VILLAGE OF BROCKPORT
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# VILLAGE OF BROCKPORT

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

## PLANNING BOARD APPLICATION

**DEADLINE: MONDAY Noon, 2 weeks prior to meeting**
**Meeting Date:** 2/9/15 **at 7:00pm**

Change of Use: x Addition: ____
Subdivision: ____ Site Plan: ____
Other: ____

Application Fee: $ 45.00
Date Submitted: 26 January 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.
- The Planning Board will determine the need for a public hearing. If so, a separate fee will be billed.

**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: 483

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

Flood Zone: □Yes □No Map # ____ Map Date ____

Description of Proposal: Move Brockport Ambulance Operations to this Address.

Value of Construction: $ No Construction Building Permit required after Planning Board 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.

Applicant Signature

Cody M. Dean
Applicant Name Printed/Typed

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

Owner Signature

Harry Snyder
Owner Name Printed/Typed

420

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

January 26, 2015

Village of Brockport
Planning Board
Mr. Arthur Appleby, Chairman
49 State Street
Brockport, New York 14420

Dear Chairman Appleby 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 change of use 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 ruling from your committee, 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 Planning Board 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,

Cody M. Dean
*Chief*

David E. Rice
*President*

*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:
Brockport Ambulance

Project Location (describe, and attach a location map):
52 State Street

Brief Description of Proposed Action:
Relocate Brockport Ambulance to this address.

| Name of Applicant or Sponsor: | Telephon | |
|---|---|---|
| Brockport Ambulance | E-Mail: e | org |
| Address: PO Box 242 | | |
| City/PO: Brockport | State: NY | Zip Code: 14420 |

| | NO | YES |
|---|---|---|
| 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. | 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: Brockport ZBA & Planning. | | X |

3.a. Total acreage of the site of the proposed action? 0.29 acres
b. Total acreage to be physically disturbed? 0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.29 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

| | NO | YES | N/A |
|---|---|---|---|
| 5. Is the proposed action,<br>a. A permitted use under the zoning regulations? | X | | |
| b. Consistent with the adopted comprehensive plan? | | X | |

| | NO | YES |
|---|---|---|
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | | X |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?<br>If Yes, identify: _____ | X | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels?<br>Currently Vacant | | X |
| b. Are public transportation service(s) available at or near the site of the proposed action? | | X |
| c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? | | X |
| 9. Does the proposed action meet or exceed the state energy code requirements?<br>If the proposed action will exceed requirements, describe design features and technologies: _____ | | X |
| 10. Will the proposed action connect to an existing public/private water supply?<br>If No, describe method for providing potable water: _____ | | X |
| 11. Will the proposed action connect to existing wastewater utilities?<br>If No, describe method for providing wastewater treatment: _____ | | X |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? Village Historic Preservation District. | X | X |
| b. Is the proposed action located in an archeological sensitive area? | X | |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | X | |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?<br>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ | X | |

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☒ Suburban

| | NO | YES |
|---|---|---|
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | X | |
| 16. Is the project site located in the 100 year flood plain? | X | |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources?<br>If Yes,<br>a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES | X | |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?<br>If Yes, briefly describe: ☐ NO ☐ YES | | |

| | NO | YES |
|---|---|---|
| 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)?<br>If Yes, explain purpose and size: | 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?<br>If Yes, describe: | X | |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?<br>If Yes, describe: | X | |

**I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor name: Cody M. Dean for Brockport Ambulance Date: 26 January 15

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:<br>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)? | | |

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January 26, 2015

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**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 have fifty-three (53) volunteer members and employ a staff of twenty-six (26) providers. 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 and night, 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 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 or 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 intent 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.

