



## MINUTES OF PLANNING BOARD MEETING OF August 12, 2013

McCarthy inquired if the drive currently holds 4 cars. The applicant affirmed and said he wants to remove a portion of the metal fence and widen the apron. Chair Switzer explained the original application included some additional paving and, after further thought, Mr. Zisovski simplified his plan. Chair Switzer confirmed the applicant has withdrawn the application and will work with Code Enforcement and DPW on the apron.

Member Locke noted there will be additional pavement on the tree lawn area and also wondered how the utility pole will be protected. Mr. Zisovski indicated there will be some fencing left to protect it.

3. Application of:      Name:            James Zisovski  
                                 Address:        51 Monroe Ave.  
                                 Tax Map #:    068.60-6-2  
                                 Zoning:        O-Residential  
                                 Parcel Size:   40' wide x 135' deep  
                                 Prop. Class:   418 – rooming house  
                                 Purpose:       20' x 18' paved parking area in the rear yard

### **Presentation/discussion:**

Public hearing comments were reviewed. Discussion followed about the use of logs or other fencing between 51 and 47 Monroe. Mr. Zisovski has talked with his tenants and explained they should stay on his property. The board questioned if the drive is paved; Mr. Zisovski replied only the apron is, but it will all be paved after the new part settles. Engineer Schepp went through the numbers indicating there would be enough width if adding a 20'x18' area. He opined this is a pretty modest addition, comparable to a pool or garage. Mr. Zisovski clarified two would park out back, and one would park where the garage was before. That configuration is what works best for this property. He has informed students of the parking situation and some tenants will get a campus parking pass. The board realizes that with 7 students, they may drive onto the neighbor's property and may park on the grass. Chair Switzer explained to Member McCarthy that the neighbor owning 51 Monroe is concerned about these tenants driving across his lawn. Mr. Zisovski added that he could allow some parking at his adjacent property of 56 College Street if students can't park on campus, but that the two extra spots would still be a help. Chair Switzer stated the proposal is all within code, the two spots would help, and the applicant is well within his rights. He added the board is responsible to uphold the code and if the village receives complaints, Mr. Zisovski will find himself having to do more enforcement. CEO Zarnstorff indicated that would be a private matter between the two property owners. He concurred this application is between a rock and a hard place, but the extra parking spots would be a help. Member McCarthy said as a landlord, he believes student tenants will drive on the other property.

➔ Member Appleby moved, Member Switzer seconded, carried 3-1 to approve the application. Brockport Village Code indicates driveways and parking area must be paved or otherwise surfaced with an all-weather material.

### **NEW BUSINESS:**

1. Application of:      Name:            Brandon Quigley  
                                 Address:        33 Main Street  
                                 Tax Map #:    069.45-2-24  
                                 Zoning:        B-Business  
                                 Parcel Size:   28' wide x 63' deep  
                                 Prop. Class:   481  
                                 Purpose:       Change of use – vacant to 420 Emporium (relocating from 14 Market Street)

### **Presentation/discussion:**

Mr. Quigley stated he purchased the existing business and would like to move it from 14 Market Street to 33 Main Street.

The board questioned Mr. Quigley about his business. He stated it is a smoke shop, he purchased it in September of last year, and he rents the store space. The new location will be next to Avanti's Pizza. The layout will be the same as it is now, as will be the inventory, the name, and the hours of operation, which is open to midnight. The applicant said his store gets busy late at night as people are getting out of work. There was discussion about previous objections to some items on display in the window. Mr. Quigley stated he reviewed the meeting minutes of the previous owner and will comply. He has already called the ATF to see if it is ok to ID at door, they confirmed, that practice is in place. He has another location in Syracuse and one in Henrietta. When asked why he is looking to move, he replied the rent is the same, air conditioning is available, and he will get more foot traffic on Main Street. The new location is also more square footage. Chair Switzer reminded from the previous minutes that this is a college town, but also a family town, there were questionable sales previously, and that police were called in. Mr. Quigley replied he was aware, but he was not the owner at that time.

➔ Member Appleby moved, Member McCarthy seconded, carried 3-1 to approve the application with the understanding that displays in the windows are appropriate.

**OTHER BUSINESS:**

- David Versteeg and Peter Feltner introduced themselves to the board. They are currently in negotiation with plans to revitalize the railroad station at 149 Park Avenue into climate-controlled storage. They have met with CEO Zarnstorff and wondered if the board had any questions. The property is zoned Industrial. They currently own self storage. This facility would be kept between 60-80 degrees. There would be an office up front with units only accessible through an inside hallway with keypad entry most likely. Their other location has gate-controlled access and security cameras. Instead of a gate, this will have a man door. Mr. Versteeg owns and has rehabilitated the Spencerport train station at 131 Martha Street and is looking to do the same here. The steel roof will remain. The goal is to have it look the same as is used to. Insulated roll doors will be used inside. The perimeter is currently fenced; front fence will be replaced to be a bit more aesthetically pleasing. The board wondered if there would be driveway or other site improvements. The duo said they would like to pave, but primarily they want to preserve building. It will be mowed and kept clean. When asked about fire protection, they indicated sprinklers were not in the plan. There are some hydrants in there and they have been told there is water to them. There are asphalt shingles and asbestos under the steel roof. These will not be removed but will be encapsulated. Regarding the other buildings, the one in roughest shape will come down, the other is in good shape and will be for tools. The board inquired about the need for storage and the two indicated they have done a market study, copies of which were given to the members. They referred to the Transit Way and Clarkson facilities; stated nothing else in the area is climate controlled. Nine years in the business has taught them a lot. There are 250 units at their facility in Chili and they are about 94% rented. The board closed by saying they look forward to seeing further plans and details regarding landscaping, parking, lighting, and interior and exterior improvements. They brought up a possible site visit.
- Discussion of October and November meeting dates. Selected Tuesday, October 15 and Tuesday, November 12 at 7PM.

**NEXT REGULAR MEETING:** Monday, September 9, 2013 7:00pm; application materials due by Noon, Monday, August 26.

**ADJOURNMENT:**

- ➔ Member Appleby moved, Member Locke seconded, unanimously carried that the meeting be adjourned at 8:01pm.

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Pamela W. Krahe, Clerk