

**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 14, 2014 at 7:00pm.**

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

**ALSO PRESENT:** John Stapleton, Dante Paladino, Peter Gorman

**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 March 10, 2014 as written.

**NOTES:** Chair Appleby noted a meeting tomorrow afternoon with both the architect and the owner of 24 N. Main, which had been on the agenda last year. He also distributed copies of some SEQR information to members.

**PUBLIC HEARINGS:** None

**NEW BUSINESS:**

1. Application of:      Name:            James White for Creative Inking  
                                 Address:        52 Main Street  
                                 Tax Map #:    068.52-4-19  
                                 Zoning:        B-Business  
                                 Parcel Size:   17' wide x 116.16' deep  
                                 Prop. Class:   481  
                                 Purpose:       Alteration to existing space (from vacant to tattoo shop)

**Presentation/discussion:**

No one appeared to represent this application.

2. Application of:      Name:            Marathon Engineering for Strong West  
                                 Address:        156 West Avenue  
                                 Tax Map #:    068.08-1-1  
                                 Zoning:        B-Business  
                                 Parcel Size:   ~18.9 acres  
                                 Prop. Class:   641  
                                 Purpose:       Site plan - ~2000 sq. ft. addition to house MRI

**Presentation/discussion:**

Peter Gorman and John Stapleton of Marathon Engineering referred to the submitted plans. Mr. Gorman explained they are looking for approval for the MRI addition which will be a one-story brick structure of about 1200 sq. ft. It will replace the trailer that is there; landscaping will match that of the main entrance. Brick screening with an access gate will house the chiller. Concrete curbing will be nearby and will match existing pavement. The trailer currently housing the MRI will be moved to a temporary location but as soon as the addition is complete, the trailer will be removed from the property. Timeline is about 6 months. This exterior work will integrate with major upgrades inside which is why we are returning to the Planning Board so soon.

Board members expressed they would like to see what's going on inside the hospital building. CEO Miller said members are welcome to look at the plans in his office. Mr. Stapleton clarified the location of the MRI trailer and the new addition on the site plan for members. It was noted that the chiller is used to cool the MRI. Currently, the chiller is housed in the trailer. The chiller will probably emit a minimal fan-type noise. The screening around the chiller will be 6' and the brick enclosure will help direct the noise straight up. The gate has double posts so the view behind the gate will be minimal, and the gate will allow access for maintenance or replacement of the unit.

There is no curb where the trailer is now. The addition will be closer to the hospital building than the trailer is now. This project will be started this fall and will finish up in spring of 2015.

Chair Appleby cited the narrative mentioning the drainage would flow toward the rear of the property. Mr. Stapleton stated this project will add some grassy area and will remove some impervious surface.

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

**MINUTES OF PLANNING BOARD MEETING OF April 14, 2014**

- ➔ Vice Chair Switzer moved, Member McCarthy seconded, unanimously carried determining this an Unlisted Action on SEQR per NYCRR 617.7.
- ➔ Member Blair 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 Blair moved, Member LoMonaco seconded, unanimously carried to approve the application for a proposed 2000+/- sq. ft. addition to house the MRI and replace the existing MRI trailer, and to approve the temporary location of the trailer until the addition is completed.

**OTHER BUSINESS:**

- Discussion of an additional June meeting in anticipation of Main Street Grant applications. Chair Appleby suggested the board meet twice, on the 9<sup>th</sup> and the 16<sup>th</sup>. All agreed.
- Discussed the church at 202 Main Street and how both a For Sale sign and a Sale Pending sign have been noticed lately. Regarding 20 King St. it was noted a letter should be sent to them about one year before their two-year deadline to remind them of the deadline and then revoke their exempt status if need be. They have not had a church service there ever, it is believed. Discussion of progress at 149 Park Avenue and the color of the roof.

**NEXT REGULAR MEETING:** Monday, May 12, 2014, 7:00pm. Application materials due by Noon Monday, April 28, 12 noon.

**ADJOURNMENT:**

- ➔ Member McCarthy moved, Member Blair seconded, unanimously carried that the meeting be adjourned at 7:36pm.

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Pamela W. Krahe, Clerk