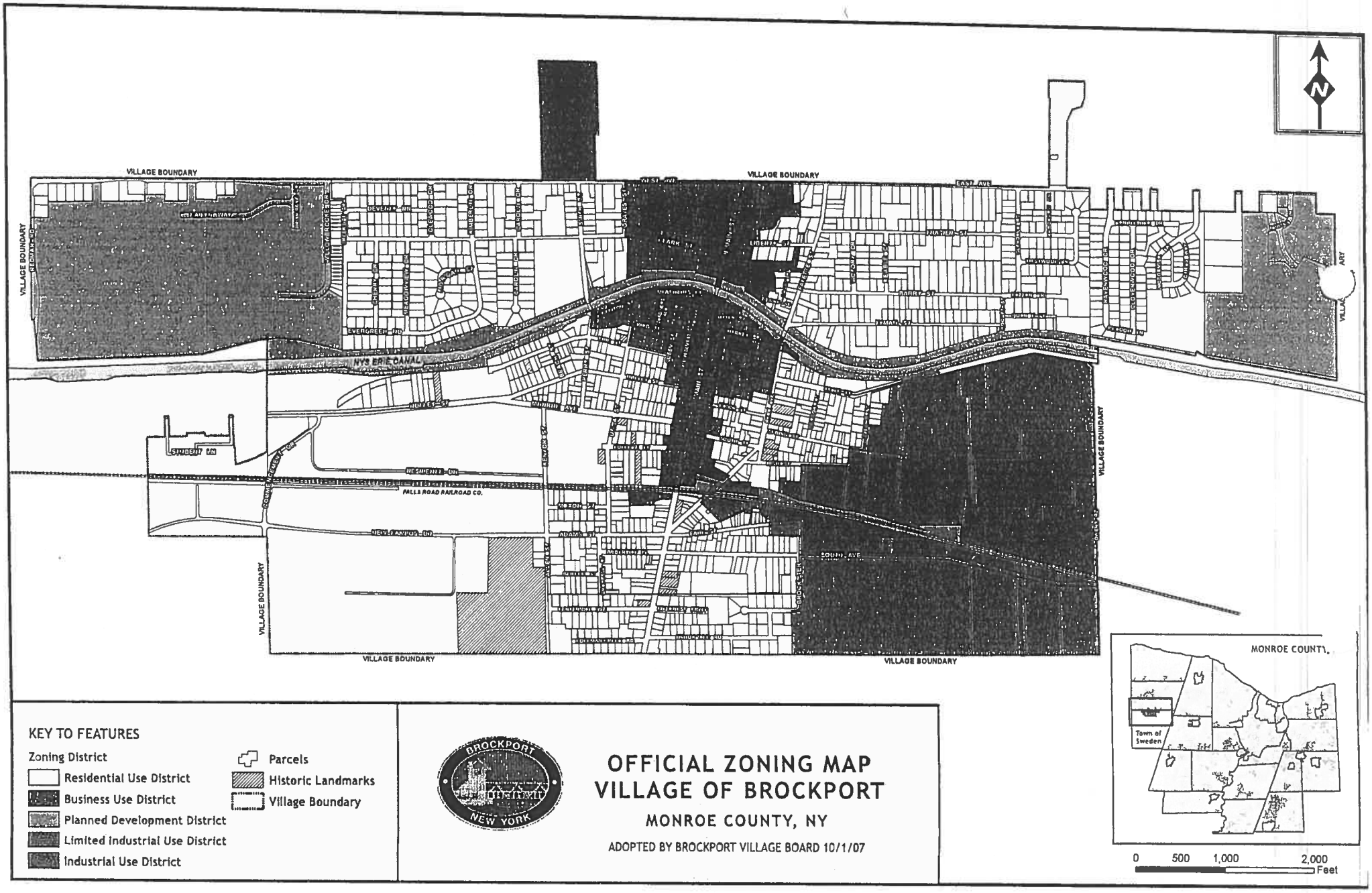
Other emergency response agencies such as a fire department typically have members respond to their station first to form crews and staff equipment. The majority of our crews responding to calls are already on-duty and on-site at the time a call is received, thereby minimizing additional traffic flow.

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 southern 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 less than 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.


VILLAGE BOUNDARY
NYS ERIE CANAL
FALLS ROAD RAILROAD CO.
MONROE COUNTY
Town of Sweden
0 500 1,000 2,000 Feet
KEY TO FEATURES
Zoning District
Residential Use District
Business Use District
Planned Development District
Limited Industrial Use District
Industrial Use District
Parcels
Historic Landmarks
Village Boundary
BROCKPORT NEW YORK
OFFICIAL ZONING MAP
VILLAGE OF BROCKPORT
MONROE COUNTY, NY
ADOPTED BY BROCKPORT VILLAGE BOARD 10/1/07

# NYS ORTHOS ONLINE

*Aerial Imagery: View, Download, Connect* – 52 STATE ST.