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VILLAGE OF BROCKPORT

49 State Street, Brockport, New York 14420
Telephone: (585)-637-5300 Fax: (585)-637-1045
Website: www.brockportny.org

PLANNING BOARD APPLICATION

DEADLINE: MONDAY Noon, 2 weeks prior to meeting

Change of Use: Addition: _____
Subdivision: _____ Site Plan: _____
Other: _____

Meeting Date: June 8th at 7:00pm
Application Fee: \$ 4500
Date Submitted: 5/26/15
Plans Submitted (10 copies): _____
Environmental Assessment Form Submitted:

Please note:

- Applicant must attend meeting(s).
- Failure to show, withdrawal of application, or denial will result in forfeiture of fee.
- Applicant may be billed for Village Engineer fees related to the review of application.
- The Planning Board will determine the need for a public hearing. If so, a separate fee will be billed.

PROPERTY ADDRESS: 50 Clinton Street

Tax Map Parcel #(s): 068.52-2-2 Parcel size: 0.10 acres width _____ depth _____

Property Zoning District: B-Bus Property Class: single-use sm. bldg

Present Use of Property: Vacant Proposed Use of Property: Fitness Center

Flood Zone: Yes No Map # _____ Map Date _____

Description of Proposal: Fitness Center and personal training

Value of Construction: \$ _____ Building Permit required after Planning Board approval: ___ yes ___ no

Certification of Statements:

The applicant(s) hereby affirms that the above information is accurate and complete, to the best of his/her knowledge and he/she/they is/are the title owner(s) of the property or has/have been authorized by the title owner(s) to make this application.

I/We hereby certify that I/We are title owner(s) of the property property identified in the above application and that the applicant(s) named is/are authorized to make the application described herein.

Robert Ortiz
Applicant Signature

Karl Zimmer
Owner Signature / Prop Manager

Robert Ortiz
Applicant Name Printed/Typed

KARL ZIMMER
Owner Name Printed/Typed

14 Talamora Trail Brockport NY 14420
Street City State Zip

29 Fair St Brockport NY
Street City State Zip

(S)
Phone # _____ E-mail _____

Copies to: ___ Planning Board ___ B/Z Officer ___ Village Attorney ___ Village Engineer ___ DPW Spl.

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part I - Project Information. The applicant or project sponsor is responsible for the completion of Part I. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part I based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part I. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part I - Project and Sponsor Information			
Name of Action or Project: Bert's Box Strength and Conditioning			
Project Location (describe, and attach a location map): 50 Clinton Street, Brockport NY 14420			
Brief Description of Proposed Action: Group fitness classes and personal training			
Name of Applicant or Sponsor: Robert Ortiz		Telephone: E-Mail:	
Address: 141 Talamara Trail			
City/PO: Brockport		State: NY	Zip Code: 14420
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

cm

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Robert Ortiz</u>	Date: <u>5/15/2015</u>	
Signature: <u>[Signature]</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	X	
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	X	
7. Will the proposed action impact existing:		
a. public / private water supplies?	X	
b. public / private wastewater treatment utilities?	X	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	X	

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	X	
11. Will the proposed action create a hazard to environmental resources or human health?	X	

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Bark Box Strength and Conditioning May 15th 2015
Name of Lead Agency Date

Robert Ortiz Owner / CEO
Print or Type Name of Responsible Officer in Lead Agency Title of Responsible Officer

Robert Ortiz _____
Signature of Responsible Officer in Lead Agency Signature of Preparer (if different from Responsible Officer)

Bert's Box Strength and Conditioning is a fitness facility located in Brockport, N.Y. that is dedicated to helping any individual regardless of age or experience level improve physically and mentally in a group setting that pushes the limits while having a great time.

What we do at Bert's Box that is different from your traditional "globo gym" is that instead of using complicated machinery and following a predictable workout schedule; you will find kettlebells, pull-up rigs, barbells, plyo-boxes and rowers that will be incorporated into workouts with other high explosive bodyweight movement that will challenge you in all aspects of fitness.

Every time you step foot into the door at Bert's Box, you are working hands on with someone who cares for you.

Our vision is to create a community of men and women of all ages that can all strive for the same thing; a healthier life.

