

Regular meeting of the Village of Brockport Planning Board was held in the Conference Room, Municipal Building, 49 State Street, Brockport, New York, Monday, March 9, 2015 at 7:00pm.

PRESENT: Chair Arthur Appleby, Vice Chair Charles Switzer, Member Kevin McCarthy, Member Peter Selig, CEO Timothy McElligott, Clerk Pamela W. Krahe

EXCUSED: Member Patricia Baker

ALSO PRESENT: Joan Hamlin, Peter Gorman, Dante Paladino, Christine Hamlin, JP Schepp (Chatfield Engineers), Kathy Kristansen

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

REVIEW OF MEETING MINUTES: Chair Appleby called for a motion to approve minutes.

➔ Member McCarthy moved, Member Selig seconded, unanimously carried to approve the minutes of February 9, 2015 as amended.

CORRESPONDENCE: Letter from Chatfield Engineers regarding the 156 West Avenue application.

PUBLIC HEARINGS: None

OLD BUSINESS:

1. Name: Chief Cody Dean for Brockport Ambulance
Address: 52 State Street
Tax Map #: 069.53-2-7
Zoning: B- Business
Parcel Size: 0.29 acres
Prop. Class: 483
Purpose: Change of use from vacant to ambulance operations

Presentation/discussion:

Chair Appleby noted that at its March 2 meeting, the ZBA did not approve the application for a use variance; therefore Brockport Ambulance has withdrawn its Planning Board application.

NEW BUSINESS:

1. Name: Marathon Engineering for Strong West
Address: 156 West Avenue
Tax Map #: 068.08-1-1
Zoning: B-Business
Parcel Size: 18.9 acres
Prop. Class: Hospital
Purpose: Site plan approval for installation of a holding tank and a backup generator

Presentation/discussion:

Peter Gorman, representing Marathon Engineering, referred to submitted documents. He explained he is looking for preliminary and final site approval for this two-part application. First is the installation of a generator, an enclosure, and a pad. It will include bollards, and the enclosure is 9.5 feet high. The fuel tank will be 750 gallons. The existing generator is 62 decibels at the property line. Secondly is the installation of an underground decontamination tank that is watertight and odor resistant, but will be vented. Contents of the tank, if used, will be analyzed by URM. A medical waste contractor will be called to empty it rather than running it into sanitary sewer, as originally stated in the application. A small sidewalk will be installed. Contaminates might include fertilizer. Village Engineer Schepp questioned the scale on the plans, which is shown as a 5 scale. Gorman apologized, stating it's really a 20 scale.

Village Engineer Schepp asked if there is any way we can get away from the residential boundary. He understands they have to be near electric power. He added that visually it is pretty wooded with a vacant lot adjacent. Schepp asked if they can put in additional screening. Schepp noted the engineers have addressed his concern about the decibels of the generator. He noted the underground utilities are not shown, so he is not sure where they are. He indicated there should be 10' separation between existing water lines. Gorman will get new plans to the Village Engineer.

The applicant explained the new housing for the generator will be a steel enclosure. It is designed for a generator and for minimizing sound. Noise levels, based on a conversation with manufacturers, will be 67 decibels at 23'. Chair Appleby said a dumpster enclosure with slats near the ER and loading dock area that was previously approved still needs additional landscaping, but the problem is the road salt used in the winter that kills trees. The board asked URM to look at the screening and improve it as necessary; Mr. Dante Paladino, who represents URM, agreed. There is an existing 8' fence on the west property line that backs up to the residential area. Paladino offered to contact Dave Stettner at Salmon Creek Nursery for recommendations on hardy trees. It was suggested to Paladino that he also

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contact the village Tree Board.

Member McCarthy asked about using an aboveground tank; Gorman said because it is gravity fed, they use underground. McCarthy noted Kodak got away from underground tanks because you can't see any leaking. He asked how often this tank will be used. Mr. Paladino clarified almost never. At Strong Hospital, the tanks are indoors, they are rarely used, and they are emptied to the sanitary sewer usually. They are used, for example, when someone comes in who has been contaminated with fertilizer.

The board inquired as to how often the generator is tested; Paladino replied usually Fridays at 7am for 30-60 minutes.

SEQR was discussed with Board agreeing all Part 2 questions should be answered with "No, or small impact may occur."

- ➔ Member Selig moved, Member McCarthy seconded unanimously carried determining this an Unlisted Action on SEQR per NYCRR 617.7.
- ➔ Member Selig moved, Member Switzer seconded, unanimously carried determining the project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment; therefore a negative declaration is granted.
- ➔ Member Switzer moved, Member Selig seconded, unanimously carried to approve the application subject to revising the plans so they satisfy Village Engineer Schepp's concerns, and improving trees/landscaping to the satisfaction of Code Enforcement.

OTHER BUSINESS:

- Member McCarthy attended a class at MCC for Planning and Zoning. One topic discussed was the Comprehensive Plan and how it is usually too detailed. It should be a compass for planning and zoning boards that points boards toward the direction in which the village should be going. McCarthy subsequently received a letter from the Town of Bergen, because he owns property there, asking for property owners' input regarding Bergen's Comprehensive Plan. McCarthy gave copies of the questionnaire to board members and said he will share it with Mayor Blackman as well. He suggested perhaps the village think about doing something similar. Chair Appleby mention the village had talked before about whether or not to have their own Master Plan, but it takes a lot of energy and time. Member Switzer said he sat on the master plan committee a long time ago. He understands the most recent Sweden Comprehensive Plan update, of which the village is a part, did not get adopted. He said Sweden and the village are combined into a plan because the village is already built up and Sweden is more sprawling. He is not sure the village needs a separate plan as it would look the same as the town plan. McCarthy reiterated this plan should be our guide as a board for the decisions we make. He doesn't feel many even look at the plan very often.

UPCOMING MEETINGS/DEADLINES:

- Monday, April 13, 2015, 7pm; application materials due by Noon, Monday, March 30.
- Monday, May 11, 2015, 7pm; applications due by Noon, Monday, April 27.

ADJOURNMENT:

- ➔ Member McCarthy moved, Member Selig seconded, unanimously carried that the meeting be adjourned at 7:38pm.

Pamela W. Krahe, Clerk