

**Regular meeting of the Village of Brockport Planning Board was held in the Conference Room, Municipal Building, 49 State Street, Brockport, New York, Monday, April 12, 2010 at 7:00pm.**

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

**ALSO PRESENT:** Jim Hamlin, Joan Hamlin, Brett Carey, Kristina Carey, Jeff Woodin, Joanne Marcello, Marc Marcello, John Marcello

**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 Appleby moved, Member Dailey seconded, unanimously carried to approve the minutes of the meeting held March 8, 2010 as written.

**CORRESPONDENCE:** None

**PUBLIC HEARINGS:** None

**OLD BUSINESS:**

1. Application of:      Name:                      Brett D. Carey  
                                 Address:                      100 Fair Street  
                                 Tax Map #:                      069.17-1-15  
                                 Zoning:                      Industrial  
                                 Parcel Size:                      11.23 acres  
                                 Property Class:                      710  
                                 Purpose:                      change of use to indoor paintball facility

**Applicant Presentation:**

Brett Carey distributed Business Plan outlining nine phases, some of which will be done simultaneously:

- Phase 1: Clean up outside of building (3 weeks) to include securing building openings; removing debris, trash compactor and trees/shrubs; fix siding, bay doors, pot holes, roof.
- Phase 2: Clean up inside of building (3 weeks) to include securing doors accessing field and office area; fix overhead doors, office area; sweep/remove debris from field, chrono area and office.
- Phase 3: Lighting (1 week) to include wiring electricity to building and to new main circuit breaker box and wire all necessary lighting fixtures.
- Phase 4: Field floor (1 week) to include fill with concrete as needed; level raised areas as needed; remove obstructions as needed; cover drains and vertical poles; remove line partition.
- Phase 5: Build the playing area (4 weeks) to include construct walls at both ends; fix windows with plexiglass/glass block; install turf floor and netting.
- Phase 6: Build staging/viewing area (2 weeks) to include installation of carpet, signage, lockers, tables/chairs; build viewing area; paint railings and walls.
- Phase 7: Build chrono area (1 week) to include frame, net area, countertop, targets.
- Phase 8: Build the office (1 week) to include painting, carpeting, counters, rental items, point of sale system.
- Phase 9: Install restroom to include installation of port-a-john system for temporary use; permanent restroom to be added within 6 months with toilet, sink, hand drier, soap, hand sanitizer. Separate wash basin to be installed outside of restroom to clean supplies, etc.

Plan included pictures of several exterior problem areas that will be addressed. Tentative opening is October 2010.

**Continued Board discussion on application:**

Board asked about video cameras; Mr. Carey said that was an oversight in his Plan, but they will be installed. Outside security will be from ADT or similar. Chair Switzer asked if the Industrial use had to be changed and Member Appleby indicated this use is allowed per Code.

Member Winner pointed out the Business Plan lacked budget, projections, etc., and stated he could not approve without first seeing that information. He feels it would be a mistake to grant approval without ensuring the applicants have a detailed plan in place that will help point them toward success. Other board members agreed. Applicant Carey stated he needed just 5 players per night for each of the 12 nights per month the facility would be open to make ends meet. Further discussion centered around the amount of income needed per month, which is about \$2000 per the applicant, and additional information requested in the Business Plan such as cost/hour to play, anticipated number of people playing per night, number of private parties to be booked, sale of goods, rental income, amount of capital needed to cover all expenses associated with preparing the business to open and its accessibility, potential investment and assistance by the property owner, and a site plan including

parking.

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The Board expressed concerns about unheated port-a-johns through the winter; the fact that not even minimal maintenance has been performed on the property to date; and, again, the need for more facts and figures in the Business Plan. Jeff Woodin, partner of the applicant, explained they are in a tough spot because the property owner will not let them proceed with any work on the site nor will he promise any assistance until they have Planning Board approval, but the Planning Board will not grant approval until they have details from the property owner. He added that the \$30,000-\$40,000 startup money is "just a phone call away."

The Board encouraged the applicants to return next month with a revised business plan to include items discussed this evening. Member Winner suggested contacting the Small Business Development Center at the college for help writing the plan and reiterated it would be irresponsible of the Board to approve this large endeavor without more supporting information.

➔ Member Appleby moved, Member Locke seconded, unanimously carried to table the application.

**NEW BUSINESS:**

1. Application of:	Name:	Marc Marcello
	Address:	58 N. Main St.
	Tax Map #:	069.37-1-22.2
	Zoning:	Business
	Parcel Size:	.25 acre
	Property Class:	421 - Restaurant
	Purpose:	storage/use of commercial food smoker/roisserie

**Applicant Presentation:**

Marc Marcello explained he would like to park a 12' trailer containing a commercial food smoker in the parking lot near the southeast corner of the neighboring building at 68 N. Main Street. Camross Development Corporation, who owns the property where the smoker would be stored, has signed an agreement for such. Smoker would be used for festivals, catering, advertising, cruise-ins, etc., as well as some onsite cooking. John Marcello added they will use this as a way to expand their business.

**Continued Board discussion on application:**

Board members questioned the applicants, who stated this would be an added offering at their restaurant; they would occasionally be using the smoker onsite but would be cautious about the amount of smoke it might produce; it is run by propane; noise is minimal; it is in use for about 6 hours at a time; the amount of smoke it puts out is controllable. They added the cooker will be used in daylight hours; it costs \$4000 to purchase; it would not be left unattended while in use; and it has a grease catcher right on it.

CEO Zarnstorff asked about the propane tank. Mr. Marcello explained it is a 100-lb. removable tank with tamperproof valves and it will be stored in the shed.

➔ Member Winner moved, Member Appleby seconded, unanimously carried to approve the application with a review of the efficacy of the plan in seven months.

**NEXT REGULAR MEETING:** Monday, May 10, 2010 7:00pm. Application materials due by Noon, Tuesday May 4.

**OTHER BUSINESS:**

Board members acknowledged receipt of a letter from Mayor Castañeda regarding the manner in which they will be paid, and they agreed with all points.

**ADJOURNMENT:**

➔ Member Locke moved, Member Appleby seconded, unanimously carried that the meeting be adjourned at 8:14pm.

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Pamela W. Krahe, Clerk