Member Daily seconded, unanimously carried to approve the minutes of June 27, 2013 as written.

**CORRESPONDENCE:** None

**OLD BUSINESS:**

1. Application of:      Name:            Jose Mendez  
                                 Address:        24 N. Main Street  
                                 Tax Map #:    069.45-1-1  
                                 Zoning:        B-Business  
                                 Parcel Size:   ~1.7 acres  
                                 Prop. Class:   465  
                                 Purpose:       Final site plan approval and SEQR process for proposed 56'x100' commercial office building

**Presentation/discussion:**

David Strabel sent word that a written agreement still has not been reached with the owners of Villager Apartments. He respectfully requested the application be placed on the August 12 agenda.

**PUBLIC HEARINGS:**

Chair Switzer asked CEO Zarnstorff why 54 Brockway is not on tonight's agenda. The CEO indicated there are some questions as to the definitions listed in the code and when VA Coyne arrives, she will elaborate.

- ➔ Member Locke moved, Member Appleby seconded, unanimously carried to close the regular meeting and open the public hearing at 7:14PM.

Clerk Krahe read the legal notice as published in the June 30, 2013 edition of the Suburban News, on the Village Website, at Village Hall and, as a courtesy, sent to owners of properties within 500' of the proposals:

**VILLAGE OF BROCKPORT  
LEGAL NOTICE**

PLEASE TAKE NOTICE that the Planning Board of the Village of Brockport will hold a PUBLIC HEARING on **Monday, July 8, 2013 beginning at 7:00pm** in the Conference Room of Brockport Village Hall at 49 State Street, Brockport, New York.

Application of:      James Zisovski  
Address:              60-62 College Street  
Tax Map #:            068.60-6-21  
Property Class:      220  
Zoning:                O-Residential  
Purpose:               22'x18' paved driveway expansion

Application of:      James Zisovski  
Address:              51 Monroe Avenue  
Tax Map #:            068.60-6-2

## MINUTES OF PLANNING BOARD MEETING OF July 8, 2013

Property Class: 418  
Zoning: O-Residential  
Purpose: 20'x18' paved parking area in rear yard

All interested parties will be given the opportunity to be heard. Application materials are available for review at Village Hall.

Pamela Krahe  
Planning/Zoning Clerk  
Village of Brockport

Chair Switzer welcomed the public to the hearing.

### **Presentation/discussion:**

Mr. Zisovski started with 60-62 College Street, indicating he has another idea. He distributed copies of a photo to board members, explaining the area behind the fence on the Utica Street side is paved and fits 4 cars so he proposes removing the small section of fence between the driveway and the telephone pole, having an additional curb cut of about a car-width to allow access to that already-paved section, and letting the cars access parking in that manner. The extensive fence cornering the lot is rusty and is missing parts. Mr. Zisovski wants to refurbish the fence and will use the section of removed fence to replace the missing parts of the remaining fence. He will have the rest of the fence blasted, painted, and repaired, and plans to have the house repainted in the next couple of years. There will be no new paving with this option.

Regarding 51 Monroe Avenue, Mr. Zisovski said his application remains the same. The garage was a one-car size. He recapped the situation between 47 and 51 Monroe where tenants of 51 have to drive across the property of 47 to get to the parking. He currently pays the owner of 47 rent to do so and carries extra insurance as requested by the owner of 47. His plan is to put 3 parking spaces in back of the house with one car blocking the rearmost cars in. There are usually 4-5 tenants and some may park on campus if necessary. Cars were formerly parked at an angle, but will now park in a straight line. The applicant suggested using large logs to define the property line between 47 and 51 and if that doesn't work, he could put up a railing to keep tenants from being on the wrong property.

Chair Switzer asked for public comment regarding 51 Monroe Avenue.

