

**Regular meeting of the Village of Brockport Planning Board was held in the Conference Room, Municipal Building, 49 State Street, Brockport, New York, Monday, January 12, 2015 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 Krahe

**ALSO PRESENT:** Jason Maine, Jay Nichols, Cynthia Drexel, Chris Duerr, Jason Graham, Mike Guerrieri, Amy McCormick, Steve LaDue, Katherine Kristansen, Mark Kristansen, A. Musumeri, J. Osborne, Dan Mossien

**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 Baker seconded, unanimously carried to approve the minutes of December 8, 2014 as written.

**CORRESPONDENCE:** None

**PUBLIC HEARINGS:** None

**OLD BUSINESS:**

1. Name: Jason Maine  
Address: 95-97 Erie Street  
Tax Map #: 068.60-2-1  
Zoning: O-Residential  
Parcel Size: 91.9' wide x 128.04' deep  
Prop. Class: 220  
Purpose: driveway expansion

**Presentation/discussion:**

Chair Appleby noted an interpretation had been received from the Zoning Board of Appeals regarding the definition of front yard and side yard on a corner lot from Chapter 58-22 B (2) (i) and (j). The ZBA advised the Planning Board when considering driveways on corner lots, to disregard subsection (j) which states "On corner or through lots, parking space may not be included as part of the required yards lying adjacent to either street." Additionally, the ZBA opined that the "front" of a house be determined by the address of said property.

Mr. Maine restated his wish to double the width of the west driveway (widening it about 4.5' on each side), make it deeper by about 6', remove the fence, and allow for 4 spots. He will leave the east drive as is for 2 cars. The west drive will be about 35' deep. The fence along the rear lot line will remain. CEO Miller clarified vehicles cannot park closer than 5' to the house, so the widening would have to be solely on west side of the west driveway. Miller discussed the need at the corner to have a 30' line-of-sight triangle from the right of way. Maine mentioned that he is not changing the curb cut, he is only widening the west driveway beyond the sidewalk. After discussion, the driveway was reconfigured slightly so it is even deeper, and widens at an angle to the parking area, leaving the line-of-sight triangle.

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

- ➔ Member Switzer moved, Member Selig seconded, unanimously carried determining this an Unlisted Action on SEQR per NYCRR 617.7.
- ➔ Member Selig moved, Member Switzer 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 Selig moved, Member Baker seconded, unanimously carried to approve the application as amended to allow the west driveway to be extended subject to the new dimensions as submitted on the revised map.

**NEW BUSINESS:**

1. Name: Jonathan Nichols  
Address: 85 Clinton Street  
Tax Map #: 068.52-3-3  
Zoning: B-Business  
Parcel Size: 0.9 acres  
Prop. Class: 449  
Purpose: Build a production brewery with tasting room and distribution center

## MINUTES OF PLANNING BOARD MEETING OF January 12, 2015

### Presentation/discussion:

Dan Mossien, 330 East Avenue, Rochester, NY. Mr. Mossien is the architect on the project and explained this is about a \$1,000,000 investment in the property. The owners will start ordering equipment and they want to put in a production facility to complement their brew pub at 1 Main Street. Jay Nichols referred to his materials submitted. There may be a tasting room in the future, and maybe a kitchen and banquet space, but not right now. The first step is to build the production facility to generate income. The tasting room is estimated for three years from now. Their license is for a micro-brewery, and they already have that in place.

The first year they will have the capacity for 4500 barrels. There will be one large delivery once per week. Waste will be carted out by truck once a week to farmers. They will distribute the product themselves in the Rochester/Buffalo/Syracuse area. There will be 2-3 trucks per week at the property.

They will add 4 full-time employees at the start. Some current Stoneyard employees will be salespeople as well. There is no other business like Stoneyard, though Rohrbach's is close. The interior will be built in stages as well, and the exterior will be remodeled. There won't be any improvements to the neighboring property to the east. Parking can fit about 59 and still have room to accept deliveries. They will leave the pavement the way it is for now, but expect to change it in 3 years or so.

Nichols introduced "Oz," their brewer, who noted they will use a 4-kettle system. He explained grain is mixed with water, is strained, boiled, then purified and chilled. Grain arrives in sacks and is stored on pallets. Delivery trucks come inside the building to load/unload, no trucks will remain outside. Spent grain will be loaded into bins by a fork truck.

The board asked if there are any fumes. Nichols said they discussed that with the ZBA, and that it's a sweet, bread smell that comes from steam. Right now they brew on a 2.5 barrel system. They vent Stoneyard fumes onto the sidewalk area because it smells so good. They are getting good reviews of their products at events they are doing. They also educate people about beer so they understand craft breweries. They will take the equipment from 1 Main and put it in the new building – like a museum.

Exterior lighting is comprised of wall sconces on the front of the building to illuminate the sign. There won't be parking lot lighting because employees won't be there in the dark. As for trash, there won't be much as most of it goes to farmers, but the hops bins will be screened. They will use toters for employee waste. The board asked about parking when the tasting room materializes. There is room for 59, plus on-street parking and nearby municipal lots. There is no plan for lights out back as they don't want to disturb neighbors. When they get to the next stage, they will return to the Planning Board.

Board members wondered how close coolers will be to the neighbors. CEO Miller explained the exterior refrigeration will actually be on the roof of 85 Clinton. Miller asked if tours will coincide with production. Nichols said no, they are not ready for the public yet. When asked about hours of operation, the applicants explained capacity is limited right now, so they will probably operate 9am-6pm. As capacity increases and they open the tasting room, they may be open until 10 or 11pm. They have 1 Main Street for available for late-night traffic. Delivery trucking is owned by Stoneyard and it will operate during daytime hours. When asked if they will run a second shift, the applicants thought maybe to brew they would, because it is quiet. Deliveries would be made by about 11am.

