

Regular meeting of the Village of Brockport Planning Board was held in the Conference Room, Municipal Building, 49 State Street, Brockport, New York, Monday, December 8, 2014 at 7:00pm.

PRESENT: Chair Arthur Appleby, Vice Chair Charles Switzer, Member Kevin McCarthy, Member Patricia Baker, Member Peter Selig, CEO David Miller, Clerk Pamela W. Krahe

ALSO PRESENT: Christine Halstead, Brian Arieno, Michael Ferrauilo, Kris Schultz, Giovanna Tutobene, Joan Hamlin, John Weindl, Jeanne Arieno, Glynne Schultz, Katherine Kristansen

CALL TO ORDER: Chair Appleby called the meeting to order and led the Pledge of Allegiance. He welcomed new member Peter Selig.

REVIEW OF MEETING MINUTES: Chair Appleby called for a motion to approve minutes.

➔ Member Switzer moved, Member McCarthy seconded, carried 4-0 with new Member Selig abstaining, to approve the minutes of November 10, 2014 as written.

CORRESPONDENCE: Letter from Chatfield stating no engineering concerns with the minor changes to the Sunflower Landing Section 3 re-approval for tonight.

PUBLIC HEARINGS: None

NEW BUSINESS:

1. Name: Christine Halstead
Address: 40 Main Street
Tax Map #: 068.52-4-16
Zoning: B-Business
Parcel Size: 0.05 acres
Prop. Class: 481
Purpose: Change of use from photography studio to jewelry/cell phone store

Presentation/discussion:

Christine Halstead explained she intends to open a fashion jewelry store and her fiancé will also use part of the store to repair and sell cell phones not with a specific company, but just general sales. Hoping to open in the next couple of days, she had her inspection today and she passed. All interior refurbishing work is complete. She will offer affordable jewelry and will be open Monday-Friday 10:30-7pm, 11-5pm on Saturday, and closed Sunday.

The board informed Ms. Halstead she needs Historic Preservation Board approval for signage; she stated she has already met with them and they approved. Hers are window signs that are in keeping with fonts and colors. Trash receptacle is in the back per her landlord, Brandon St. John. She is located between Coleen's Café and C&S Saloon. This was previously a photography studio, and then Jam Shack before that.

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

➔ Member Switzer moved, Member McCarthy seconded unanimously carried determining this an Unlisted Action on SEQR per NYCRR 617.7.

➔ Member Switzer moved, Member Baker 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.

CEO Miller asked about cell phone repair and hazardous waste disposal. John Weindl replied they will only work with newer phones. He does this now in the city and there is a junkyard on Scottsville Road where he takes his waste. The board suggested using Sunnking as a local electronics waste disposal. CEO Miller commented newer phones as of 2008-2009 don't have hazardous waste. The applicant repairs mostly newer phones because people want to upgrade and older ones aren't worth repairing. Miller asked how many cells are on site with batteries in them because if you leave 9 volt batteries bunched up, they can catch fire. The applicant replied he wouldn't leave many there because of theft, so he will take most home with him. Maybe 20 phones would be left there and no batteries will be clustered. New batteries are in packages. Some displays are actually dummy phones.

➔ Member Baker moved, Member Switzer seconded, unanimously carried to approve the application.

2. Name: Canalside Developers, Inc.
Address: Sunflower Landing
Tax Map #: 069.100-05-08.1

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Zoning: Q
Parcel Size: 1480' wide x 2000' deep
Prop. Class: Condominium
Purpose: Re-approval of Section 3 containing 10 single-unit senior patio condos and 8 double units, for a total of 26 new condos.

Presentation/discussion:

Kris Schultz of Schultz Associates recapped at last month's meeting the board reapproved a single section. This time they would like to reapprove Section 3, which was approved 3 years ago. The housing market declined, but things are picking up. Two key differences between last time and this is first, Section 3 was to be 2 phases, A and B, but this time it will be 3 phases – making it smaller bites, maybe 1-1.5 years per phase. Second, the change is showing the specific units on the map. Originally singles, doubles, and triples were offered, but triples have been eliminated and replaced with a single and a double. They are maintaining 15' separation. They are never building the same unit next to each other. On the new plans, they also adjusted the grading where the new units are and were able to clean up the lateral placement because they now know what units are where. Laterals are all lined up in the green areas. Mr. Schultz noted he will have a new set of mylars made, will get all new signatures, have a letter of credit drawn up, and then set up a preconstruction meeting. He is seeking reapproval of the original plans tonight, with the couple of minor changes.