- Angela Markham, 41 Monroe Avenue. She has been looking at the code book to interpret it. She thinks "yard" should be a green space for respite, wondered when yards became parking areas, and is opposed to taking away any yard space. These houses were built before cars and traffic and now they are businesses with students as tenants. Having businesses in residential areas is an ongoing problem. She noted satisfaction with the plans for sprucing up the properties and doesn't want to see any new paving as it will set a precedent. Asphalt is not good for the environment and can lead to more flooding in the area. Water flows downhill and will add to existing problems. Brockport is preservation-minded but she thinks Monroe Avenue looks at times like a shopping mall. She was well aware of the neighborhood composition when she bought her house and she hopes all the additional paving will be thought about. She wants to see preservation and dignity for these houses. She feels these plans are not the best for home values.
  - Jim Lawson, owner of 47 Monroe Avenue. Expressed concern about 51 Monroe and the placement of logs as a barrier. He thinks the logs will look out of place; he reiterated his liability when others come onto his property.
  - Jason Dauenhauer, 40 College Street. Noted he lives there with his family. He thought the proposed parking lots were going to be huge, so it is nice to see they are going to be smaller than he first thought. He did wonder about additional flooding, as he knows his property is prone to it.
  - Steve Locke, 81 State Street. Indicated he does not know what the Board is talking about here. He has not seen a site map, or calculations of the percentages of lot coverage or impervious surface runoff/drainage. He hasn't seen a paving schedule. He hasn't seen any plans of vegetative barriers. He hasn't seen fire or police department response to putting up the proposed barriers and the problems that might cause.
- ➔ Member Locke moved, Member Appleby seconded, unanimously carried to close the public hearing and re-open the regular meeting.

The Board did not have any additional questions for the applicant.

- ➔ Member Locke moved, Member Appleby seconded, unanimously carried to close the regular meeting and re-open the public hearing for 60-62 College Street at 7:31PM.

Public comment regarding 60-62 College Street:

- Steve Locke, 81 State Street. Again said he is not sure what he's looking at here. It is confusing,

## MINUTES OF PLANNING BOARD MEETING OF July 8, 2013

the site plan has now changed, and there has been no proclamation to the public as to what the plan is. He stated the owner knew what he was buying when he bought it, and it is what it is. He is opposed to any expansion and doesn't see a reason to expand.

- ➔ Member Locke moved, Member Appleby seconded, unanimously carried to close the public hearing and re-open the regular meeting.

### **Board discussion:**

Chair Switzer noted the Board will review comments made tonight and will most likely render a decision at the next meeting. The Board requested better drawings from the applicant; Mr. Zisovski consented.

### **OTHER BUSINESS:**

- 54 Brockway Place. Village Attorney Coyne clarified that while the code does define side and rear yards for regular lots, it is not clear regarding corner lots. In talking with CEO Zarnstorff, they feel the Zoning Board of Appeals must clarify what is intended for these definitions. With the 60-62 College Street application, the "front" yard is affected, and that has to be calculated. Once the ZBA defines the terms, then this board can determine whether or not this application can be approved. Jim Lawson spoke up and asked about the timeframe of all of this because the students will be returning soon. The next ZBA meeting is scheduled for August 1; thereafter a public hearing would have to be called. CEO Zarnstorff said the timeline would be unknown until the ZBA makes a determination. The 50% coverage was questioned, but it was reiterated the ZBA must define the side, front, and rear yards and then this board can apply the percentages.
- Chair Switzer announced tonight is Member Daily's final Planning Board meeting. Member Daily was thanked for his service and was wished good luck.
- Mr. Zisovski has further considered how logs would look and has decided to put up a fence instead. Chair Switzer asked him to include that detail in his drawings. Member Locke reminded to check the code as to what's allowed. Chair Switzer suggested conferencing with CEO Zarnstorff.

**NEXT REGULAR MEETING:** Monday, August 12, 2013 7:00pm  
Application materials due by Noon Monday, July 29.

### **ADJOURNMENT:**

- ➔ Member Locke moved, Member Appleby seconded, unanimously carried that the meeting be adjourned at 7:51PM.

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Pamela W. Krahe, Clerk