

Regular meeting of the Village of Brockport Planning Board was held in the Conference Room, Municipal Building, 49 State Street, Brockport, New York, Monday, March 10, 2014 at 7:00pm.

PRESENT: Chair Arthur Appleby, Vice Chair Charles Switzer, Member Laurie LoMonaco, Member Kent Blair, B/CEO David Miller, Clerk Pamela W. Krahe.

ALSO PRESENT: David Hall, John Stapleton, Peter Gorman, Joan Hamlin, Fred Webster, Dante Paladino, Paul Nicosia, Rick Walten

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

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

➔ Member Blair moved, Member Switzer seconded, unanimously carried to approve the minutes of January 13, 2013 as written.

Member Kevin McCarthy arrived 7:01.

CORRESPONDENCE: From Chatfield Engineers regarding the 73 N. Main Street application.

PUBLIC HEARINGS: None

OLD BUSINESS:

- | | | |
|--------------------|--------------|-------------------------------------------------------------|
| 1. Application of: | Name: | David Hall for 2468 Group, Inc. |
| | Address: | 73 North Main Street and 41 West Avenue |
| | Tax Map #: | 068.44-2-12.1 and 068.44-2-8 |
| | Zoning: | B-Business (both parcels) |
| | Parcel Size: | 2.3 acres and 1.4 acres |
| | Prop. Class: | 454 and 473 |
| | Purpose: | Site plan approval for expansion and renovation of pharmacy |

Presentation/discussion:

Mr. Hall referred to the drawings and reports submitted since his last appearance that address engineering concerns of the January meeting. He noted the topo was completed, the single story greenhouse at the rear will be removed and some paving will be done back there. Engineering prepared a plan to address the pooling water. Chair Appleby spoke with nearby residents and they have ponding. He noted the high spot on the topo looks of concern and the eye doctor's pavement contributes additional runoff. The applicant showed the catch basins on the drawing and said pavement will be pitched so runoff goes to the basins. No curbs are planned. Basins will connect to existing pipe between the dentist office and Rite Aid. Engineer Schepp reviewed the grading and deemed it pitches to the center which is fine. He said by removing the greenhouse there is a small reduction in the impervious surface and the current dirt driveway is well packed and fairly impervious. It was asked if the greenhouse foundation would be removed; applicant confirmed stating that area will be paved. It was reiterated that the packed gravel holds water and is not providing any drainage. The applicant mentioned the east driveway is staying as is for now.

The board questioned the layout of the drains which will flow south, east, and then back north. Mr. Hall stated that was the best connection as recommended by his engineers. When asked who is responsible cleaning out the drain basins, Hall replied the property owner does. The Board agreed that drainage as shown is acceptable.

Regarding screening between the west driveway and the property to the west, Mr. Hall said 4 new honey locust trees will be planted, and were chosen for their durability in the winter, they grow quickly, and offer a large canopy. He does not know the size of the plantings but VE Schepp stated the plan calls for 2.5" caliper trunks. Schepp opined that 4 small trees do not provide much of a buffer and he would recommend something better. Ideas offered included extending the fence, use of evergreens, installing a berm, or use of decorative grasses. It was brought up that there is only about 5' of space between the driveway and the house to the west. Mr. Hall indicated grasses could fill the gaps between the trees and they would prefer trees and grasses rather than a fence. Board noted a fence could invite graffiti. Board members wondered if they could ask neighbors' opinions and possibly the Tree Board. The Board agreed they were good with 4 trees by recommendation of the Tree Board. Evergreens may be considered because they have no leaves to be raked or that would clog basins.

Mr. Hall noted the lighting plan is now ready with photometric detail. Three 25' high poles will be installed with light directed toward the greenhouse area. No lights will point to the west. There will be a wall pack on the building over the entrance which will have a hood directing the light downward and not toward the house.

Rogers Florist will remain in the building for the short term only.

CEO Miller reported he has no questions, he has reviewed the plans and they are adequate for him.

When asked, Mr. Hall indicated they would like to start the project by the end of the month. It was first

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thought the store would close temporarily during the renovation, but the plan now is to work in phases to allow the store to remain operational during renovation. The board noted a road labeled incorrectly on the plans; Hall will have that corrected. When asked if the parcels had been combined, the applicant indicated they just closed on the parcel and will look into combining them shortly.

Chair Appleby asked if there would be any teardown issues with the greenhouse, particularly asbestos. VE Schepp stated the Building Department would issue the demolition permit and will be sure proper procedures are followed. CEO Miller affirmed.

SEQR was discussed with board agreeing all Part 2 questions were answered with "No, or small impact may occur."

- ➔ Member Blair moved, Vice Chair Switzer seconded, unanimously carried determining this an Unlisted Action on SEQR per NYCRR 617.7.
- ➔ Vice Chair Switzer moved, Member Blair seconded, unanimously carried determining the project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment; therefore a negative declaration is granted. .
- ➔ Member Appleby moved, Member Blair seconded, unanimously carried to approve the application subject to submitting the landscape buffer plan for the western boundary to the Tree Board for their opinion and approval, and working with the Building Inspector on a demolition permit.

NEW BUSINESS:

1. Application of:

| | |
|--------------|---------------------------------------------------|
| Name: | Marathon Engineering for Strong West |
| Address: | 156 West Avenue |
| Tax Map #: | 068.08-1-001 |
| Zoning: | B-Business |
| Parcel Size: | ~18.9 acres |
| Prop. Class: | 641 |
| Purpose: | Improvements to discharge and main entrance areas |

Presentation/discussion:

John Stapleton introduced himself and Pete Gorman from Marathon Engineering, and Dante Paladino, Project Manager from University of Rochester. He stated they met with BI Miller earlier today and are here this evening seeking site plan approval tonight for two different areas on the Strong West campus. The work being discussed tonight is considered Phase 2. The timeline for completion is the end of July.

