

Minutes of the Zoning Board of Appeals Meeting of March 15, 2012 - 7:00 P.M.

MEMBERS PRESENT:           Regis Barrett, Chairman  
                                  Jeanne Hartman  
                                  Wally Parker  
                                  Dean Bredenbeck

ABSENT:                       Earl Bloam

ALSO PRESENT:           Barbara Stanton, Secretary  
                                  Tom Ockington, Building Commissioner

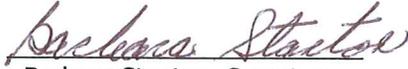
Chairman Barrett – I would like to call the Zoning Board of Appeals meeting to order. Roll call was taken and the following members were present, Regis Barrett, Jeanne Hartman, Wally Parker, Dean Bredenbeck. Absent: Earl Bloam.

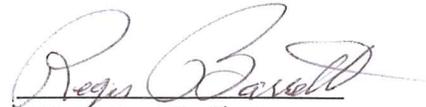
A motion was made by Wally Parker, second by Regis Barrett to approve the minutes from February 16, 2012. **Vote Resulted: - Yes – Regis Barrett, Wally Parker, Dean Bredenbeck. Abstain: Jeanne Hartman.**

Chairman Barrett: Item #1 – A request from Joseph F. Denk, Jr. representing Ohio Savings Operations Center for a 15 foot side-yard setback variance to install an emergency generator to be located at 7570 Northcliff Avenue. P.P. # 433-14-072 Joseph Denk, Jr. was present. Mr. Denk: We were hired by Ohio Savings and we are the engineers who designed generator application and installation. We do not have a very good location anywhere on the site to install the generator. The area is in their parking lot adjacent to their building. Everyone's concern is primarily the noise that would be generated. We put together the plans that would show the different lengths away from the generator and starting to demonstrate the impact of the local neighborhood. The far side of the road is 46 feet, and that would have something of the order of 69 decibels. At 70 decibels is compared to a hair dryer or main road at 3 feet; further out cuts through the portion of the building and enters into the field of the neighboring property that would be 63 decibels; which 60 decibels being compared to a lawnmower. I was hoping to demonstrate that this is a fairly casual sound level is not intrusive. The bank submitted a letter which indicates that this generator will back up their call center. They have 40 to 50 call agents at this location and it is such an importance to them to have a constant uninterrupted power source. This location handles as a secondary service to deposit items that go to the Federal Reserve Bank of New York. A power failure is not a chronic problem in this area. The generator does not get regular exercise. They will exercise it for maintenance. They can choose the frequency and time of day to exercise the generator. I am sure if there is a preferable time to exercise the generator Ohio Savings would accommodate that request. Debbie and Hovey Gamble resides at 4765 Brookwood Drive were present. Mr. Gamble: I am concerned if they run the test during the night. They would like to run it for about 15 minutes or so. Dean Bredenbeck: How often would this happen? Mr. Denk: That is at the discretion of Ohio Savings. I would think it may be done once per month or once a quarter. These generators are made to sit. There was discussion regarding the type of generator/exhaust/fuel/silencer for the generator. Debbie Gamble: Would the odor be a problem for the neighborhood? Chairman Barrett: You probably would never know it. There was discussion regarding the bacteria that may form in the fuel. Chairman Barrett: If you measure the distance; it would be approximately 400 feet from the Gamble's house. Debbie Gamble: I'm not just concerned about our house; I'm concerned about the entire neighborhood. Mr. Denk: I understand, it's approximately 184 feet before it extends to other areas. Chairman Barrett presented a federal chart regarding noise and it was reviewed. Commissioner Ockington: Regarding development of the vacant parcel to the west, the requirement of the Zoning Code is that no building be within 30 feet from the internal driveway. The closest area would be the vacant land which is approximately 76 feet. That's 46 feet to the west edge of the driveway plus another 30 feet and that would be 65 DBA. At the most it would sound like a car running or a lawnmower. Debbie Gamble: What are the noise level regulations? Commissioner Ockington: Unfortunately in the City of Brooklyn it is not very specific. It is pretty arbitrary. There was further discussion regarding noise levels/trains and freeway traffic. Chairman Barrett: If the power is out the bank has approximately 45 minutes of battery time before the generator kicks in. There was discussion regarding where the primary feeders are located to the building. Debbie Gamble: What is the reason for why the generator could be

located between the buildings? Mr. Denk: It is driveway, parking or office spaces. Those buildings are islands and there is not much room. Chairman Barrett: Where they are proposing the generator is really the only location. I really do not think there will be a problem with noise for the homes in back of this location. Commission Ockington: A generator is a major concern for the Ohio Savings location. Debbie Gamble: I'm just concerned about the vacant property across the street, but it seems that it is far enough away that it probably will not be a problem, for the good of the City. There was further discussion regarding the vacant property in the area. A motion was made by Jeanne Hartman, second by Wally Parker to approve a 15 foot side-yard setback variance to install an emergency generator to be located at 7570 Northcliff Avenue. **Yes: Regis Barrett, Jeanne Hartman, Wally Parker, Dean Bredenbeck,**

A motion to adjourn the meeting was made by Wally Parker, second by Regis Barrett. **Vote Resulted: Yes – Regis Barrett, Jeanne Hartman, Wally Parker, Dean Bredenbeck.**

  
Barbara Stanton, Secretary

  
Regis Barrett, Chairman