

Regular meeting of the Village of Brockport Planning Board was held in the Conference Room, Municipal Building, 49 State Street, Brockport, New York, Monday, September 9, 2013 at 7:00pm.

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

ALSO PRESENT: David VerSteeg, Peter Feltner, Joan Hamlin, David Strabel

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.

➔ Member Switzer moved, Member Locke seconded, unanimously carried to approve the minutes of August 12, 2013 as written.

CORRESPONDENCE: None

PUBLIC HEARINGS: 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.

NEW BUSINESS:

1. Application of: Name: David VerSteeg
 Address: 149 Park Avenue
 Tax Map #: 069.13-5-28
 Zoning: Industrial Use District
 Parcel Size: ~1.2 acres
 Prop. Class: 444
 Purpose: Renovate property into a climate-controlled public storage facility

Presentation/discussion:

David Strabel recapped that Mr. VerSteeg and Mr. Feltner appeared at the August meeting to explain their plans to restore the exterior, insulate the building, and renovate the interior for climate controlled storage with a small office in the front. The roof is in bad shape and is metal over top of asbestos shingles. They are comparing the cost of roofing options which include asbestos abatement, a new metal roof, or have an abatement contractor put more sheathing over the shingles then re-roof. Current shingles still have asbestos.

All sliding doors shown on the plans will remain sealed. Access to the storage units will be at the rear loading dock. The south side will not have a dock, they will paint, and replace windows as needed. A handicap ramp will be added by the rear dock. An exit will be placed in the midspan of the building for code egress. Sitewise, the line of pavement will remain pretty much as it is now with the uneven edge trimmed off. The weed overgrowth covers gravel, and that will go to lawn.

Parking was discussed. Mr. Strabel noted 22 parking spaces are required though the applicants think that many will never be utilized. Mr. Strabel asked if they could stripe 5 of the spaces and land bank the remainder so if the use ever changes or if need ever grows, some of the property can be appropriately converted to parking spaces. Chair Appleby explained there are two conflicting zoning code sections. One states a parking space is required for every employee; the other states one space is needed for every 400 sf (= 22 spaces.) The current facility has 2 parking spaces. Chair Appleby opined this board can make the call on which code applies. Member Switzer countered, saying the use could change so the spaces must be available. Strabel offered to "dot in" the spaces on the plan and indicate them for future development. It was noted the spaces must be 10'x20'; Mr. Strabel will reconfigure.

CEO Zarnstorff shared the applicable code sections as being Chapter 58-13 F (1), one space per 400 square feet of floor space; and Chapter 58-22 B (3)(g), one space per employee. 13 (F) is more restrictive than B (3)(g) and is more slanted toward shift workers of industrial plants. B (3)(g) is based

MINUTES OF PLANNING BOARD MEETING OF September 9, 2013

more on what is necessary. Member Switzer opined retail parking guidelines should be considered because the business would be “selling” space; it was brought up retail is not allowed in this zoning.

Mr. Strabel asked if the plan can show 22 spaces, but only develop 5 or so. CEO Zarnstorff pointed out that under general requirements in Chapter 58-22 B (2)(e), the code says the Planning Board can determine that which is not specified. Board members agreed they would rather see more green space.

Looking at the site plan, it was noted the boarding will remain on the side windows; windows will be replaced along the front of the building. All are in good shape because of the 8’ overhang. Existing barn will stay for now; carport will be taken down; the miscellany around the building will be removed but the “stuff” on the south side belongs to the railroad and can’t be removed. Part of the rear dock will be rebuilt; part will be removed. Tenants can back up to loading dock or use a ramp. In the center of the building is a brick firewall in poor shape that will be reconstructed. Exterior wood shingles will be repainted. Lighting will be under the canopy at entry points. There is a nearby streetlight on Park Avenue. There is no lighting in the rear now, although the dock will have some light. The Board suggested the owners may want to reconsider lighting, especially with winter darkness. The lot is completely fenced in; barbed wire will be removed; front gate will be removed after construction is complete. The chain link fence is in rough shape. There won’t be outdoor storage; there will be security cameras. Signage will be on the front under the overhang; no poles. No dumpsters on site. Owners will take care of any trash; they do not have a problem with trash at the other facility.

Cages will be 5’x14’ with steel walls and a steel roll-up door, there will be cage wire across the top so no one can jump over into an adjoining unit, and so heat and light can get in. Heating will be achieved with gas furnaces suspended from the ceiling. Condensers for air conditioners will be concealed.

An employee will be on call to set up an appointment with a tenant and meet them at the facility. The owners are at their current facility about 4 times per week; a manager is also there sometimes.

Addressing the comments of Village Engineer JP Schepp:

1. Possible fire service main – DPW tried to trace it; a hydrant is there; will work with Supt. Donahue to disconnect. A new 1” line will be run for the office bathroom. Will confirm disconnection during construction.
2. Pavement – bad spots will be patched near the entryway; roadway is in good shape; could straighten pavement line so it is more appealing; there will be new pavement in the rear.
3. Parking – will be addressed as discussed.
4. Existing fence – barbed wire and front gate/fence will be removed; remaining fence will stay as the neighbors use it and it will keep kids who walk the tracks from crossing property lines.
5. Lighting – decorative lighting will be placed under the canopy. It was suggested that wall packs will be put up on the south wall of the barn; agreed to by all.
6. Landscaping – on north side if grass is planted, that will cover the gravel; weeds are 5’ tall there. Board would like to see some landscape; Mr. Strabel suggested some pines or some tall grasses. Along Park Avenue it should be inviting. The more professional it looks, the better the clients. Board suggested talking with a landscaper to get an opinion.

Regarding the roof, Member McCarthy felt that adding plywood and roofing material over the existing shingles would add too much extra weight, but understands the dilemma with the asbestos. CEO Zarnstorff stated that in a commercial building, the applicable codes indicate it is up to the design professional’s discretion. He is not concerned with the weight of decking and asphalt because the place is built like a fortress. Additional discussion about standing seam roofing, historical appearance.

Mr. Strabel stated sale of the property is pending approval of Planning Board. He will change the drawings with regard to the fences, parking spaces, lighting, disconnecting existing waterline, and will mark major blacktop restoration areas, trim off the edges, and leave room for turnarounds. He noted if shingles are used, they may use a scalloped shingle in keeping with the Victorian design. It was brought up there may be some tax credits available for historic finishes.

The 4” water line will be changed to a 1” plus a 4” sewer line. There is no water, sewer, or gas currently. The board agreed to review the proposal next month.

The board discussed site visits in groups of ones or twos to view the condition of the fence and how it abuts the neighboring properties, the landscaping, etc. If the condition of the fence is that bad, they may want to ask for a better looking fence. Station was built in 1872. Member McCarthy suggested the gentlemen look for grants.

NEXT REGULAR MEETING: Tues., Oct. 15, 2013 7:00pm; materials due by Noon Tues., Oct. 1.

ADJOURNMENT:

- ➔ Member Locke moved, Member Switzer seconded, unanimously carried that the meeting be adjourned at 8:08pm.

Pamela W. Krahe, Clerk