

Regular meeting of the Village of Brockport Planning Board was held in the Conference Room, Municipal Building, 49 State Street, Brockport, New York, Monday, February 12, 2018 at 7:00pm.

PRESENT: Chair Charles Switzer, Member Patricia Baker, Member Kris Bonczyk, Member Lyle Stirk, CEO David Miller, Clerk Katie Brown

EXCUSED: Vice Chair Kevin McCarthy **ABSENT:**

ALSO PRESENT: Dante Izzo, Steve Bearman, Jason Graham, Kathy Kristiansen

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 minutes.

➔ Member Baker moved, Member Stirk seconded, unanimously carried to approve the minutes of January 8, 2018 as written.

CORRESPONDENCE: Letter from Chatfield Engineers regarding application of 180 State St (Attachment A)

NEW BUSINESS:

1. **Name:** Consulting Engineer for Buffalo Engineering PC
 Address: 180 State St - Bonduelle
 Tax Map #: 069.13-5-14
 Zoning: Industrial
 Parcel Size: 6.8 acres
 Prop. Class: 446 – Cold storage facilities
 Purpose: Site plan approval – erect prefabricated structure to serve as pump house

Presentation/discussion:

Dante Izzo (project engineer, Buffalo Engineering PC) reviewed site plan layout with the Board. Mr. Izzo explained a prefabricated metal structure will serve as a pump house for a new fire protection system. The pump house location was chosen after analysis of water main locations, determining the 10" main near Oxford St & Spring St will provide sufficient pressure to the pump. Mr. Izzo discussed the existing layout of the Bonduelle facility and identified how the new fire protection system will be incorporated throughout the site.

CEO Miller discussed the available water lines with Mr. Izzo, who reiterated the chosen location was the best option due to the 10" pipe size.

Chair Switzer read a letter from John Paul Schepp of Chatfield Engineers (Attachment A). The Board discussed their concerns about the removal of trees and the aesthetics of the pre-fabricated structure, especially considering it will be located near a residential neighborhood. Mr. Izzo assured the Board that the structure will be made of durable metal and designed to withstand the elements, including snow-load. The equipment housed in the structure is valuable, therefore longevity and strength of the structure are important. The structure is planned to be 12ft wide and 21ft long.

The Board mentioned an adjacent stone building and inquired whether the pre-fabricated structure can be designed with a similar façade. Mr. Izzo advised that they plan to choose a color for the structure that closely matches the Medina Sandstone of the adjacent building.

Steve Bearmen (regional engineer, Bonduelle) addressed the Board and stated that Bonduelle wants the new structure to look appropriate for the setting. He noted there are two trees being removed from the pump house site, which will be relocated to fill gaps in an existing tree line. He added that the company is open to adding shrubs or evergreen-type plants around the new structure.

CEO Miller mentioned that Harry Donahue (Superintendent, Brockport Dept of Public Works) wishes to ensure an existing catch basin in the greenspace area isn't covered. Mr. Izzo said the basin will not be impacted.

Chair Switzer reviewed the noise level information for the pump, noting that if the expected decibel level is accurate, it will be very quiet. Mr. Izzo added that the required weekly maintenance cycle will not run at full power and will only take about 30 minutes, which can occur during daytime hours.

CEO Miller inquired if there is any planned emergency/alarm strobe lighting on the new structure. Mr. Izzo replied there is no alarm lighting outside if the pump is activated, only inside the facility. There will be a fire department connection at the fire pump. CEO Miller advised that the fire department prefers a 4" Storz connection.

MINUTES OF PLANNING BOARD MEETING OF FEBRUARY 12, 2018

CEO Miller recommended that the Knox Box be relocated from its current location on a nearby existing outbuilding to the new pump hose and that it contain all necessary keys for the buildings.

Chair Switzer asked about the status of the application for backflow prevention to the Village as well as the Monroe County Health Department. Mr. Izzo advised the application is in process.

- Member Stirk moved, Member Baker seconded, unanimously carried to approve the application as submitted subject to the following conditions:
- Required tree & shrubbery aesthetics are completed, as discussed
 - The aesthetics of the new structure match the Medina Sandstone of the adjacent building, as much as possible.
 - The separate application for backflow prevention to the Monroe County Department of Health be secured.

2. Name: Jason Graham- Game Players Unlimited
Address: 2 Main St
Tax Map #: 068.52-2-8.1
Zoning: Business
Parcel Size: 0.16 acres
Prop. Class: 482 – Detached row building
Purpose: Change of Use – former tattoo parlor to video game store

Presentation/discussion:

The Board recalled that the applicant recently appeared for a change of use to open a restaurant at 55 N Main St. Jason Graham explained that the lease negotiations fell through and he has instead decided to relocate his current business, Game Players, to lessen costs and keep the shop open.

Mr. Graham owns the building at 2 Main St, so relocating the store will alleviate paying rent and high utilities, but he will have to downsize his inventory and displays. He plans to utilize shelving and moveable racks to display items. There will not be any major changes or construction done. Mr. Graham mentioned he is considering utilizing rolling racks to display products in the communal hallway inside the main entrance. CEO Miller advised that he must ensure the racks do not obstruct a stairway, door, or any means of egress.

Mr. Graham discussed signs, stating he'd like to put signs on all sides of the building. CEO Miller advised he can only put signs on sides where there is a street or right-of-way. Sign appeals would need to go before the Zoning Board. CEO Miller clarified that directional signs or parking restriction signs in the parking lot do not require a permit.

CEO Miller noted that the building at 2 Main St is situated on the only block that is not included in the Main St historic district.

- Member Bonczyk moved, Member Baker seconded, unanimously carried to approve the application as submitted.

UPCOMING MEETINGS/DEADLINES:

- Monday, March 12, 2018 7pm. Deadline: February 26
- Monday, April 9, 2018 7pm. Deadline: March 26

ADJOURNMENT:

- Member Baker moved, Member Stirk seconded, unanimously carried that the meeting be adjourned at 7:39 pm.

Katie Brown, Clerk



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February 9, 2018

CE #05-710

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

Re: 180 State Street – Bonduelle Fire Protection Pump Station

Dear Charles and Planning Board Members:

I have reviewed the application materials for the above referenced project. Based upon my review, I have the following engineering comments:

1. The proposed pump station will require the removal of two trees. The planning board should consider requiring replacements to buffer the structure.
2. The aesthetics of the proposed pre-engineered building should be considered, since the proposed pump station site abuts the Residential Use District.
3. The direction of the north arrow should be corrected.
4. References to "Water Authority" should be changed to "Village of Brockport". Likewise, General Utility Construction Note 12 should be revised to indicate approvals from the Village of Brockport and Monroe County Department of Health.
5. 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, drainage of the backflow preventer and water metering.

Upon your review, should you have any questions, please do not hesitate to call.

Sincerely,

A handwritten signature in blue ink, appearing to read 'John Paul Schepp', is written over the typed name.

John Paul Schepp, P.E.

Cc. (by email only)
Katie Brown, Brockport Codes/Building Clerk
David Miller, Brockport Code Enforcement Officer
Harry Donahue, Brockport Superintendent of Public Works
Dante Izzo, P.E., Buffalo Engineering, P.C.