The Main Entrance will be through what is currently the lab/x-ray area on the east side of building, and the goal is to make that apparent to those who enter the campus and to be inviting. The plan is to place a canopy over the sidewalk with some landscaping and two opaque globe lights on either side of the canopy. Additional lighting will be under the canopy.

The patient discharge area for the Ambulatory Surgery Center will be on the west side of building. The existing 8" step will be replaced with a ramp and sidewalk and protective bollards will be installed. An overhead canopy will also have lighting underneath. There is an existing pole that will come out and building-mounted lights will be added. Photometrics show light will not spill off the property. The ambulance entrance will remain; discharge will be slightly south of it. The one-way driveway will remain one-way northbound. There was concern over the number of people who might park there waiting for outpatients. Some pts will exit out the main door because they will be ambulatory. Add awning and small ramp on west side.

Member LoMonaco asked if they had given any thought down the road to when the Emergency Department is reopened, where Mercy Flight might land. Mr. Paladino responded the facility is not a trauma center and that leadership would have to look at whether or not a properly commissioned helipad would be installed.

Both Building Inspector Miller and Engineer Schepp weighed in with no concerns.

The board asked about the two wall packs on the back of the building, reminding that past neighbors have complained about light spillage. Mr. Stapleton explained the packs have hoods to keep light pointed down. Bulbs are tucked up under the fixture. You won't see light beyond 25-30 feet.

Board members brought up that over the years, parking areas have been squeezed to accommodate as many vehicles as possible. Stapleton noted there are 447 spaces now and Strong is looking at traffic consultants. Chair Appleby reminded that our code requires 10'x20' spaces and these are 9' wide.

SEQR was discussed with board agreeing all Part 2 questions were answered with "No, or small impact may occur."

- ➔ Member McCarthy moved, Vice Chair Switzer seconded, unanimously carried determining this an Unlisted Action on SEQR per NYCRR 617.7.
- ➔ Vice Chair Switzer moved, Member LoMonaco seconded, unanimously carried determining the project

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will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment; therefore a negative declaration is granted.

- ➔ Member Blair moved, Member LoMonaco seconded, unanimously carried to approve the application to improve the patient discharge area and the main entrance.

2. Application of: Name: Christian Center Church
 Address: 20 King Street
 Tax Map #: 068.52-4-25
 Zoning: B-Business
 Parcel Size: 49.17' wide x 132' deep
 Prop. Class: 620
 Purpose: Improvements to church

Presentation/discussion:

Paul Nicosia and Richard Walten from the Christian Center Church introduced themselves and indicated they are here to renew the building permit and gain approval for improvements to the church. Michael Morich, Construction Coordinator, could not be here tonight so they will do their best.

They summarized what remains, is to finish the interior, the exterior on the back of the building, and the exterior on the east side. The rear addition will be 2 stories with egress. The original plan had an elevator but that has changed, and it included 10 King Street which is no longer there. The main entrance is from King Street. Originally there was no rear addition, but now there is due to the collapse and loss of 10 King. Classrooms for religious education and youth church will be on the 2nd floor.

VE Schepp stated he has no big engineering concerns other than to make sure there are no utilities to the north. The gentlemen noted all utilities are to the southeast off King Street. The board inquired if the addition would impact parking. The applicants stated they use 2 municipal lots and on-street parking. Sunday morning averages about 25 cars and Wednesday night is about 8 cars. Because the south entrance is level with the ground it is used most because there are no stairs. It was asked if churches are required to meet ADA. BI Miller affirmed, stating he has spoken with Mr. Morich about it. There was discussion about using a chair lift to meet requirements. Services for the 75 or so parishioners will be on first floor in the auditorium. The back of the building has a grassy area that would remain.

As for a timetable, they hope to finish the sanctuary and first floor and be using the building by the end of the year. The east side exterior will have vinyl to protect it, but will eventually be stucco to match the front. The 10 King parcel will be fenced after the village repairs the rear of 1 Clinton Street. Member McCarthy would like to see east wall done before the two-story addition is put on. The gentlemen clarified they do not use the building now, they meet elsewhere. On the south side of the building are the only useable stairs.

SEQR was discussed with board agreeing all Part 2 questions were answered with "No, or small impact may occur."

- ➔ Vice Chair Switzer moved, Member Blair seconded, unanimously carried determining this an Unlisted Action on SEQR per NYCRR 617.7.
- ➔ Vice Chair Switzer moved, Member McCarthy seconded, unanimously carried determining the project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment; therefore a negative declaration is granted.
- ➔ Member Switzer moved, Member LoMonaco seconded, unanimously carried to approve the application as submitted.

OTHER BUSINESS:

- Chair Appleby made copies of the new SEQR rules and how to fill out forms. He will hand them out at the next meeting.
- The Grace Bible Church at 212 Main Street was brought up again with members asking what can be done about the appearance of the building following the Town revoking their tax exempt status; BI Miller said he is still investigating the file.

NEXT REGULAR MEETING: Monday, April 14, 2014 7:00pm; application materials due by Noon Monday, March 31.

ADJOURNMENT:

- ➔ Member Blair moved, Member McCarthy seconded, unanimously carried that the meeting be adjourned at 8:15pm.

Pamela W. Krahe, Clerk