

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
Meeting Date: Mon. 7/13/15 at 7:00pm
Application Fee: \$ 45
Date Submitted: 6-18-15
Plans Submitted (10 copies): 1
Environmental Assessment Form Submitted:

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

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: 32-34 3R-34 W. MAIN ST.

Tax Map Parcel #(s): 069.37-2-2 Parcel size: 521 107.8 width 158 depth

Property Zoning District: B-DUS Property Class: 485 > 1 USE SM BLD TR 1 TR 416 T3 88

Present Use of Property: RETAIL MEDICAL Proposed Use of Property: RETAIL

Flood Zone: Yes No Map # N/A Map Date N/A

Description of Proposal: MOBILE INTERNET SERVICE, DISH TV, MOBILE PHONES & SVC.

Value of Construction: \$ N/A 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.

Ken Schwenker
Applicant Signature

KEN SCHWENKER
Applicant Name Printed/Typed

289 SHORE DR ROCKY MOUNTAIN
Street City State Zip
9245

585-
Phone #

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.

SOVANNETTE HOLDINGS INC.
Owner Signature

SOVANNETTE HOLDINGS, INC
STEPHAN SCHLEDE
Owner Name Printed/Typed

P.O. Box 440 ST. CHARLES IL 60174-0440
Street City State Zip

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

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 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 1. 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 1 - Project and Sponsor Information		
Name of Action or Project: RE-USE EXISTING STORE		
Project Location (describe, and attach a location map): 32 N MAIN ST.		
Brief Description of Proposed Action: OPEN RETAIL OUTLET IN EXISTING STORE FRONT		
Name of Applicant or Sponsor: KEN SCHWENKER	Telephone:	E-Mail:
Address: 289 SHORE DR		
City/PO: ROCK	State: MO	
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	YES
	X	
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:	NO	YES
	X	
3.a. Total acreage of the site of the proposed action?	<u> N/A </u> 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 checked="" type="checkbox"/> Other (specify): <u>RETAIL</u> <input type="checkbox"/> Parkland		

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		X	
b. Consistent with the adopted comprehensive plan?			X
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
			X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	X		
b. Are public transportation service(s) available at or near the site of the proposed action?			X
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			X
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
			X
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
			X
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
			X
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	X		
b. Is the proposed action located in an archeological sensitive area?	X		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	X		
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	X		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	X		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	X		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES	
			X
a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____			X

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 names: <u>REN SCHWENKER</u>		Date: <u>6-12-15</u>
Signature: <u>[Signature]</u>		

- STOP HERE -

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?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
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?		
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?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

Business Plan

Webmediamax, LLC

DBA: UpstateInternet.net

32 North Main St.

Brockport, NY 14420

Ken Schwenker

585-737-9245

KSchwenker@webmediamax.com

Business description:

Our retail outlet is a typical retail store with sales counters in the main greeting area and 3 small offices on the perimeter. Sales in the main counter area will include Mobile phones, accessories and modems for internet services. Customers will be able to view & purchase items from the counters. The office areas will be used for internet service management & sales as well as DISH satellite TV sales.

UpstateInternet is a private Internet Service Provider. The internet service will be sourced by Time Warner. The service will be brought into the store front office where it is managed by equipment & software from Localoop Inc. There will be a small microwave link to feed the service to cell towers in the area of coverage that in turn distribute the internet service to individual modems that are at the customer's location or on their person. The initial cell tower will be the Crown Castle cell tower Site ID: 875189 which is located at 275 East Avenue Brockport, NY. Our equipment will be replacing existing equipment on that tower. Each cell tower will be equipped with antennas & equipment appropriate for the number of customers. A maximum of around 400 customers can be hosted by a single tower. Additional towers will be included in the network to accommodate more customers over a wider footprint. Modems sold for this service will be mobile hot spots and portable home modems to be used within 2 miles of a tower, and modems with mounted fixed antennas that will work as far as 10 miles from a tower. Our high speed 4G internet service will be priced lower than the big company alternatives, will be unlimited data and will be very reliable.

Hours of Operation

10AM to 6PM daily

Number of employees

Typically 1 person will cover the store. 2 or 3 people will cover the store during higher business hours. We will have professional installers for antennas required by UpstateInternet customers further away from our cell towers and for all DISH customers.

Trash/waste generation and disposal

There is minimal on-going trash generated by our internet services since they are primarily computer based. Modems & Phone equipment will have shipping containers that will be thrown out. Trash will be picked up by a local trash collection service.

Number of customers expected, customer traffic, customer parking

We expect fewer than 10 customers per day and will typically have less than 3 customers at a time. Most of our UpstateInternet traffic will be handled completely through our website. Customers can make cash payments which require them to visit the store in person or make payments through our website. The typical transaction time should be under 5 minutes.

