

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 12, 2010 at 7:00pm.

PRESENT: Chair Charles Switzer, Member R. Scott Winner, Member Annette Locke, Member Arthur Appleby, Clerk Pamela W. Krahe.

EXCUSED: Building/Zoning Officer Scott C. Zarnstorff, Member Bernard Daily

ALSO PRESENT: Jill Benham, Rich Miller, Jim Hamlin, Michele Ashlee

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 meeting.

→ Member Locke moved, Member Appleby seconded, unanimously carried to approve the minutes of the meeting held May 10, 2010 as written.

CORRESPONDENCE: NYS Office of Parks, Recreation and Historic Preservation asked for comments regarding the listing of 142 Utica Street (the College Alumni House) on the historic register. Chair Switzer asked Clerk Krahe to check on whether this Board needs to comment.

PUBLIC HEARINGS: none

NEW BUSINESS:

1. Application of:	Name:	Jill A. Benham – Jill's Boutique Salon
	Address:	88 Main Street
	Tax Map #:	068.60-1-22
	Zoning:	Business
	Parcel Size:	21'x132'
	Property Class:	481
	Purpose:	change of use from frame shop to salon

Applicant Presentation:

Jill Benham will open a hair salon in the former framing shop and stated her renovations will consist of plumbing two sinks and putting in three work stations.

Continued Board discussion on application:

Formerly the Red Bird Tea Shoppe, plumbing exists. Services offered will be hair and nails. Applicant stated she currently owns Jill's Boutique at the corner of Route 31 and Owens Road and is looking to downsize and have less stress. She won't offer massages, facials, or pedicures and there will be three employees altogether at her new place. The Board discussed parking, and partner Michele Ashlee stated she has worked in the village her whole career and has never had customers complain about parking. When asked about the number of hair salons in the Village, the ladies stated they are well established and will not have a problem getting clients. Garbage will be minimal and will be taken home; landlord has stated how they want to dispose of their garbage is up to them. There is no back door so if they had commercial pickup, they would have to go around the block to get to the tote. The Board asked about health permits and the applicant replied the state does random checks and they have not had a problem in 20 years as they follow the rules. Hours open will probably be Tuesday-Thursday 10-6 or 8, and Friday/Saturday 10-4. Asked about deliveries, Ms. Benham replied the UPS truck would stop out front approximately once weekly.

⇒ Member Appleby moved, Member Winner seconded, unanimously carried to approve the application as proposed, subject to standard Code Enforcement approvals.

OTHER BUSINESS:

Rich Miller addressed the Board regarding an application he would like to bring forward next month. He stated the building across the street (52 State Street) is in the B-Business zone and he would like to use the 2nd floor apartment, a portion of which was an office, as a permitted use rental. He questioned the maximum of 800 square feet, indicating the 2nd story unit is a total of 1069 sf. He wondered if the application is a change of use; the Board affirmed it would be a change from an office to an apartment. and a variance from ZBA is necessary to go beyond 800 sf. He brought a floor plan and indicated the office space and noted he wants to exclude the office space to decrease the apartment square footage to what is allowed. He said CEO Zarnstorff indicated he would need approval from the Planning Board for a change of use. The Board recommended Mr. Miller check with CEO Zarnstorff regarding which Board to apply to, the fees, the application process, and any subsequent requirements. Mr. Miller mentioned Norm GianCursio's Erie Street property as a similar case. Member Winner stated Mr. Miller should also check with the CEO on loss of use depending on how long the space has been vacant. The Board discussed how much of the building has to be commercial. Chair Switzer suggested applying for a variance from the ZBA, which would allow a two-year window to convert the space.

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Mr. Miller then asked about progress with the church application for 180 South Avenue, stating the church is reconsidering because they have encountered so many hurdles. Discussion centered around asking the church to put some of the property back on tax rolls and other obstacles noted by Mr. Miller. The Board concluded the discussion by stating the applicant needs to be the one to come before the Board rather than Mr. Miller.

NEXT REGULAR MEETING: Monday, August 9, 2010 7:00pm. Application materials due by 12:00 Noon, Tuesday, August 3.

ADJOURNMENT:

➔ Member Winner moved, Member Locke seconded, unanimously carried that the meeting be adjourned at 7:33pm.

Pamela W. Krahe, Clerk