

Special 8:30pm meeting of the Planning Board of the Village of Brockport was held in the Conference Room, Municipal Building, 49 State Street, Brockport, New York, Monday, April 25, 2005 after the 7:00pm ZBA meeting.

PRESENT: Chair R. Scott Winner, Vice Chair John Brugger, Member Annette Locke, Building/Zoning Officer Scott C. Zarnstorff, and Village Clerk Leslie Ann Morelli.

ABSENT: Member Arthur Appleby

EXCUSED: Member Charles Switzer

ALSO PRESENT: Deputy Village Attorney Frank A. Aloi, Village Engineer Tom Carpenter of Chatfield Engineers, Drew Blum and representatives from Allied Frozen Storage, Joan Hamlin.

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

REVIEW OF MEETING MINUTES: Due to not having enough members who were present at the last two meetings, review of the meeting minutes of 3/28/05 and 4/11/05 was tabled.

CORRESPONDENCE: None

PUBLIC HEARINGS: None

OLD BUSINESS:

1. Application of: Name: Allied Frozen Storage
 Address: Owens Road
 Purpose: site plan – new construction – co-generation project

Applicant Presentation:

D. Blum asked if everyone had received their information regarding noise and emissions. The Planning Board did. He distributed some additional, more technical information on noise as well as a list of other projects such as hospitals, nursing homes and schools who have similar co-generation equipment.

Continued Board discussion on application:

Chair Winner said the Planning Board members were present for the earlier ZBA meeting where a lot of questions were answered and a thorough review took place. The Planning Board's purview is site plan now that the ZBA has granted the special permit. Chair Winner asked if they had elevation drawings to accompany the mechanical drawings and general site plan. D. Blum said no. The mechanical drawings allude to it. T. Carpenter referred to the Chatfield Engineers review that suggests they incorporate site plan details, utilities, topography and the like. Chair Winner said the appropriate parties would need to sign off on the final plan.

Chair Winner asked if the exterior finish of the building would match the other Allied buildings. D. Blum said yes. The pre-engineered building will be metal and will match the color scheme (tan and brown). D. Blum said Allied will make the Village proud of this project. Chair Winner commented that they have a good track record to support that claim.

F. Aloi had no concerns. S. Zarnstorff said he and Deputy Fire Chief Vaughan would be making a site visit this Friday and will relay the Fire Department's needs in regards to emergency access.

- ⇒ Member Brugger moved, Member Locke seconded, unanimously carried to declare the Planning Board lead agency on SEQR, determine this an unlisted action, and grant a negative declaration.
- ⇒ Member Brugger moved, Member Locke seconded, unanimously carried to grant site plan approval for the pre-engineered metal building to match the Allied Frozen Storage color scheme to house the co-generation equipment as delineated on plans.

NEXT REGULAR MEETING: Due to the Village Board public hearing on proposed code changes scheduled for Monday, May 9th at the High School Auditorium, the Planning Board opted to postpone the May 9th Planning Board meeting to Monday, May 23, 2005 after the ZBA meeting.

ADJOURNMENT:

- ➔ Member Brugger moved, Member Locke seconded, unanimously carried that the meeting be adjourned at 8:50pm.