Delivery Traffic and parking

We expect to average less than one delivery each day we are open. We have parking in the front of our store for up to 4 cars.

Special certificates / permits required from other agencies

We have no special certificates or permits required

Potential drainage, flooring, or erosion concerns

We have no drainage, flooring or erosion concerns

Exterior lighting

Exterior lighting for this store is covered by the owner of the complex and has been in place for many years. Our business will have no different requirements than any other business at that location in the past.

Landscape plan

n/a

Signage

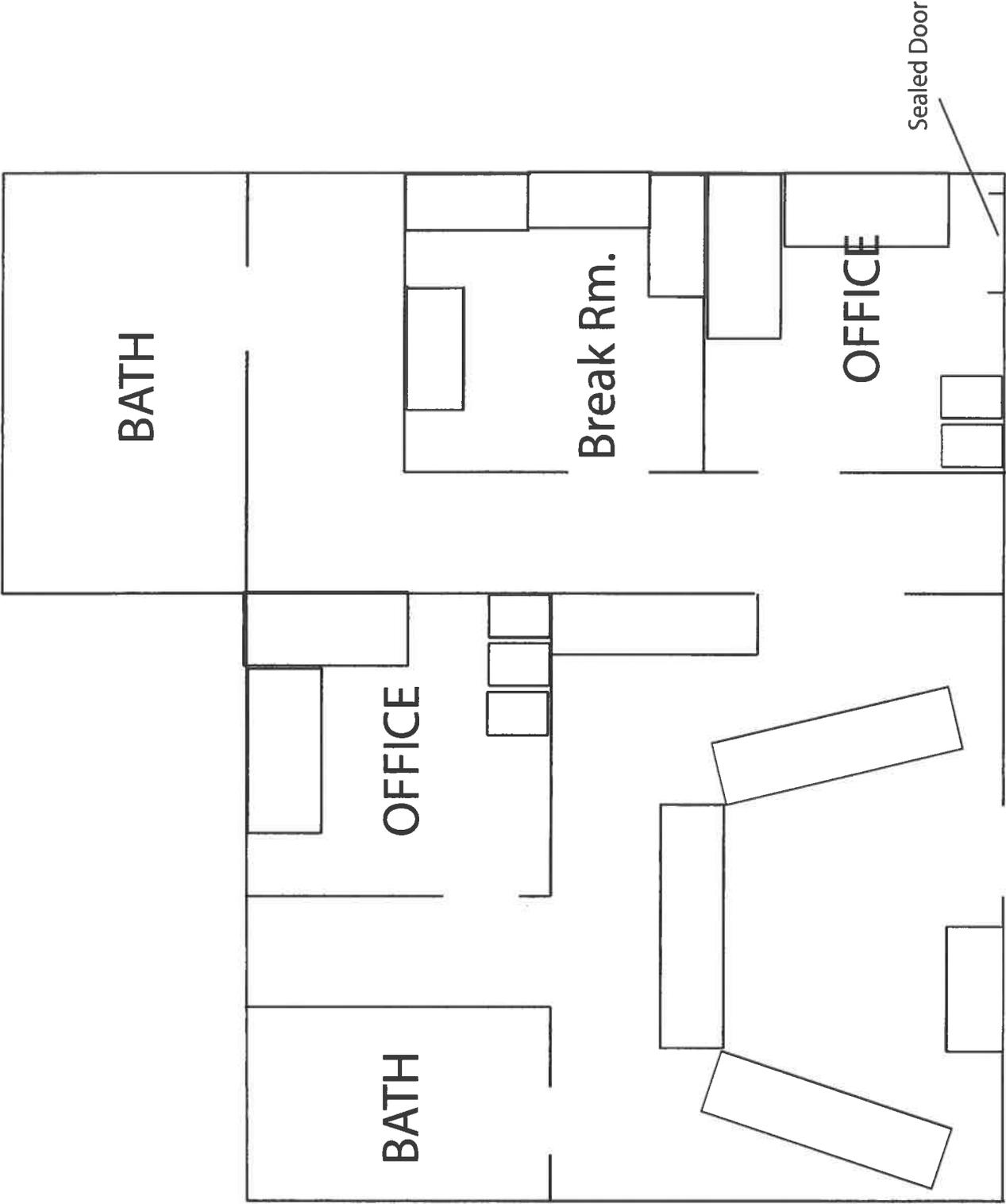
There is an existing sign support structure that is in place above the storefront door. We will construct a flat sign that will be lighted by the existing lights presently pointing up at the sign in a way that is consistent with the sign over the door of the company in the other half of our building.

Safety Plans

Emergency exit will be through the front door. Fire extinguishers will be located in the sales area.

Any other items particular to your business

n/a



32 North Main St.