

Meeting of the Village of Brockport Zoning Board of Appeals was held in the Conference Room, Municipal Building, 49 State Street, Brockport, New York, Monday, March 2, 2015, 6:00pm.

PRESENT: Chair John Bush, Vice Chair Robert Duff, Member Douglas Wolcott, Building/Zoning Officer David J. Miller, Clerk Pamela Krahe.

EXCUSED: Member Sal Sciremammano, Member Laurence Vaughan

ALSO PRESENT: Cody Dean, Kathy Kristansen, David Rice, Joan Hamlin, Christine Hamlin, Harry Snyder, Art Appleby

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

REVIEW OF MEETING MINUTES: Chair Bush called for a motion to approve minutes.

➔ Member Wolcott moved, Member Duff seconded, unanimously carried to approve the minutes of the meeting held February 5, 2015 as written.

NEXT MEETING: Thursday, May 7, 2015 at 7:00pm if needed

Public Hearings: None

OLD BUSINESS:

1. Name: Chief Cody Dean for Brockport Ambulance
Address: 52 State Street
Tax Map #: 069.53-2-7
Property Code: 483
Zoning: B-Business use
Lot size: 0.29 acres
Purpose: Use variance to allow ambulance operations as a primary use
Zoning Code: Chapter 58-11 A. Permitted uses.

Discussion on application:

Chair Bush asked Cody Dean if there was any new information. Dean offered a handout and said he had put together some information on the number of calls, when sirens are used, etc. Priority 1 and 2 calls with lights and sirens total about 55%, and about 900 calls are projected annually. Dean opined the call volume doesn't have as significant an impact as was originally believed by public comments. He continued, saying that 72% of their call volume is from 6am-9pm. The other 28% is from 9pm-6am, so it is a bit quieter at night. He reiterated that the diesels won't be running 24/7, they would be plugged in. He summarized that they have addressed the concerns brought up during public comment.

Chief Dean noted they had evaluated properties that surround ambulance bases in Gates, Spencerport, Hamlin, and Vestal, NY and there is not a drop in property values. He handed out maps, stating the information is from Zillow.com.

Dean recalled concerns about children living/playing near responding ambulances and noted In Vestal, the station is next to a town park hosting baseball, soccer, etc. There is lots of traffic and since the ambulance moved in in 1978, there has not been a motor vehicle accident, a pedestrian hit, etc.

Chair Bush appreciated the information. He suggested that complaints made were assumptions and not based on fact. Some of this information from the applicant offsets those assumptions. Chair Bush asked if BVAC has any word from BFD yet on the lease. Dean said nothing yet. He understands there has been some informal talk, but nothing official has come from them yet. Dean also said his group took another look at other available properties, but they still feel 52 State Street offers the best fit. He said they have spoken with BFD informally about the building on West Avenue, but with the Park Avenue lift bridge being out of commission for an undetermined amount of time, there is concern about BFD closing a station north of the canal right now.

Chair Bush asked if this variance is approved, how would the lease be set up with Mr. Snyder, the property owner. Snyder replied it's possible there would be 3 one-year leases with the ability for either party to opt out of the lease at the anniversary date with a 3-month notice.

Chair Bush mentioned receiving a card in the mail recently from BVAC for a membership drive. He asked if the corps can answer all their calls. Dean said they have about a 93-100% coverage and are running very lean and efficient right now. There is always turnover in these volunteer organizations.

Clerk Krahe read Pam Ketchum's email into the minutes, which was sent to board members prior to the February 5 meeting, as follows:

1/29/15

Dear Board Members,

ZONING BOARD OF APPEALS MEETING OF March 2, 2015

Please see attached paperwork for the Ambulance Corp's application to use 52 State St as their headquarters. I am concerned about this proposal and hope that it is not accepted by the zoning or planning boards. This is a [sic] adverse and major change of use which is down played in the application.

I have been a big supporter of the Bkpt Ambulance Corp; spoken in their support at town and village meetings, walked neighborhoods in Brockport and Clarkson getting petitions signed in support of the towns using BAC as the primary responder, written letters to the editor and been involved with Pro-Brockport's support of the BAC. I continue to support and encourage the BAC but 52 State St is not an appropriate location for this service.

- * Running engines - sound and fumes – In the application, it mentions that diesel engines will only run for 20 min. but one truck could run, be turned off and then the other truck can be run for 20 min. in effect, alternating and ultimately always having one vehicle running. The sound, smell and pollution from a running ambulance truck does not add appeal to a residential neighborhood.
- * Noise - sirens, beeping, people coming and going, cleaning up after a call any time of the day or night.
- * Traffic - blasting out of the parking lot and driveway at any time would have a major impact on pedestrian, biking and also car traffic.
- * Lights - building, worker's cars, flashing ambulance lights
- * Disruption of a quiet, dense, village residential area - except for the village hall, town hall and the Presbyterian Church (all quiet involvements), the use of State St. is a dense residential area. This proposed change will negatively affect the quiet use and enjoyment of residents, make the area less popular and down grade values and quality of living.
- * Reduced property values - many residents in the State St and Park Ave neighborhood have spent long hours and considerable amounts of money to take care of and restore/revitalize their property. Even many rental property owners have put huge time, pride and dollars into making this area an inviting place to put down roots and enjoy village living. Running the BAC in this neighborhood would reduce the appeal and values.

Other locations that could be more successful, with less negative impact on the surrounding neighborhood, might be; a section of the old Ryan's Big M, the old Island Tanning building on Main St, the old veterinarian office on East Ave., Carl Schleede's old service station location on Main, etc.

Please write to the zoning board to voice your opinion and / or come to the zoning board meeting on Thurs, 2/5/15 at 7pm at the Brockport Village Hall at 49 State St. It is important to let the board know that we do not want this disruption and reduction of value in our neighborhood.

Thanks for your time and consideration.

Best regards,
Pam Ketchum

Chair Bush asked the applicant if he wished to respond to her message; Dean replied that they answered all her concerns. Dean said she failed to mention there are ambulances that operate from behind the Town Hall at 18 State Street, just down the street from 52 State Street.

➔ Member Duff moved to deny the application for a use variance, Member Wolcott seconded.

ROLL CALL VOTE:

Chair Bush	Nay
Member Wolcott	Aye
Member Duff	Aye
Member Sciremammano	Absent
Member Vaughan	Absent

The vote resulted in a default denial. Clerk Krahe explained to the applicant that a default denial happens when an affirmative vote of a majority of all members of the ZBA is not attained on a motion.

Chair Bush opined that the dozen or so comments against the project weighed against the needs of thousands in the community were what he based his vote on. He hopes the village board might help find some other recourse. Mr. Dean assured Chair Bush that the ambulance will stay, regardless of whether or not it received approval for 52 State Street.

Adjournment:

➔ Member Duff moved, Member Wolcott seconded, unanimously carried that the meeting be adjourned at 6:26pm.

Pamela W. Krahe, Clerk