

April 4, 2018

Mr. Charles Switzer, Planning Board Chairman
Planning Board Members
Village of Brockport
49 State Street
Brockport, New York 14420

RE: 138 South Main Street – Church of the Nativity

Dear Charles and Planning Board Members:

We are in receipt of the comment letter dated March 12, 2018 from Chatfield Engineers regarding the Planning Board Application for the New Building Addition at the Church of the Nativity at 138 South Main Street. We offer the following responses to these comments for your consideration at this time:

1. The utility plan is not complete. The location of the sanitary sewers, storm sewers, gas, electric and telecommunication lines should be shown.

The locations of underground utilities have been added to the Site / Utility Plan (C-201).

2. The plans include extension of the water service from Monroe Avenue. This road has recently been rebuilt. Harry Donahue should be consulted to determine if this can be open cut. I suggest that it should be bored or an alternate service location should be considered. If open cutting of the road is allowed, I suggest that a deposit or maintenance bond should be provided.

Open cutting of the road is required to connect the proposed water service to the existing water main. LaBella has considered alternate service locations and believes that a connection to the water main in Monroe Avenue will cause less of a traffic disruption than a connection to the water main in Main Street.

3. The project consists of three existing buildings and four different lots.
 - a. Lot combination plans should be provided.

A Preliminary Lot Combination plan is enclosed for your review. Final lot combination plans will be provided upon the completion of a boundary survey of all 4 lots as required by the Village.

- b. The combination and abandonment of the utilities needs to be shown.

New gas, sanitary, and electric will be routed through the interior of the buildings. The existing water services are undersized for the new addition, which requires a new 2-1/2" service from the addition.

- c. Due to the complexity of the building plumbing backflow prevention is recommended on the water supply.

Backflow prevention will be provided inside the proposed building and will be detailed on the final Plumbing building permit documents.



4. An analysis of the existing and proposed parking needs should be provided. This should consider the changes in use and addition.

The existing 42-space parking lot is functional for the church's needs and will not be modified as a part of this project. The proposed addition will service the existing congregation and the church does not anticipate growth. Therefore, no additional parking spaces are proposed.

5. The proposed addition will eliminate a secondary means of ingress and egress onto South Main Street. Access for emergency vehicles should be considered.

Coordination with Village Code Enforcement Officer and Village Fire Marshal is ongoing and remains open at this time. Final permit drawings will reflect the approved life / safety factors agreed upon by the Architect, Village, and Fire Marshal.

6. The addition will increase the impervious surfaces. The proposed drainage patterns should be detailed on the grading plan. The additional runoff should be addressed.

The project proposes a minimal increase in impervious surfaces by a total of approximately 2,400 SF or 0.06 acres. Proposed drainage patterns will be designed to match existing drainage patterns. A full drainage analysis will be performed and additional runoff will be addressed prior to issuance of final permit drawings.

7. References to "Water Authority" should be changed to "Village of Brockport".

References to "Water Authority" have been changed to "Village of Brockport".

8. A separate application for backflow prevention will need to be made to the Village Water Department and the Monroe County Department of Health. This will need to address hydraulic conditions and water metering.

A separate application for backflow prevention will be prepared and submitted to the Village Water Department and the Monroe County Department of Health.

9. The SEQR Form (Part 1, line 20) indicates that the site or adjacent site has been subject to hazardous waste remediation. Details of this should be provided.

A desktop review was performed to investigate whether the site has been subject to hazardous waste remediation. Line 20 of the Short EAF form was checked because the site falls within the 2,000' buffer of the former 3M/Dynacolor Plant at 180 State Street in Brockport, NY (Site Code 828066 on the NYSDEC Environmental Site Remediation Database). Since the site of the proposed addition is not immediately adjacent to the former plant (over 1,800' away), we have determined that there will be no impacts to the proposed project.

Respectfully submitted,

LaBella Associates

Jerry DeRomanis
Project Manager