

**Regular meeting of the Planning Board of the Village of Brockport was held in the Conference Room, Municipal Building, 49 State Street, Brockport, New York, Monday, April 14, 2008 at 7:00pm.**

**PRESENT:** Chair Charles Switzer, Vice Chair John Brugger, Clerk Pamela W. Krahe

**EXCUSED:** Member Annette Locke, Building/Zoning Officer Scott C. Zarnstorff

**ABSENT:** Member R. Scott Winner, Member Arthur Appleby

**ALSO PRESENT:** Assistant Building/Zoning Officer Laurence C. Vaughan, Kevin Voos, Fred Montag, Jason Mott, Carolyn Orr, Jim & Joan Hamlin, Kris Schultz of Schultz Associates

**CALL TO ORDER:** Chair Switzer called the meeting to order and led the Pledge of Allegiance.

It was noted that with Member Locke excused and other members absent. Due to lack of quorum, no action could be taken. Therefore, the meeting was held for informational purposes only and when the Board reconvenes, action will be taken.

**REVIEW OF MEETING MINUTES:** Postponed due to lack of quorum.

**CORRESPONDENCE:** Information on a Local Government Workshop scheduled for Friday, May 9 was distributed to members. As a reminder, Board members are required to attend four (4) hours of training annually.

**NEW BUSINESS:**

1. Application of:

Name:	Kevin & Michael Voos
Address:	56 Liberty Street
Tax Map #:	069.37-2-9
Zoning:	Residential Use
Parcel size:	.25 acre
Property Class:	210 – single family
Purpose:	site plan – driveway / parking expansion

**Applicant Presentation:**

Kevin Voos stated they would like to enlarge the existing driveway/parking area.

**Continued Board discussion on application:**

Member Brugger asked if the homeowner was doing it himself or if he was having it done. K. Voos replied that his father had received a quote from someone already. Chair Switzer mentioned that he could not tell by the map whether or not the new driveway would take up the whole yard. K. Voos pointed out the Villager property and road on the map and stated 56 Liberty Street would still have a back yard. Member Brugger asked Assistant Code Enforcement Officer Laurence Vaughan if he had been by the property and if the curb cut was going to be larger. ACEO Vaughan believes the curb cut will not be larger, but that it is difficult to tell because the driveway has been overextended. Member Brugger explained to K. Voos the meaning of “curb cut.” K. Voos responded that the drive would remain one car wide at the entrance and then would be enlarged at the back to accommodate three cars across. Chair Switzer asked if it would be paved. Member Brugger added that the Board typically asks for paving of a stone driveway within two years. K. Voos reported that his father would meet code.

Chair Switzer noted that correspondence from Village Engineer Jason Foote of Chatfield Engineers requested verification of actual dimensions of the proposed driveway since the driveway is not drawn to scale and verification that the proposed driveway does not encroach onto the adjacent property/right-of-way. Chair Switzer noted that it looks like the sketch started out on an original tax map, so to go back to that same map and draw the driveway to scale and include actual dimensions. ACEO Vaughan added that some of the dimensions are already included on the Environmental Assessment Form.

Chair Switzer summarized the need to update and submit the sketch, having the Code Enforcement Office look at the property to make sure it doesn't encroach, the requirement of paving within two years and then returning to the Board next month for potential approval. Chair Switzer gave K. Voos a copy of the memo from Chatfield Engineers for reference.

2. Application of:

Name:	Schultz Associates for Dr. Carolyn B. Orr
	East Avenue Animal Clinic
Address:	18 East Avenue
Tax Map #:	069.37-1-1
Zoning:	Business Use
Parcel size:	.25 acre
Property Class:	472



they are losing 200-300 sq. ft. of storage area by not being able to use the Canalside Pub.

