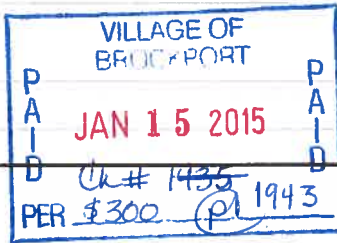


FILE COPY



VILLAGE OF BROCKPORT

49 State Street, Brockport, New York 14420
Telephone: (585)-637-5300 Fax: (585)-637-1045
Website: www.brockportny.org

ZONING BOARD OF APPEALS APPLICATION

DEADLINE: By Tuesday Noon at least 3 weeks prior to meeting

Area Variance: Use Variance: x
Interpretation: Special Permit:
Other:

Meeting Date: 5 February at 7:00pm
Application Fee: \$ 300.00
Date Submitted: 1/13/15
Plans Submitted (10 copies):
Environmental Assessment Form Submitted:

Please note:

- Applicant must attend meeting(s).
Failure to show, withdrawal of application, or denial will result in forfeiture of fee.
Applicant may be billed for Village Engineer fees related to the review of application.

PROPERTY ADDRESS: 52 State Street

Tax Map Parcel #(s): 069.53-2-7 Parcel size: 0.29 acres width depth

Property Zoning District: Business Property Class: Business Use District 483

Present Use of Property: Vacant Proposed Use of Property: Ambulance Base of Operations

Provision of Code Appealed (give section and subsection numbers): 58-11 A

Previous applications for this property: Planning Board Zoning Board of Appeals
If yes, provide results:

Description of Proposal / Detail of Request: Move Brockport Ambulance Operations to this address

Value of Construction: \$ No Construction Building Permit required after ZBA approval: yes x no

Certification of Statements:

The applicant(s) hereby affirms that the above information is accurate and complete, to the best of his/her knowledge and he/she/they is/are the title owner(s) of the property or has/have been authorized by the title owner(s) to make this application.

I/We hereby certify that I/We am/are title owner(s) of the property identified in the above application and that the applicant(s) named is/are authorized to make the application described herein.

Applicant Signature

Owner Signature

Cody M. Dean
Applicant Name Printed/Typed

HARRY D. SNYDER
Owner Name Printed/Typed

PO Box 242, Brockport, NY 14420
Mailing Address

292 MAIN ST BROCKPORT NY 14420
Mailing Address

ax # / E-mail

illage Engineer DPW Spt.

617.20  
Appendix B  
Short Environmental Assessment Form

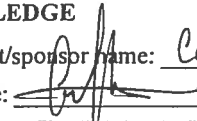
**Instructions for Completing**

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <i>Brockport Ambulance</i>			
Project Location (describe, and attach a location map): <i>52 State Street</i>			
Brief Description of Proposed Action: <i>Relocate Brockport Ambulance to this address.</i>			
Name of Applicant or Sponsor: <i>Brockport Ambulance</i>		Telephone E-Mail:	
Address: <i>P.O. Box 242</i>			
City/PO: <i>Brockport</i>		State: <i>NY</i>	Zip Code: <i>14420</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO  X
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:  <i>Village of Brockport Zoning &amp; Planning Boards.</i>			NO  YES  X
3.a. Total acreage of the site of the proposed action?		<u>0.30</u> acres	
b. Total acreage to be physically disturbed?		<u>0</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.30</u> acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			



18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	X	
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Cody M. Dean</u>		Date: <u>9 January 2015</u>
Signature: 		

**Part 2 - Impact Assessment.** The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

**Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3.** For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)



**Brockport Volunteer Ambulance Corps, Inc.**  
P.O. Box 242 38 Market Street  
Brockport, New York 14420  
585-637-1035  
www.brockportambulance.org

January 12, 2015

Village of Brockport  
Zoning Board of Appeals  
Mr. John Bush, Chairman  
49 State Street  
Brockport, New York 14420

Dear Chairman Bush and committee members,

On behalf of the Brockport Volunteer Ambulance Corps, Inc. (BVAC or Corps), please find enclosed our application and supporting documentation requesting a use variance for the property located at 52 State Street in the Village of Brockport.

The Corps is interested in making this location our primary base of operations. 52 State Street is located in business use district zone. However under Village of Brockport Code §58-11 the property is not explicitly designated for use by an emergency medical services (EMS) provider and as a result we are required to receive a use variance in order to use the property.

