

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 8, 2014 at 7:00pm.

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

EXCUSED: CEO David Miller

ALSO PRESENT: Luigi Nisdeo, Joan Hamlin, Norm GianCursio

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 minutes.

➔ Member Switzer moved, Member LoMonaco seconded, carried 4-0 to approve the minutes of August 11, 2014 as written. Member Baker abstained.

CORRESPONDENCE: Training workshops in Batavia by Genesee-Finger Lakes and one on Planned Unit Development and Sign Regulations in Seneca Falls next week.

NEW BUSINESS:

1. Name: Luigi Nisdeo
Address: 50 Clinton Street
Tax Map #: 068.52-2-2
Zoning: B-Business
Parcel Size: 75.51' wide x 92.8' deep
Prop. Class: 484
Purpose: Change of use from vacant to fitness studio

Presentation/discussion:

Mr. Nisdeo explained he would like to open a small fitness studio. The interior has been remodeled with new paint, ceilings, etc. He just needs open space. He will operate by appointment and will coach clients on weight loss and cardiac rehab. Will use approximately 1000 sq. ft. initially and if things go well, he will expand. Owner will put up interior dividers. The garage on the west side won't be used. There is a bathroom on the right when you walk in. Used to be a hardware store some 35 years ago.

This is a new business for him. He will be open mornings by appointment. He is working another job right now and will do this on the side. Advertisement will be through word of mouth and a website. He will use doctor referrals if doing cardiac rehab.

The board wondered what kinds of equipment. He explained it is not a typical gym. It will have a weight rack, some circuit training, weights, battle ropes, medicine balls. The board asked about nutrition; applicant is working on certification for that now. The building has been empty for some time, and is owned by Pete and Susan Smith. There is some competition in this area for this type of business, but Mr. Nisdeo thinks service is lacking. His pricing will be more expensive than a gym membership, but less than a personal trainer; perhaps \$120 per month. He will look into getting covered by local insurances.

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

- ➔ Member Switzer moved, Member Baker seconded unanimously carried determining this an Unlisted Action on SEQR per NYCRR 617.7.
- ➔ Member Switzer moved, Member LoMonaco 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 McCarthy moved, Member LoMonaco seconded, unanimously carried to approve the application as submitted for a fitness studio.

OTHER BUSINESS:

- 202-212 Main Street; discussed the appearance and the lack of movement.
- Driveway expansion at 192 Clark; driveway installed today. It's exactly what we approved.
- Comments on Fayette; split rail fence is beautiful. Landscaping is also great. The owner next door also put in his driveway and sidewalk.
- 149 Park; Are they supposed to put plantings in there? Yes, but may not be done yet. Did they buy the lot across the street? Unknown.

MINUTES OF PLANNING BOARD MEETING OF September 8, 2014

UPCOMING MEETINGS/DEADLINES:

- No meeting scheduled for October 13, 2014 due to the holiday
- Monday, November 10, 2014, 7pm; applications due by Noon, Monday, October 27.

ADJOURNMENT:

- Member LoMonaco moved, Member Switzer seconded, unanimously carried that the meeting be adjourned at 7:23pm.

Pamela W. Krahe, Clerk