PAID SEP 28 2015 Ck # 91 $45 PER

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: Nov. 9, 2015 **at 7:00pm**

Change of Use: ✓ Addition: ____
Subdivision: ____ Site Plan: ____
Other: ____

Application Fee: $ 45.00
Date Submitted: 9-28-15
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: 21 S. Main Street, Brockport, NY 14420

Tax Map Parcel #(s): 069.45-2-7 Parcel size: 0.11 acres ~~width~~ ____ ~~depth~~

Property Zoning District: B-Bus Property Class: 481

Present Use of Property: Food service Proposed Use of Property: Retail Shop

Flood Zone: □Yes □No Map # ____ Map Date ____

Description of Proposal: Vintage And Designer Clothing Sales

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.

Applicant Signature

Peggy R Clement
Applicant Name Printed/Typed

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.

Mark S. Lewis
Owner Signature

Mark S. Lewis, Sole Member, Brockport Lofts, LLC
Owner Name Printed/Typed

[redacted] NY 14420
[redacted] Zip
[redacted] mail.com
[redacted] .com

Copies to: ___ Planning Board ___ B/Z Officer ___ Village Attorney ___ Village [redacted]

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

N/A

Name of Action or Project:

N/A

Project Location (describe, and attach a location map):

N/A

Brief Description of Proposed Action:

Name of Applicant or Sponsor: Peggy R Clement / Delightfully Posh Vintage

Telephone:

E-Mail: d .com

Address:

City/PO:

State:

	NO	YES
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.	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:	X	

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 N/A

4. Check all land uses that occur on, adjoining and near the proposed action.

☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☒ Other (specify): Retail
☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?		X	
b. Consistent with the adopted comprehensive plan?		X	

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	X	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		
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: _____		X
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	X	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____		X
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		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?	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:
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☐ Suburban

	NO	YES
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?	X	
16. Is the project site located in the 100 year flood plain?	X	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,		
a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES	X	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ ☐ NO ☐ YES	X	

	NO	YES
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:	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:	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:	X	

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Peggy R. Clement Date: 9/28/2015

Signature:

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)?		

	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?		
11. Will the proposed action create a hazard to environmental resources or human health?		

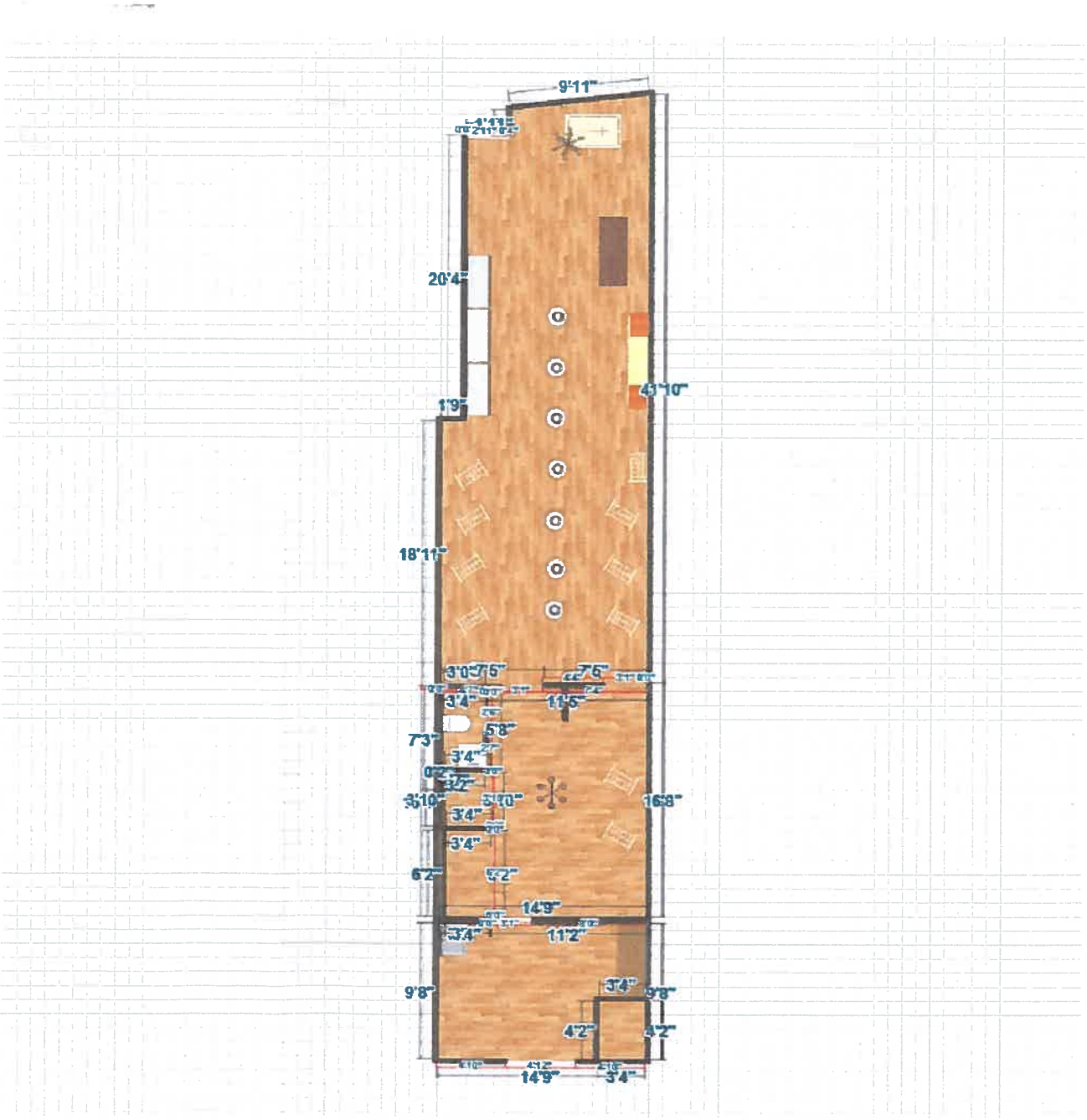
Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant 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.