The BVAC has operated out of the fire station at 38 Market Street since the early 1970's. For many years this location was sufficient to base our operations. Since the separation of the Corps from the Village and Fire Department in 2012, our need for adequate space has grown. During the same period, the Brockport Fire District has also experienced a need for additional space to base its operations and the fire station appears to no longer support both agencies needs for an extended period of time. We anticipate that by relocating to 52 State Street we will be able to better manage the Corps' overall operations, help alleviate the space concerns for the Fire District at 38 Market Street, and to continue providing high quality EMS to our friends and neighbors in Brockport.

Included in our package is the one page Zoning Board of Appeals application for committee review, the Short Environmental Assessment Form (617.20 Appendix B), architectural drawings, and a business plan explaining our operations and intended use of the property. Thank you for your time and attention to our application and its importance to both our organization and the Brockport community.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Cody M. Dean".

Cody M. Dean  
Chief

A handwritten signature in black ink, appearing to read "David E. Rice".

David E. Rice  
President





**Brockport Volunteer Ambulance Corps, Inc.**  
P.O. Box 242 38 Market Street  
Brockport, New York 14420  
585-637-1035  
[www.brockportambulance.org](http://www.brockportambulance.org)

January 12, 2015

Village of Brockport  
Zoning Board of Appeals  
Mr. John Bush, Chairman  
49 State Street  
Brockport, New York 14420

### **Brockport Volunteer Ambulance Corps, Inc. Specific Abbreviated Business Plan**

Our business plan that follows corresponds to those items required in the Village of Brockport Planning/Zoning Board Submission Requirements (number 6a-6m)

The Brockport Volunteer Ambulance Corps, Inc. (BVAC or the Corps) is a 501(c)(3) not-for-profit corporation organized under the laws of the state of New York (NYS). We are the primary emergency medical services (EMS) provider to residents of the Village of Brockport. We also provide, by request, EMS to the residents in the Towns of Clarkson and Sweden. We operate three (3) NYS certified ambulances and one (1) first response vehicle (flycar) twenty-four (24) hour a day, seven (7) days a week. Since 2012, we have averaged approximately 1,000 calls per year.

We currently employ twenty-six (26) providers and have fifty-three (53) volunteer members on staff. At any given time, the most we expect to be on premises is 20 people; this would generally occur once or twice a month, in the evening for two (2) to three (3) hours, for general membership meetings and training sessions. On a daily recurring basis, we expect at most five (5) to six (6) people on site at any given time. Our employees and volunteers typically have shift change only twice daily and generally around the hours of 7AM and 7PM. We don't anticipate in and out traffic all day, as there might be with another business, rental or student housing.

Based on historical trends, we believe our waste generation is in-line with that of a single-family home, one bag per day, occasionally a second bag if a delivery is received. To dispose of this waste, we will subscribe to a refuse service for weekly garbage and recycling pickup, which would result in one "toter" and recycling bins at curbside once per week. No commercial variety dumpsters will be utilized. Medical waste generated from ambulance calls is typically disposed of at a hospital facility at the time of a call and is not expected to be generated within the building.

We do not have patients or customers who would visit our facility, nor do we anticipate or intend to provide treatment facilities within the building. In accordance with our operating license from the New York State Department of Health (DOH), patients receive EMS care in one of our three (3) ambulances and then subsequently transported to a hospital. This would include any request for EMS services on-site at 52 State Street.



Vendors periodically make business calls to our facility, however this is usually no more than once per month. As we do not plan to provide on-site services to patients or service other customers, our parking requirements are primarily limited to on-duty crew parking, ambulances and flycar parking. There is a sufficient paved parking area behind the building, and out of site from street level, to accommodate these needs. For those occasions when we host meetings or other sessions with additional people as previously noted, the Town of Sweden municipal parking lot is four (4) buildings west of 52 State Street and appears to be able to accommodate these additional periodic parking requirements when they occur without a significant impact to the neighborhood.

Deliveries are expected to take place two (2) to three (3) times a month. Currently packages are delivered to either Village Hall or 38 Market Street. We anticipate no significant increases in this volume and would have deliveries made to 52 State Street, primarily involving UPS and/or FedEx local delivery trucks/vans. There are no expected tractor trailer deliveries.