Chair Appleby asked if the spacing on the east lot line is basically the same; Schultz affirmed. Chair asked about drainage to the east; Schultz reminded there is a big pond to the north and everything is draining into that. Member Switzer questioned the number of driveways in the new single/double plan, but Mr. Schultz clarified a triple would have had 3 driveways and the single/double will have the same number. Member Baker asked the price point and was told approximately \$145 per sq. ft. Most units are 1300 +/- sq. ft. Chair Appleby wondered about the original green space plan; Mr. Schultz didn't remember exactly but all green space requirements were met last time for the Q district. Landscaping will be provided other than where property abuts the field. CEO Miller inquired about whether or not the original SPDES permit covers the whole project; Schultz affirmed and noted the permit is still valid.

➔ Member McCarthy moved, Member Baker seconded, unanimously carried to approve the resubmission of the previously approved plans for Section 3 of Sunflower Landing.

3. Name: Brian Arieno
Address: 16 Market Street
Tax Map #: 069.53-1-2
Zoning: B-Business
Parcel Size: 0.05 acres
Prop. Class: 481
Purpose: Change of use from vacant to technical repair service center (cells/tablets)

Presentation/discussion:

Brian Arieno explained he is proposing to open a cell phone and tablet repair shop. The location was formerly a computer shop but has been vacant. He has done a lot of interior construction on it. He formerly worked at Lightspeed Computers doing the same thing and has decided to go out on his own.

CEO Miller asked about proper handling of hazardous waste. Arieno says the shop is well ventilated and he will probably arrange with Sunnking for pickup or drop-off. Miller asked what the expected volume is and how often will recycling is done. The applicant estimated about a recycle bin every two weeks. When asked about batteries, Arieno said it would be mostly screens. Batteries are sealed in special bags. Best Buy has free battery drop off.

There will be no other employees and he will work with the college, offering students 10% off. He will have a waiting room so customers can wait. The board wondered whether there would be more phones or tablets. Mr. Arieno said it's hard to say. Lightspeed works with the RCSD and that's mostly tablets; with college students it will probably be more cell phones, maybe 75%. He is not selling, just repairing. He may sell accessories like cases.

The board asked about signage and informed the applicant he must go before the HPB if it's anything external. He said there is an outside sign on existing brackets. CEO Miller requested the sign dimensions to calculate allowable size. He asked the applicant to send the rendering to the Codes office and Miller will pass it along to the HPB. Member Baker asked if there is a sink to go with the toilet; Arieno said there is one nearby, but it is outside the toilet. Both fixtures are existing.

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

➔ Member Switzer moved, Member McCarthy seconded unanimously carried determining this an Unlisted Action on SEQR per NYCRR 617.7.

➔ Member Switzer 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

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significant impact on the environment; therefore a negative declaration is granted.

- ➔ Member Baker moved, Member McCarthy seconded, unanimously carried to approve the application as submitted subject to proper sign approval by the Codes Office and the Historic Preservation Board.

OTHER BUSINESS:

- Request for interpretation – Chair Appleby noted he had sent a letter to the Zoning Board of Appeals following last month’s Planning meeting to request an interpretation on Chapter 58-22 B (2) (i) and (j) as they pertain to driveways on corner lots. He attended the December 4 ZBA meeting to answer questions. After some discussion, the ZBA declared the front of the house to be determined by the property address. They also advised the Planning Board to disregard subsection (j) in considering corner lot driveways. CEO Miller sketched it out for members. The board asked that this application be put back on the agenda for next meeting.

UPCOMING MEETINGS/DEADLINES:

- Monday, January 12, 2015, 7pm; application materials due by Noon, Monday, December 29.
- Monday, February 9, 2015, 7pm; applications due by Noon, Monday, January 26.

ADJOURNMENT:

- ➔ Member Switzer moved, Member McCarthy seconded, unanimously carried that the meeting be adjourned at 8:10pm.

Pamela W. Krahe, Clerk