

**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 11, 2017 at 7:00pm**

**PRESENT:** Chair Charles Switzer, Vice Chair Kevin McCarthy, Member Kris Bonzcyk, Member Lyle Stirk, CEO David Miller, Clerk Katie Brown

**EXCUSED:**

**ABSENT:** Member Patricia Baker

**ALSO PRESENT:** Val Ciciotti, Jason Graham, Fred Webster

**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 minutes.

➔ Member Stirk moved, Member Bonzcyk seconded, unanimously carried to approve the minutes of November 13, 2017 as written.

**CORRESPONDENCE:** Letter from Chatfield Engineers regarding Havenwood Meadows/McCormick Place planned development. Memo regarding the Monroe County Association of Villages dinner meeting on 1/20/18. Memo from Mayor Blackman advising of her intent to host a open house reception in January after Village Hall has moved to its new location at 127 Main St.

**OLD BUSINESS:**

1. Name: LaTray Realty – Cheryl LaTray  
Address: 18 East Ave  
Tax Map #: 068.37-1-1  
Zoning: Business  
Parcel Size: .25 acres  
Prop Class: 472 – Vet clinic  
Purpose: Change of Use: vacant (former vet clinic) to real estate office

**Presentation/discussion:**

Applicant was not present. Application will be tabled until next regular meeting.

**NEW BUSINESS APPLICATIONS:**

1. Name: Kevin McCarthy & Valerie Ciciotti  
Address: 205 Park Ave  
Tax Map #: 068.20-2-7  
Zoning: Residential  
Parcel Size: .30 acres  
Prop Class: 411 - Apartments  
Purpose: Change of Use: apartments to bed & breakfast

**Presentation/discussion:**

Valerie Ciciotti advised that 205 Park is currently a residential property containing multiple apartments. She and Kevin McCarthy wish to covert the building into a bed & breakfast. Ms. Ciciotti reviewed the proposed floor plans and information packet for 205 Park Ave with the Board members. The applicants plan to offer 5 guest rooms total, including one handicapped accessible room on the first floor. As code requires the proprietor to live onsite, an 6<sup>th</sup> bedroom located on the 2<sup>nd</sup> floor would serve as Ms. Ciciotti's living quarters.

The applicants expect their peak season to be from February through November, with December & January likely slower. Check-in will be 3pm, check-out at 11am. The business will operate as a sole proprietorship with no additional employees anticipated. Trash amounts will not exceed standard household waste. There are no drainage/flooding or erosion concerns. The front and back entrances will be light with motion-activated fixtures and the parking lot will be sufficiently lit. The landscaping will be improved with new decorative (i.e. wrought iron) fencing and removal of overgrown brush. A lighted, freestanding sign in front of the property will identify the B&B (similar to the sign at The Victorian B&B, ) and another small sign at the driveway will designate the parking area. The applicants intend to comply with all necessary building permits and fire safety code requirements.

CEO Miller advised the applicants that in order to avoid imposing extensive code requirements, it is important that the property remains the same in a structural sense.

Chair Switzer asked whether 205 Park Ave is a historically designated property. Mr. McCarthy advised it is not. CEO Miller commented that the historic district ends a few properties before 205 Park Ave.

Chair Switzer questioned the specifics of the exterior light fixtures. Mr. McCarthy anticipates using down-facing halogen fixtures with motion sensors designed for residential use – nothing commercial.

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Fixtures will be placed on the back of the house and on the accessory garage to ensure the parking area is sufficiently lit.

The parking plan proposes 7 spaces, 2 of which will comprise a handicapped spot with an access aisle. The applicants hope to continue to utilize the apartment above the garage as a fulltime rental property.

Per Chapter 58-9A(9)(b) & Chapter 58-9A(9)(b)[5] of the village code (Attachment A), the applicants will need to be granted a special use permit to open the Bed & Breakfast as well as a use variance to retain the accessory apartment.

There was discussion as to whether the apartment requires a use variance since it has a different mailing address than the main building. CEO Miller advised that the main building and accessory garage/apartment share one tap map identification number and are considered one singular parcel.

➔ Member Bonzyck moved, Member Stirk seconded, unanimously carried to approve the application as submitted subject to approval from the Zoning Board of Appeals for a special-use permit and the satisfaction of any building & code requirements set forth by CEO Miller.

2. Name: Jason Graham  
Address: 55 N Main St  
Tax Map #: 068.44-2-14  
Zoning: Business  
Parcel Size: 1.4 acres  
Prop Class: 485 – One story small structure, mixed use  
Purpose: Change of Use: vacant (former restaurant) to restaurant/bistro-pub.

### **Presentation/discussion:**

Jason Graham presented the Board with pictures of restaurant venues around Rochester (Nox, The Playhouse) to serve as examples of his vision for his business.

Mr. Graham has owned Game Players Unlimited for 19 years, located in the same plaza as 55 N Main St. To gain experience in the restaurant business, Mr. Graham has been working as a bartender/bar manager for the past two years.

He plans to open a bistro-pub that spotlights craft cocktails with a casual, evolving food menu. He would like to offer specialty buffets around feature dishes (i.e. “cheeseburger night”, “taco night”). His establishment will feature various bar games such as shuffleboard and darts as well as arcade games. The floorplan offers traditional table & chair seating in addition to lounge seating.

Mr. Graham does not intend to target college kids, though the pub will be open to all ages until 9pm. His target customer base is young adults and middle age adults. It will not be a typical “sports bar”. Mr. Graham lives in Brockport, which is why he wants to open his business in the village. He considered locations in both Rochester and Irondequoit, but feels Brockport is a good fit.

The current property owner, Nelson Bond, has given Mr. Graham an opportunity to buy the entire plaza. He is planning to close his current video game business.

The Board reviewed the floorplan with Mr. Graham, noting there is seating for approximately 52 patrons. Mr. Graham is planning minor renovations, primarily cosmetic in nature. The current ANSUL system will remain in place and all the existing kitchen equipment is included in the lease. There is adequate parking, with lots both in front and behind the building.

Mr. Graham is working with a sign company to design a logo. He assured the Board his sign will be aesthetically pleasing. He hopes to open by April 1, 2018.

➔ Member Stirk moved, Member McCarthy seconded, unanimously carried to approve the application as submitted subject to the applicant satisfying any building/code requirements set by CEO Miller.

### **OTHER BUSINESS:**

- CEO Miller informed the Board that Cheryl LaTray had advised him that she planned to attend tonight’s meeting. Chair Switzer & CEO Miller discussed sending a violation letter or cease-and-desist notice, as her business is operating without Planning Board approval or a certificate of occupancy.

### **ADJOURNMENT:**

➔ Member McCarthy moved, Member Stirk seconded, unanimously carried that the meeting be adjourned at 8:07pm.

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Katie Brown, Clerk