The business operates on a set class schedule in which clients will be able to view, sign up and pay online at their own convenience. Each class is 1- hour long and will be led by a world class certified trainer. We will run anywhere from 6-9 classes a day, Monday through Friday between the times of 5am-8pm. Weekends will operate anywhere from 8am-3pm. Each class will have a 12 members cap; This ensures proper attention is granted to each participant.

Bert's Box is not just about having a good workout, it's about having a good time. We pride ourselves on creating a positive and enthusiastic environment that will allow anyone and everyone to compete on an equal playing field. The growth of small group fitness training facilities has increased by over 20% in the last year alone and this number is expected to increase another 20% over the next several years. Based on the 2013 demographics found on loopnet.com, within a 5 mile radius of 4599 Redman Road, there are 23,000 plus adults and students that can all take a step through the doors of Bert's-Box. Enrollment alone at The College at Brockport was just over 8,000 for the year 2013. The potential for this community based workout program is huge. With over 20 of these types of gyms in the Rochester area and growing, none of them exist on the west side. Working out in a group or partner setting instead of working out by yourself has been proven to increase motivation, intensity, and accountability all while creating a fun and memorable experience.

Every member that signs in for class on "said" day, participate in the same WOD (Workout Of the Day). At the beginning of each class we go through a warm up which is adequate to your movement patterns for the day. Next we spend time doing mobility

work and breaking down scar tissue in order to restore range of motion. After that we teach skill and technique work while gaining strength in all aspects of fitness, and we end the class with high intensity metabolic conditioning. We are always able to scale a workout to accommodate any client.

As Bert's Box grows, we are hoping to fill up all 9 classes with the max 12 people, estimating 100+ people walking through the doors everyday. Limiting the class size helps insure that traffic will never become too crowded. Not only is there a designated parking lot with 18 spots, there is on street parking along with other community parking lots.

Between our factory overhead, direct material and direct labor, our job cost is \$2,500. Tacking on an extra \$500 profit per month, our selling price is \$3000. A membership at Bert's Box will range anywhere from \$65-\$85/month for unlimited classes. With a mean average of \$75/month, Bert's Box needs to have a base membership of 40+ clients in order to stay successful. Any additional income will be reinvested into the company for additional equipment.

The Centers for Disease Control and Prevention (CDC) reported in 2014 that obesity rate in America for adults is 35.7% and in children, 16.9%. Based on this trending problem, by 2030, the number of obese adults is expected to increase to 51%. It also projects that as many as 7.9 million new cases of diabetes and 6.8 million new cases of chronic heart disease and stroke will occur every year. This will accumulate to \$550 billion to healthcare costs over that period.

When it comes to fighting off disease and preventing illness, we get two choices;

A. Your doctor prescribes you a pill (which leads to a series of pills) you have to take every single day for the rest of your life.

B. You spend at least 30-60 minutes a day, four to five days a week, exercising and investing in the most important asset you have, your health.

At Bert's Box we don't just work out, we teach and lead you to a healthier lifestyle. Not only do we cater to those who need to make a life change, at Bert's-Box we significantly improve aerobic capacity and body composition in individuals of all fitness levels and genders. This means that whether you are young or old, big or small, an athlete or a grandma, Bert's-Box has everything and anything you need to make your fitness goals become successful.

Assuming the facility passes inspection on Monday, May 25th, there are no concerns I have with the property.

Canal

Concrete / Brick wall

Sandlands
Property

Bert's Box

5'3"
5'5"

