

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 12, 2018 at 7:00pm.

PRESENT: Chair Charles Switzer, Vice Chair Kevin McCarthy, Member Patricia Baker, Member Ronald Staub, Member Lyle Stirk, CEO David Miller, Clerk Katie Brown

ALSO PRESENT: Joan Hamlin, Richard Maier, Anne Crane, Pat O'Brien, David Samer, Jonathan Spurr, John Paul Schepp, Jerry DeRomanis

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 Stirk moved, Member Baker seconded, unanimously carried to approve the minutes of February 12, 2018 as written.

CORRESPONDENCE: Letter from John Paul Schepp of Chatfield Engineers (Village Engineer) regarding the application for Church of the Nativity. Notice of training opportunity for board members: 2018 Monroe County Planning & Development Land-Use Decision Making Training at Monroe-Community College.

NEW BUSINESS:

1. Name: Richard Maier (representing property owner David Samer)
Address: 96 & 104 Barry St
Tax Map #: 069.09-4-13 & 069.09-4-14
Zoning: Residential
Parcel Size: .13 acres (96 Barry), .45 acres (104 Barry)
Prop. Class: 210 – Single Family
Purpose: Re-subdivision

Presentation/discussion:

Mr. Maier is Mr. Samer's land surveyor for the project. Mr. Maier explained to the Board that the owners of 104 Barry St. agreed to sell a 15 x 110ft strip of land to Mr. Samer, thereby expanding the property at 96 Barry St. Mr. Samer has been utilizing the land in question as his driveway, with permission, for several years.

Member McCarthy asked about acquiring a longer strip of land to create a squared-off lot. Mr. Maier stated that the owner of 104 Barry St is not willing to sell any additional land.

- Member Baker moved, Member Bonczyk seconded, unanimously carried to amend the subdivision between 96 & 104 Barry St so that 96 Barry St will acquire a 15' x 110' strip of land as proposed in the application.
- Member Baker moved, Member Stirk seconded to amend the original motion to include a requirement that the driveway at 96 Barry St be paved within 1 year.

2. Name: Church of the Nativity/ LaBella Associates
Address: 152 Main St
Tax Map #: 068.60-5-16
Zoning: Business
Parcel Size: 0.5 acres
Prop. Class: 620 - Religious
Purpose: Site Plan Approval: new Parish Center

Presentation/discussion:

Mr. Jerry DeRomanis, project manager at La Bella Associates, reviewed the proposed project with the Board. The entire project consists of 8000 square feet of improvements. He noted that the church facilities span four separate land parcels, which they plan to merge. The Collins House (138 Main St, Tax ID #068.60-5-15) currently serves as the parish center. The house is in poor condition, lacks accessibility, and is comprised of asbestos containing materials. Further, the room sizes and restrooms are insufficient to meet the needs of the over 600 parish families. The proposed project includes remodeling and rehabilitation of the Collins House (2000sqft of the 8000sqft project total). The remodel will maintain the history and character of the Collins House with a new addition connecting the house to the church. The Collins House will be converted from two stories to one by raising the main floor level. The addition will create a singular floor level between the church and parish center, thereby improving handicapped accessibility. The mansard roof will shield any HVAC equipment from visibility on Main St. Despite the increased floor area, there will not be an increase in occupancy or any new uses of the facilities.

Jon Spurr, civil site engineer at LaBella Associates, reviewed the site plan with the Board. Mr. Spurr

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discussed the proposed parking changes. Mr. Spurr and Mr. DeRomanis have met with CEO Miller to understand and address any concerns. The next step is to meet with the fire chief to address fire access concerns. Mr. Spurr explained there will be a water line that will tie into a Monroe Ave access point and run up the east side of the building, avoiding the need to impact Main St. Landscaping will be added to the front of the building facing Main St. There will be minimal increase in impervious surface and very little stormwater impact.