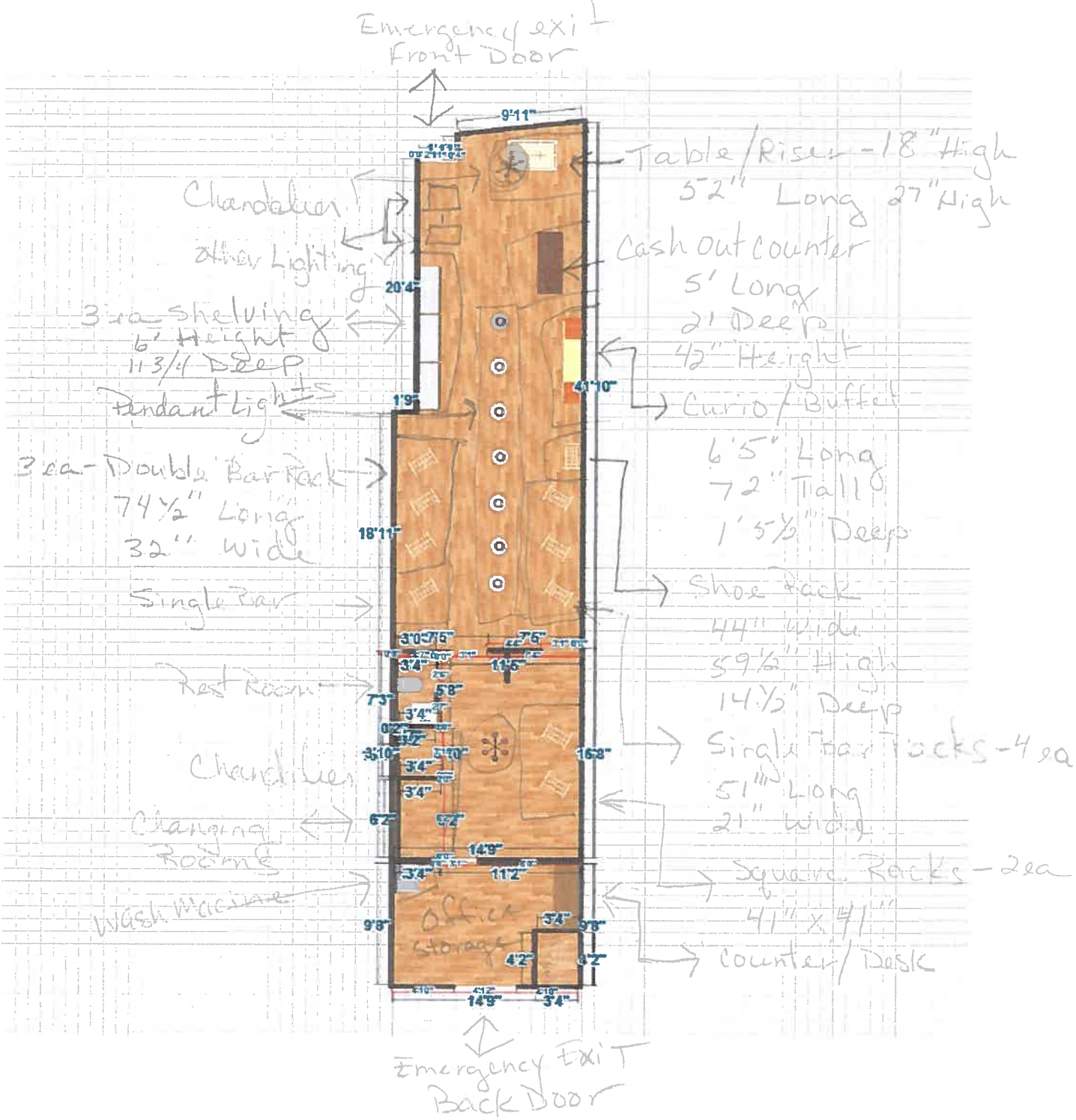
☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