Side walk

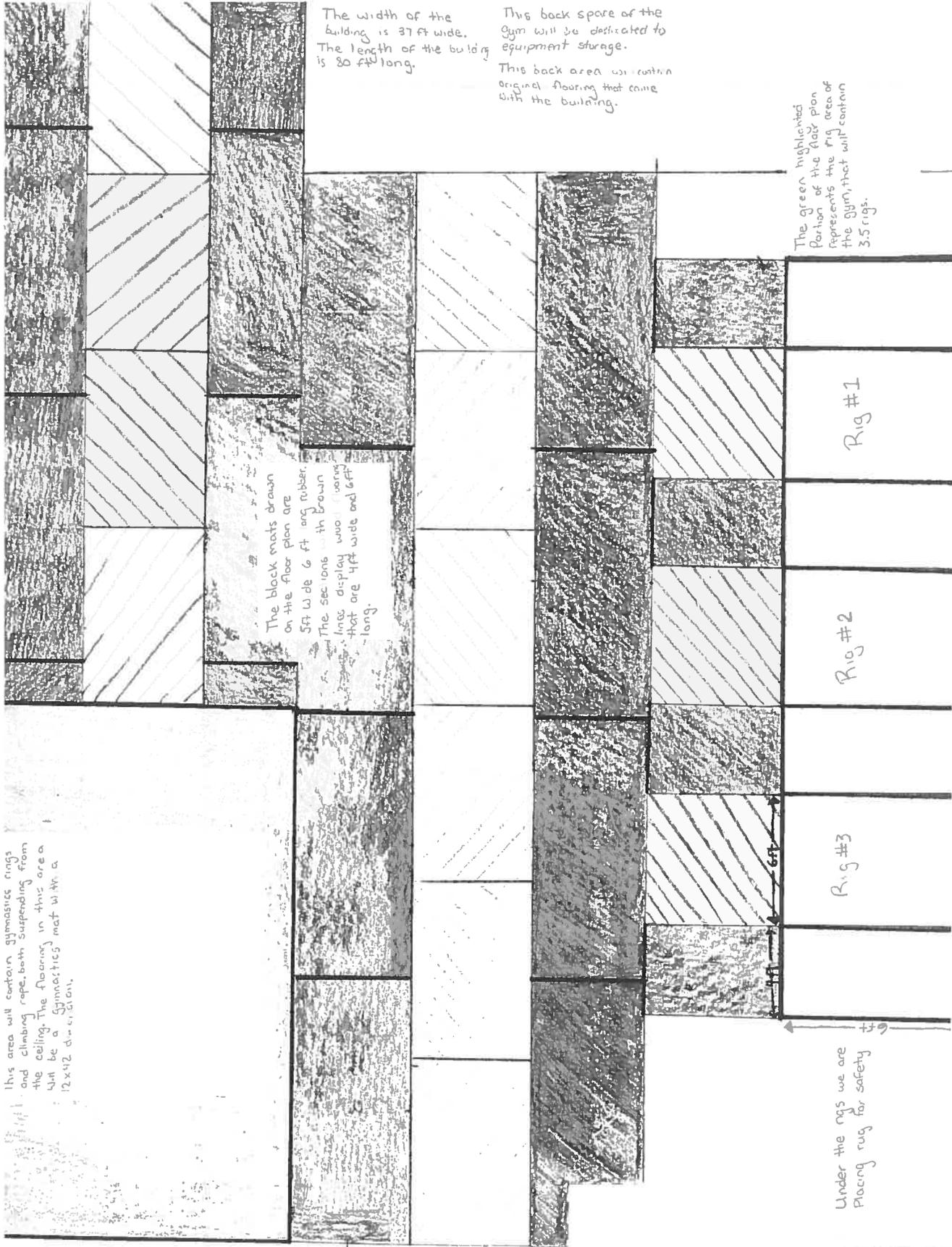
18 spot
Parking Lot

* No exterior / Landscape changes will be made
- minus a sign

5x3 Sign

BERT'S BOX
strength & conditioning





The width of the building is 37 ft wide. The length of the building is 80 ft long.

This back spare of the gym will be dedicated to equipment storage. This back area will contain original flooring that came with the building.

The green highlighted portion of the floor plan represents the rig area of the gym, that will contain 3.5 rigs.

The black mats drawn on the floor plan are 5ft wide 6 ft long rubber. The sections with brown lines display wood flooring that are 4ft wide and 6ft long.

This area will contain gymnastics rings and climbing rope, both suspending from the ceiling. The flooring in this area will be a gymnastics mat with a 12x42 division.

Rig #1

Rig #2

Rig #3

Under the rigs we are placing rug for safety

OPEN AREA/COACHING SPACE

Mens Locker Room

Womens Locker Room

OFFICE doorway

Owner/Trainers office

Bathroom door here

Bathroom