Mr. DeRomanis went into more detail about the concept of the proposed addition. He explained the glass façade is the best way to juxtapose the Collins House and the church. The glass minimizes visual impact and reflects the designs of the attached buildings. Trying to match the brick or stone of either existing structure would be impossible and would stand out more than glass.

Mr. DeRomanis further discussed parking and points of entry with the Board.

Member McCarthy questioned the loss of greenspace and how it might impact water runoff. Mr. DeRomanis explained the lost greenspace is minute and will not impact runoff considering the addition's roof will pitch inward toward central roof drains which efficiently remove water.

The Board felt the design of the addition was too modern in appearance to be situated between two old buildings located on historic Main St. The questioned if the design or finish of the glass can be adjusted to better mimic the antiquity of the existing buildings.

Mr. DeRomanis believes the best way to respect the history of the original buildings is the marry them versus trying to match them. He is open to design adjustments and exploring different glazing on the glass. He offered to create a photographic rendering of the addition that will allow the Board a more realistic visualization of the final product.

Pat O'Brien of the Church of the Nativity noted that preserving the historic nature of the site, especially the Collins House, is an important priority of the church. She added that the Diocese of Rochester were in favor of the glass design, as they felt the transparency would allow the public to witness the vibrant faith community in Brockport.

Chair Switzer reviewed a letter from John Paul Schepp of Chatfield Engineers regarding the project (Attachment A).

Member McCarthy inquired about item 9 of Mr. Schepp's letter. Mr. Schepp said that the DEC Environmental Assessment Mapper showed a remediation site in the vicinity of the project. Mr. DeRomanis will investigate it further.

Mr. Schepp discussed his concerns with the parking layout and the fact that some commonly used spaces will be lost. Mr. DeRomanis believes the new layout will reduce traffic onto Main St and redirect it onto Monroe Ave, which is ideal. Mr. Schepp stated that the parking needs to be tallied against anticipated occupancy after the 6000sqft addition.

Ms. O'Brien noted that the pastor is adamant that no events will be in operation during mass and there are no plans to rent out the facility.

CEO Miller inquired about overnight lighting in the new facility. Mr. DeRomanis explained the building management system will turn lights off when the building is unoccupied while still maintaining code required egress lighting.

Mr. DeRomanis requested the Board grant preliminary concept approval with the understanding that the applicants need to address the concerns discussed tonight. He added that their next steps include gaining input from the Historic Preservation Board on the design and gaining Planning Board approval to merge the four separate parcels.

→ Member Stirk moved, Member McCarthy seconded, unanimously carried to grant preliminary concept approval.

UPCOMING MEETINGS/DEADLINES:

- Monday, April 9, 2018 7pm. Deadline: March 26, 2018
- Monday, May 14, 2018 7pm. Deadline: April 30, 2018

ADJOURNMENT:

→ Member McCarthy moved, Member Stirk seconded, unanimously carried that the meeting be adjourned at 7:57pm.

Katie Brown, Clerk



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March 12, 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: 138 South Main Street – Church of the Nativity

Dear Charles and Planning Board Members:

I have reviewed the application materials for the above referenced project, dated February 26, 2018. Based upon my review, I have the following engineering comments:

1. The utility plan is not complete. The location of the sanitary sewers, storm sewers, gas, electric and telecommunication lines should be shown.
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.
3. The project consists of three existing buildings and four different lots.
 - a. Lot combination plans should be provided.
 - b. The combination and abandonment of the utilities needs to be shown.
 - c. Due to the complexity of the building plumbing backflow prevention is recommended on the water supply.
4. An analysis of the existing and proposed parking needs should be provided. This should consider the changes in use and addition.
5. The proposed addition will eliminate a secondary means of ingress and egress onto South Main Street. Access for emergency vehicles should be considered.
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.
7. References to "Water Authority" should be 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.

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.

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

Sincerely,



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
Gerard DeRomanis, Labella Associates, D.P.C.

