

Regular meeting of the Planning Board of the Village of Brockport was held in the Conference Room, Municipal Building, 49 State Street, Brockport, NY, Monday, January 11, 2010 at 7:00pm.

PRESENT: Chair Charles Switzer, Member R. Scott Winner, Member Annette Locke, Member Arthur Appleby, Member Bernard Daily, Building/Zoning Officer Scott C. Zarnstorff, Clerk Pamela W. Krahe.

ALSO PRESENT: Edward Fuierer and Cathy Cerame on behalf of Nativity of the BVM Church, Jim Hamlin

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

REVIEW OF MEETING MINUTES: Chair Switzer called for motions to approve the minutes of the previous meetings.

- ➔ Member Appleby moved, Member Daily seconded, carried to approve the minutes of the meeting held October 13, 2009 as written with Member Locke and Member Winner abstaining due to absence.
- ➔ Member Locke moved, Member Appleby seconded, unanimously carried to approve the minutes of the meeting held December 14, 2009 as written.

CORRESPONDENCE: "Rural Futures" brochure passed around to members. Also briefly discussed letter from Chatfield Engineers regarding the Professional Office Building project to be located at 122 West Avenue, coordinated with Village of Brockport. Town of Clarkson Planning Board is lead agency. Member Appleby attends meetings on behalf of Village of Brockport and reported on progress/concerns to date, including dumpster and loading dock location, parking and buffers.

PUBLIC HEARINGS: None

NEW BUSINESS:

- | | | |
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| 1. Application of: | Name: | Nativity of the BVM Church |
| | Address: | 138 (152) Main Street |
| | Tax Map #: | 068.60-5-15 |
| | Zoning: | Business |
| | Parcel Size: | .30 acres, 66' frontage x 165' depth |
| | Property Class: | 620 |
| | Purpose: | modified site plan – addition to existing new garage |

Applicant Presentation and Board Discussion:

Ed Fuierer, 225 Pine Hill Road, Spencerport and member of NBVM Church presented updated drawings for an addition to the new garage. He explained it will be one-story, 28'x40' with a crawl space for utilities and a Bilco door for access. The Board inquired as to the exterior materials, which will match the existing garage. Member Daily asked about the air conditioning coil, E. Fuierer said it will be located in the crawl space. It was clarified that parish offices are currently located in the Rectory and will move to the new addition to afford Father Peter some privacy. The second floor loading door on the existing garage will be removed.

Snow storage will be in the 15'x45' garden area near the Parish Center. E. Fuierer pointed out the current retaining wall will be continued to be in line with the eastern edge of the new addition. Member Daily asked if the current lighting panel in the garage will provide enough power for the addition and E. Fuierer indicated all utilities will have to be run under the brick patio from the Parish Center. Member Appleby asked for confirmation that those operations would be supervised by Building/Zoning Officer Zarnstorff; Zarnstorff affirmed. B/Z Officer Zarnstorff questioned the amount of fall for the sewer lines and E. Fuierer stated it would be enough. There was some discussion about the age of those pipes and E. Fuierer indicated they are cast iron, and how the recent Main Street Water & Sewer project may have impacted those connections. B/Z Officer Zarnstorff remarked the Village is responsible for anything through the ROW and property owners would be responsible beyond that.

Chair Switzer wondered what the effect on the drainage would be. E. Fuierer noted current parking lot drainage will be used, downspouts will be underground and the current catch basin will be redone. Board Members and B/Z Officer Zarnstorff studied the specs for pipe sizes. Zarnstorff commented that 8" would be okay and that 6" would be marginal. Lighting was also discussed. E. Fuierer pointed out the carriage lights currently on the front of the garage and stated sodium lights are on either end of the building as well as a post light and a mercury vapor light by the rectory.

The existing 6' stockade fence belonging to Lifetime Assistance that separates the west end of the property from the east side of LTA was discussed as a buffer between the two properties. E. Fuierer indicated a security system would possibly be installed. The Board asked about sprinklers and smoke detectors and B/Z Officer Zarnstorff indicated sprinklers are not necessary because of the size, but that smoke detectors would certainly be required.

Member Daily led a discussion about the crawl space. E. Fuierer commented that for comfort, they

an I-beam and that ducting could be run on top of the I-beam between the joists. Member Appleby asked if it would be cheaper to construct a utility room and just insulate the floor rather than putting in a crawl space. Member Daily suggested the copy room may be of adequate size to be used partially for a utility room, housing the heating/cooling unit. That would allow easier and probably more routine inspections of the equipment. He also expressed concern for the quality of air for those working in the offices. E. Fuierer indicated they have spoken with the heating contractor, who is a parishioner, and he is going to come up with some options and perhaps this suggestion might be worth looking into. Member Daily also remarked that by using a hydronic system, upgrades could easily be made. It was determined the height of the new addition is not a concern. Member Appleby asked if the fact that the crawl space configuration has not yet been finalized would have any impact on whether or not the Board could take action tonight and B/Z Officer Zarnstorff refuted, stating it is simply a design decision and would have no impact.

⇒ Member Appleby moved, Member Winner seconded, unanimously carried to approve the site plan modification.

NEXT REGULAR MEETING: Monday, February 8, 2010 7:00pm; Application materials due by Noon Tuesday, February 2.

ADJOURNMENT:

→ Member Winner moved, Member Locke seconded, unanimously carried that the meeting be adjourned at 7:30pm.

Pamela W. Krahe, Clerk