Member Brugger mentioned concern that the drawing is not to scale and it is therefore difficult to know how the shed or the proposed addition would impact the canal's "blue line." J. Mott replied the shed  
**MINUTES OF MEETING HELD April 14, 2008 continued.....page 3**

would be in the parking lot. F. Montag pointed out on the map where the shed would go and the fact that there would still be enough space left to relocate the handicapped parking space in front of the shed. They would not take away any handicapped parking. Chair Switzer noted the Village Engineer requested the sketch be redrawn to scale with greater detail, using an actual site plan. Chair Switzer also noted that the meat smokers would actually be on canal property, so permits would have to be obtained from the NYS Canal Corporation.

Member Brugger asked how many handicapped spaces are required. ACEO Vaughan replied two (2).

Chair Switzer mentioned the need for official plans from an engineer or architect for the addition to house the meat smokers because it is a structure and that is what the NYS Canal Corporation requires. Member Brugger noted that the placement of the shed would also cross the blue line. F. Montag questioned whether or not official drawings would be necessary for a pre-fab shed. Chair Switzer replied that if the shed encroaches on the blue line, the NYS Canal Corporation would require official plans. Member Brugger explained that the matter is not in the hands of the Planning Board, but rather with the NYS Canal Corporation because of the location of the blue line.

Chair Switzer asked about renting offsite for the smokers. J. Mott replied that couldn't be done. They would have to close down the Smokehouse. They need a place onsite to protect the smokers from the elements while they are not being used for food preparation.

Chair Switzer noted that the last point on the memo from Chatfield Engineers is to check on the loss or moving of a handicapped parking space. ACEO Vaughan mentioned that CEO Zarnstorff already looked at that.

Chair Switzer raised the question of the lot line to the west of the building and how would the smokers be accessed without going over the lot line. J. Mott indicated the smokers would be accessed only from the bar/deck area and that that was the most feasible place to put them so the meat would not have to be walked in front of the customers, along the length of the building from the east side of the building.

Chair Switzer indicated that for a fire emergency, the Board had previously required access from the deck. He asked what had happened to that. ACEO Vaughan stated it looked like the proposed smoker shed would cover the one door from the deck area. It may require that door to be moved so there is a second means of egress off the deck area. J. Mott clarified that there is not a door on that end. Chair Switzer and Member Brugger stated there is supposed to be an access from the deck so you could get to the parking lot if there was a fire. Chair Switzer noted that this is an issue.

Member Brugger noted that there are currently issues with trash and debris around the Smokehouse and the dumpster area, as well as unsightly conditions around the Canalside Pub. He added it would be difficult for him to approve something new when the previously approved improvements hadn't been completed. J. Mott stated that the powers that be have caused problems, and that certain people in the Village have caused problems unnecessarily. Member Brugger replied that the Board is not privy to that, but they do see things and they wonder. He added the Board is not the enforcement arm of the Village.

Chair Switzer noted that he thinks the Board has provided all the information necessary to the Smokehouse. J. Mott and F. Montag stated they had no further questions.

Member Brugger stated he appreciates the needs of the Smokehouse but his real concern is the means of egress or entrance for emergency personnel. ACEO Vaughan interjected that when the plans are redrawn, they should include a small gate that would open outward. He added in the summer when the place is packed, it's a lot to ask people to head in one direction if a situation occurs.

Member Brugger asked if the structure for the smokers is enclosed. J. Mott affirmed. Member Brugger asked if it was possible to build a lean-to instead. J. Mott stated they would really like something enclosed to protect the units from swirling snow, rain, etc. ACEO Vaughan added that something enclosed would be more tamper-resistant. Chair Switzer suggested maybe putting the smokers where the outdoor bar is and relocating the bar.

J. Mott and F. Montag thanked the Board and departed.

Chair Switzer noted that the Board members should be canvassed about a special meeting time and ask the applicants to return, if they are ready at that time.

**NEXT REGULAR MEETING:** Monday, 5/12/08 (Application materials due by Noon Tuesday, 5/6)

**ADJOURNMENT:**

➔ No vote could be made to adjourn. Informational session was closed at 7:42pm.

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Pamela W. Krahe, Clerk