

Regular meeting of the Village of Brockport Planning Board was held in the Conference Room, Municipal Building, 49 State Street, Brockport, New York, Monday, January 13, 2014 at 7:00pm.

PRESENT: Chair Arthur Appleby, Vice Chair Charles Switzer, Member Kevin McCarthy, Member Laurie LoMonaco, Member Kent Blair, Clerk Pamela W. Krahe.

ALSO PRESENT: Village Engineer JP Shepp, Joan Hamlin, David Hall, Fred Webster

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 Switzer moved, Member Blair seconded, unanimously carried to approve the minutes of December 9, 2013 as written.

CORRESPONDENCE: Walkable Communities seminar to be presented soon.

PUBLIC HEARINGS: None

NEW BUSINESS:

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| 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/renovation of pharmacy |

Presentation/discussion:

Board began discussion of submitted drawings and comments from Chatfield Engineers as applicant David Hall was not present. Village Engineer Schepp commented this is just a site plan and it will be necessary to show ingress, egress, etc. Mr. Hall appeared at 7:07pm and apologized. He continued that drawing C1 shows removal of the demising wall which is not a fire wall. The pharmacy will expand from ~10,000 sq. ft. to ~15,000 sq. ft. and a new demising wall will be built. The existing parking lot will be patched, retopped, and restriped. They plan on adding a drive-thru, which will utilize the current curb cut, and relocating the delivery area to the rear of the building. Old doorways/openings will be filled in with matching brick; the sole entrance will be fresher, nicer. Emergency egress windows will remain where they are.

His employer will be purchasing 41 West Avenue (Tax ID 068.44-2-12.1, ~1.4 acres) to be used by trucks as a delivery entrance. They intend to keep the current florist shop, though Rogers' Florist is moving out, and hope to put a new tenant in it. They will remove a couple of outbuildings and a large portion of the greenhouse toward the south end of the property. The dentist office between the two properties will remain and is not part of the purchase. Board members noted the siding on the florist shop is in bad condition. Mr. Hall mentioned they do not yet own 41 West Avenue.

When asked about paving, Mr. Hall reported it would be less than 0.10 acres and was shown on the map. The Board noted standing water on the florist property and questioned drainage. VE Schepp pointed out there are no topo contours shown; Mr. Hall indicated a survey was being done this week and plans showing drainage would be prepared thereafter. There is a creek to the south of the property.

During discussion of the drive-thru, the applicant indicated it will be striped to keep cars going the right way and "Do not enter" signs will be posted. Landscaping will buffer the dentist office to the east. Board members questioned the service window in relation to the current delivery doors wondering if it will be too far west. Mr. Hall explained an architect ran a model and says it will work.

The board asked if 2468 Group owns the whole building (pharmacy and supermarket) and the parking area; Mr. Hall affirmed. It was asked if a new tenant of the former supermarket would use the new loading dock area, but Mr. Hall replied no. Future tenants in the south end of the plaza would use the front entrance. By reducing the square footage in the remaining portion of the building, board members wondered if they would be narrowing the potential tenancy. Mr. Hall said they have had some inquiries recently for the remaining area. Board wondered if the vacant area is being marketed to anyone in particular; Hall replied no, just whoever would be interested. The board suggested thinking about having one loading dock for both operations, or two loading areas near each other. Mr. Hall clarified that Rite Aid likes to have a separate area. He explained trucks will pull in at 41 West Avenue, turn westerly, and then back into the dock area. The concrete pad shown on the drawings will be for dumpsters which will be gated off and hidden. Trucks are expected to drive over the concrete pad. A

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semi-trailer comes one to two times per week and a smaller truck also comes one to two times per week. When asked if the store will shut down during remodeling, Mr. Hall said the store will be closed 3-4 months for the entire project. Board members wondered if there would be additional product line besides a pharmacy. The applicant explained new Rite Aid stores are about 14,000 sq. ft. and this one will be modernized but it will just be an expansion of the same products.

The board asked if the whole lot is going to be repaved. Mr. Hall indicated it will be patched, repaved, and restriped. The former plan, about 12 years ago, called for 6 light posts and landscaping. Only 2 light posts were installed and the lot could use extra plantings. Parking spaces on the site plan are 9'x18', but should be 10'x20' to be up to code. VE Schepp indicated no spaces would be lost by extending them, and he would like to see 24' in the aisle for backout. Member Blair advises a defined curb near the drive-thru because people will use the exit as an entrance. He noted county input may be needed.

Planning Board asked to see a total landscape plan including the street and buffers, and stated none of the current landscaping is tended to at all. Line-of-sight for both foot and vehicle traffic should be considered. The pylon sign that is on N. Main Street will stay; there will be no signage on West Avenue.

Mr. Hall acknowledged receipt of an email from the village engineer with 11 comments.

1. Recommend combining the lots. Applicant response: *Will probably do that after the purchase. Otherwise there would be a cumbersome easement.*
2. Need names and addresses of adjacent property owners.
3. Need areas of each property on map.
4. There are residential areas nearby that need buffering from lights.
5. Change zoning to the appropriate term.
6. Topography is needed for drainage and grading.
7. Pedestrian access should be noted. May need additional pedestrian connectivity.
8. Changes to ingress and egress require signage; county approval is necessary. Entrance into 41 West Ave. is in poor condition; replacement should be considered.
9. Check with the CEO on fire lane requirements.
10. Photometric plans are needed.
11. Stamped drawings are needed.

The board explained if a new tenant comes in to the florist shop, they will need to see a site plan.

Board discussed a site visit, but all have been there. A public hearing or sending meeting notices to nearby residential properties was discussed. Hall said they have only spoken with the dentist office. VE Schepp says either have a public hearing or not, but sending notices sets a bad precedent.

Chair Appleby summarized the board will need updated drawings and complete plans by the February 10 meeting. Plans should include landscaping, lighting, drainage, shielding of neighboring residential properties on West Avenue from the new driveway, and any other items indicated by the village engineer. He stated the concept is great but the board just wants to see more detail. Mr. Hall indicated Ellicott Development will take a closer look at the Rogers building to evaluate its condition.

OTHER BUSINESS:

- Discussion of Town of Sweden / Village of Brockport Comprehensive Plan. Member McCarthy had talked with Trustee Hannan who volunteered on the committee. McCarthy feels there are some things missing such as the police department. He would like to see it updated further from the village's standpoint and feels it is pretty vague. During a seminar he attended, it was brought up that all boards should have input. Member Blair brought up the differences between town and village law, and that Zoning regulations cite both codes. He opined it would be helpful if those were part of the plan so one could see the similarities and differences – of which there are so many you could almost have two plans. Blair felt the plan should be completely reviewed and updated as there is not much difference in the 2005 version and this one. It was pointed out that Census information needs to be updated as well as demographic changes – and maybe there should be two numbers, one of which accounts for whether or not college is in session. Chair Appleby stated zoning speaks to neighborhood zoning, for which he has been advocating, and special permitting. He concurred there is work yet to be done. Vice Chair Switzer clarified the census is a “snapshot” of April 1 and probably can't be changed. He noted there are 3 master plans – the canal, Clinton Street (June 2010), and a college master plan (March 2011). All agreed more work is necessary. Chair Appleby will try to email Patricia Connors from the town and ask her to highlight the changes in the document. From there he will email changes to board members and wait for their feedback.

NEXT REGULAR MEETING: Monday, February 10, 2014 7:00pm. Materials due by Noon, January 27.

ADJOURNMENT:

- ➔ Member Blair moved, Member McCarthy seconded, unanimously carried that the meeting be adjourned at 8:03pm.

Pamela W. Krahe, Clerk