

**Regular meeting of the Village of Brockport Planning Board was held in the Conference Room, Municipal Building, 49 State Street, Brockport, New York, Tuesday, June 15, 2011 at 7:00pm.**

**PRESENT:** Chair Charles Switzer, Member Annette Locke, Member Arthur Appleby, Member Bernard Daily, Building/Zoning Officer Scott C. Zarnstorff, Clerk Pamela W. Krahe.

**ALSO PRESENT:** Jerry Klafehn, Scott Harter, Jim Hamlin, Jason Foote (Chatfield Engineers)

**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 the minutes of the previous meeting.

➔ Member Appleby moved, Member Locke seconded, carried to approve the minutes of the meeting held May 17, 2011 as amended; Chair Switzer abstained due to absence, Member Winner was absent for the vote.

**CORRESPONDENCE:** Received correspondence dated October 22, 2010 that the Brockport Alumni House has been listed on the National Registry of Historic Places. A second piece of correspondence Was received regarding the First Baptist Church being nominated for the register.

Member Winner arrived at 7:03.

**PUBLIC HEARINGS:** None

**OLD BUSINESS:**

1. Application of:	Name:	Christ Community Church
	Address:	36 Coleman Creek Rd.
	Tax Map #:	068.20-1-5
	Zoning:	Residential
	Parcel Size:	335' +/- wide x 278' +/- deep
	Property Class:	620 Religious
	Purpose:	site plan – construction of ~18,000 SF of additional parking area and improvements. A portion of the parking area expansion will be located in the Town of Sweden.

**Applicant Presentation:**

Scott Harter thanked the board for the special meeting tonight. Reported both zoning variance and site plan approval had been granted by Town of Sweden June 13, 2011. Noted receipt of letter dated June 8, 2011 from Chatfield Engineers stating all comments from May 17, 2011 letter had been addressed. J. Foote confirmed he is satisfied. S. Harter said he hadn't heard any answers back from the Tree Board and would like their recommendations of replacements for the trees they are taking down. He will check back with the board.

Landscaping was discussed. S. Harter indicated they are landscaping the islands using trees, and are hoping to have input from Tree Board. If Planning Board prefers, they can move forward with a landscape architect. Harter suggested moving forward with a conditional approval providing the church works with Tree Board. Harter pointed out the existing trees that will be disturbed. The plan is to leave the large maple near Allen Street intact. Some trees on the south portion of the property are unavoidable. East side will not be disturbed. J. Klafehn anticipates putting trees in the islands. Member Winner opined the trees slated to be taken out are scrub.

Mr. Harter was asked if there had been any conditions from Town of Sweden and he replied the comments from their engineer were similar to J. Foote's. He offered a copy to J. Foote, who reviewed the comments, did not see anything of note, and stated his confidence that Mr. Harter would properly address any concerns. Harter offered to give an opportunity to both boards to sign the plans. He added that with regard to the Town of Sweden comments, most are administrative in nature and some have already been taken care of in the most recent generation of plans.

There was discussion about the wetlands as the third parking area fills in part of the "finger" of the wetland area. The area is not federally protected and S. Harter indicated they are not state wetlands. The group looked at the 10x20 parking stalls which meet both Town and Village code. S. Harter noted an easement, but to be bona fide it has to be filed and signed off, the Village Attorney will handle it. It is a long and time-consuming process. S. Harter will submit the description to CEO Zarnstorff, who will keep it on track and put it through the proper channels. There is no lighting on the north side of church which is good for the neighbors. Regarding the dumpster enclosure, J. Klafehn has received some ideas from Waste Management and indicated he will do whatever the Board requests; the container will be a 2-yard dumpster with a screened fence, most likely steel with slats. It will sit in the same vicinity as the current unit. CEO Zarnstorff requested it be put on the drawing.

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The Board questioned whether or not the Town has seen comments made by our engineer. J. Foote said he copied the Town as a courtesy. CEO Zarnstorff indicated the two are separate applications and should be treated as such.

➔ Member Winner moved, Member Daily seconded, unanimously carried to approve the site plan as presented, on the conditions that the Village Tree Board has input, that the proper easements are filed, and that the dumpster enclosures meet Village Code. Note: Should the Town of Sweden not approve the plan, the Village Planning Board expects to be informed so they can meet again to see a revised plan.

**ADDITIONAL TOPICS OF DISCUSSION:**

- Member Daily suggested bringing indoor air quality issues to the forefront during discussions with engineers on Planning Board applications. He indicated the need for architectural drawings and data sheets at a minimum and added the board should pay close attention to this and the maintenance of those systems. Member Winner encouraged Member Daily to lead that aspect of the discussion, as his experience lends itself; Member Daily will do so.
- 100 Fair Street; even though the paintball application was approved, nothing has happened and the place looks worse than ever. Also discussed property ownership, taxes owed, etc.
- CEO Zarnstorff stated the new veterinary clinic of Dr. Carolyn Orr is slated to begin construction in the next 7-10 days; all tolled will be approximately \$500,000 in new assessed value. Dr. Orr's decisions were based on the positive outcome of the Village dissolution vote.
- Will village sidewalk be continued beyond Havenwood to Sunflower Landing? Members recalled talk when the subdivisions were first proposed about linking them to the village. Grant monies are available to add sidewalks, but they must be applied for and received. CEO Zarnstorff suggested the Walk! Bike! Brockport! group be contacted; Member Locke will compose a letter, copying it to the Village Board of Trustees and the Town of Sweden government, encouraging researching grants. Additional sidewalk would help include residents of the Sunflower and Havenwood/McCormick areas and bolster use of the library.
- Did Rich Miller start conversion of his property at 52 State Street yet? CEO Zarnstorff indicated he has not.

**NEXT REGULAR MEETING:** Tuesday, July 19, 2011 7:00pm  
Application materials due by Noon the Tuesday before (7/12/11.)

**ADJOURNMENT:**

➔ Member Appleby moved, Member Daily seconded, unanimously carried that the meeting be adjourned at 7:48 pm.

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Pamela W. Krahe, Clerk