Mr. Mossien clarified the site is 0.89 acres, the equivalent of 38,558 sq. feet. The building is 18,356 sq. feet and the brewery will be 13,011 sq. feet.

The board confirmed the Zoning Board previously rendered their approval on a use variance, and started their discussion on SEQR. Mr. Mossien asked if SEQR is even necessary. Chair Appleby clarified this board always goes through SEQR.

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

- ➔ Member Switzer moved, Member Selig 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 significant impact on the environment; therefore a negative declaration is granted.
- ➔ Member Switzer moved, Member Selig seconded, unanimously carried to approve the application to open a brewery production and distribution facility, and to approve the long-range conceptual plan for this project.

2. Name: David Enos  
Address: 36 Erie Street  
Tax Map #: 068.60-1-7  
Zoning: B-Business  
Parcel Size: 0.35 acres

## MINUTES OF PLANNING BOARD MEETING OF January 12, 2015

Prop. Class: 485  
Purpose: Change of use from vacant to micro-brewery

### **Presentation/discussion:**

Chris Duerr, architect on this application, referred to the materials already submitted to the board. He explained the site plan, the equipment to be purchased, and their 3-barrel system. This is primarily to produce beer for Napa Pizza (the pizzerias owned by David Enos), there are no planned kitchen facilities, only crock pots or warming plates for items to cleanse your palate after tasting.

They found an historic photo of the site and want to remove the second-story addition to try and restore it as best they can with a porch and a covered ceiling. They will remove the handicap ramp as they want a sloped entry sidewalk from the street sidewalk to the building which will be lined with period plantings. The limit is 99 people with no sprinkler system, but he is not sure if they can even get that many in there. They have 15 parking spaces and village lots nearby. Garbage totes are inside; hops go back to Mr. Enos' farm; there will be no dumpster or enclosure. Building-mounted lighting will be dark-sky compliant, and there is some street lighting. There is no lighting in the parking lot, but hours are such that they won't need it and there is some ambient street lighting around the parking lot. They may have some ornamental lighting, but it will be minimal.

The board inquired if there are apartments upstairs. Duerr thought there might be two, but he hasn't been up there. The front apartment will be altered when the front area is remodeled. They intend to work with the local historian. Signage will be where the existing sign is. The side porch will be the employee entrance and an emergency exit only. There is a back garage to load/unload stock. They have a box van now for transportation, and that's probably all they will ever need. This will not be as big a production as the previous applicant. The applicant is looking forward to bringing back some of the historic features of this old building. Floors will be reinforced to accommodate tanks and kettles.

The former kitchen will be behind the brewing room with a chiller in the corner. The building will have A/C using a rooftop-mounted condenser unit; exterior brick will stay the same as they hope to have the original façade intact. The rear portion is a Type V-B construction. Due to the proximity of the property to the west, it's a level 3 renovation.

In the kitchen there is an employee wash up area; Duerr will look into what is required. Much of the equipment is sanitized as you go. The applicant has appeared before the ZBA and received approvals. There was some discussion of the cost of tastings and the limited hours. They expressed their desire to gladly work with the Historic Preservation Board. The property is not designated historic now.

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

- ➔ Member Selig moved, Member Baker seconded, unanimously carried determining this an Unlisted Action on SEQR per NYCRR 617.7.
- ➔ Member Baker moved, Member Selig 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 Baker seconded, unanimously carried to approve the application to allow a change of use from vacant to a micro brewery as submitted

3. Name: Cynthia Drexel  
Address: 2-6 Main Street, Suite 8  
Tax Map #: 068.52-2-8.1  
Zoning: B-Business  
Parcel Size: 0.25 acres  
Prop. Class: 482  
Purpose: Change of use from vacant to dog grooming

### **Presentation/discussion:**

Cynthia Drexel and Amy McCormick referred to the materials already submitted to the board. Ms. Drexel explained they would be renting a unit from Jason Graham. There will be no changes; there is existing plumbing; and the front window will be repaired. The ladies have been grooming for 26 and 24 years, they want to be closer to home, and this place is perfect. Clients can use front or rear door, Mr. Graham owns onsite parking, and there is on-street parking as well.

Clients are by appointment and are spaced out so people are not arriving on top of each other. Most clients rebook at the end of the appointment. No more than 8 dogs a day each, and it will be just the two of them working. They are certified by NYS, but no licensure is necessary. No chemicals are used; clients use their own products at home. There are pipes in place that will go to the tub. CEO Miller advised signing up for an inspection with the Building Department. The applicants noted they won't need a washer/dryer as they will do laundry at home. They don't need exterior lighting; there is room for a sign there now. CEO Miller explained sign requirements. Deliveries will be 2-3 times per year; one bag

## MINUTES OF PLANNING BOARD MEETING OF January 12, 2015

of trash per day. Dog waste will be taken care of by clients and will be monitored daily by the applicants.

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

- ➔ Member Switzer moved, Member Selig seconded, unanimously carried determining this an Unlisted Action on SEQR per NYCRR 617.7.
- ➔ Member Baker moved, Member Selig 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 Switzer moved, Member Selig seconded, unanimously carried to approve the application as submitted subject to securing final inspection and approval by Code Enforcement.

### UPCOMING MEETINGS/DEADLINES:

- Monday, February 9, 2015, 7pm; application materials due by Noon, Monday, January 26.
- Monday, March 9, 2015, 7pm; applications due by Noon, Monday, February 23.

### ADJOURNMENT:

- ➔ Member McCarthy moved, Member Selig seconded, unanimously carried that the meeting be adjourned at 8:53 pm.

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Pamela W. Krahe, Clerk