As previously noted, we are licensed to operate as a certified ambulance service by the NYS DOH. We maintain our ambulances and operating equipment in accordance with DOH and other applicable regulatory requirements and have no outstanding issues or concerns which would put our operating license at risk.

There are no known issues with the property at the time of application. Further, there are no anticipated concerns from the presence of Corps using the property. Any exterior waste water generated would again be similar to that of a single family home, primarily watering flowers, shrubbery and cleaning vehicles. Any other miscellaneous uses creating excess run-off are not anticipated.

Snow removal will be contracted out. In the event of significant accumulations of plowed snow, we can utilize equipment and/or contract to have the snow removed to an off-site location.

We plan to use current exterior lighting which appears sufficient to meet the Corps' needs. The only exception to this would be to add one motion-detected flood light on the south side of the building, providing light for an entrance way at the back of the building and where on-duty ambulances crews will generally enter and exit the building. Existing lighting consists of two flood lights, porch lighting, and sign post lighting. Careful consideration will be taken to ensure that existing lighting as well as any added lights would not cause spill over onto adjacent properties (pointed downward to illuminate ground areas).

Landscaping will consist of maintenance of existing flower beds, and trimming/pruning of existing shrubbery, which Corps personnel would likely perform.

We wish to affix one sign on currently existing sign posts at the northwest corner of the property in the area of the driveway to enter and exit State Street. A simple rectangular sign in navy blue, white border, white letters, and red highlight noting "Brockport Volunteer Ambulance Corps 52 State Street. Our goal is to detail the sign in a similar fashion to that of the Village Hall sign and provide consistency of signage on State Street.

Safety plans consist of emergency exit maps in each room and to provide this information to employees and volunteers as part of their initial training when joining the Corps.





During our initial discussions with the property owner, we understand that there is some concern about additional noise generation and changes to pre-existing traffic patterns from neighbors in the area of Park Avenue and State Street. While there will be some additional noise and traffic generated we do not expect a significant difference from current baseline conditions.

Other emergency response agencies such as a fire department typically have members respond to their station first to form crews and staff equipment. The majority of our crews responding to calls are already on-duty and on-site at the time a call is received, thereby minimizing additional traffic flow.

In addition, 52 State Street's location can actually provide for better, quieter and safer emergency responses. Our plans are to use the traffic light controlled intersection of State Street and Main Street for our primary outlet for calls. Currently depending on the time of day, it can be very difficult to enter Main Street from Market Street, in part because it is not a controlled intersection. As a result, it is sometimes easier and safer to use Park Avenue for emergency responses to the south portion of the Village. Relocating to 52 State Street allows ambulance crews a better controlled route to respond to calls and can actually act as an incentive to reduce emergency responses along Park Avenue.

While there will be some additional traffic created by call responses and shift changes, we do not anticipate the extended running of vehicles and we are very cognizant of Federal, state and local regulations and laws preventing idling of diesel vehicles greater than 20 minutes. Our overall intentions are to blend into the neighborhood to the greatest extent possible and anticipate the Corps will make no more noise than a typical single family dwelling or nearby college housing.

While the Corps has developed this plan to focus on our more internal needs, we also recognize that relocating to this building can allow us to better serve our friends and neighbors living, working and traveling in the Village. This building provides us with additional working, meeting and training space that will allow us to provide additional community CPR and first aid classes and community meeting space if and when needed for other groups to meet. The additional space will also allow the opportunity to create a "loan closet." A loan closet would be stocked with such items as crutches, canes, walkers, and wheelchairs. These could then be lent to residents in need of such items. We regularly get calls for these items and it offers us an additional opportunity to further assist the community we serve.

In closing, this property has the potential to provide the BVAC with a reasonable base of operations for many years. Our plan is to utilize the building in its current historic form, with little to no major exterior or interior revisions that would distract or degrade from its historical significance to the neighborhood or the Village. We plan to landscape, plant, maintain and paint the building and make minor upgrades as necessary; basically to be a good and responsible neighbor as we provide EMS services to the community. There won't be vehicles sitting and idling all hours of the day. Provisions have been taken to prevent that need. Crews that come and go, simply go from their car to the building. Our long term intent is to occupy a historic building with a wonderful longstanding village tie, and continue that tradition, by beautifying the location as we go on.



**NYS ORTHOS ONLINE**

Aerial Imagery: View, Download, Connect - 52 STATE ST.

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