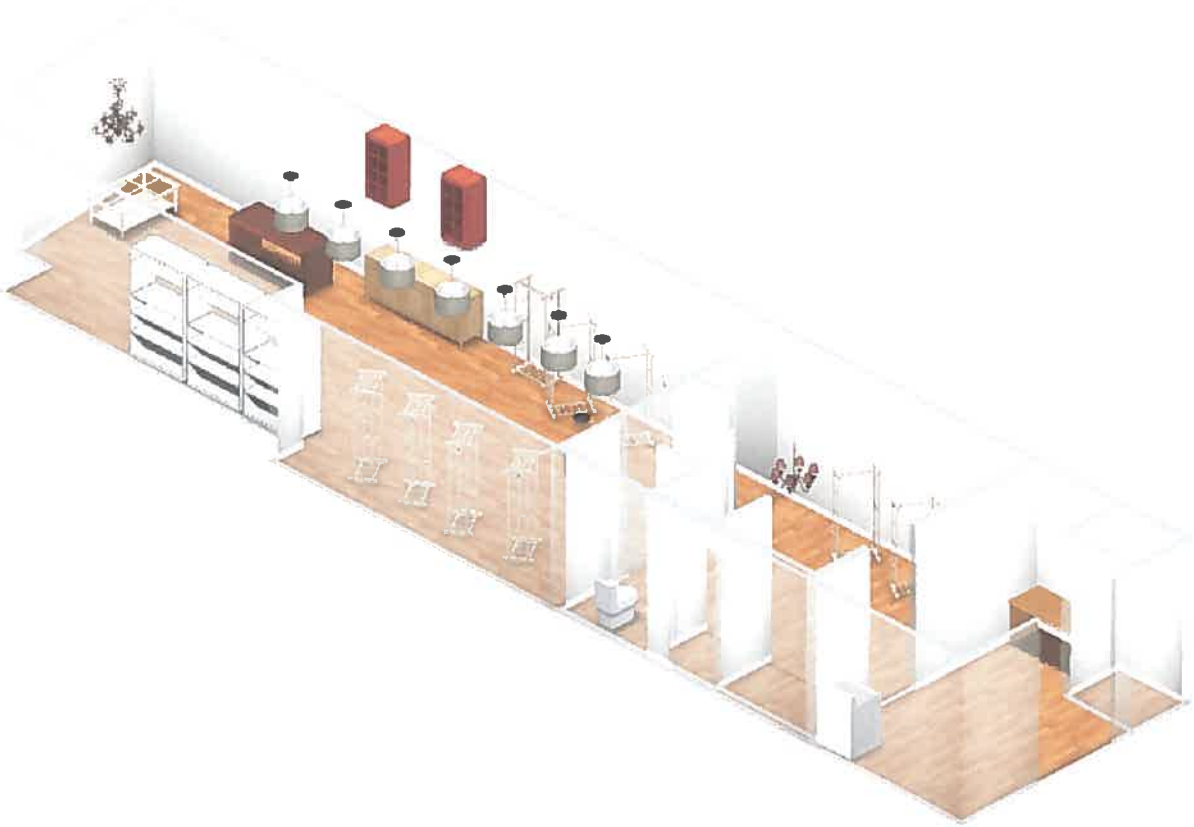
1ST FLOOR


9'11"
20'4"
1'9"
43'10"
18'11"
3'0"
7'5"
7'6"
3'4"
11'5"
7'3"
5'8"
3'4"
3'10"
5'10"
3'4"
16'8"
3'4"
6'2"
5'2"
14'9"
3'4"
11'2"
9'8"
3'4"
9'8"
4'2"
4'2"
14'9"
3'4"

1ST FLOOR


Emergency exit
Front Door
9'11"
Table/Riser - 18" High
52" Long 27" High
Chandelier
Other Lighting
Cash out counter
5' Long
21 Deep
42" Height
20'4"
3 ea shelving
6' Height
11 3/4 Deep
Pendant Lights
1'9"
41'10"
Curio/Buffet
6'5" Long
72" Tall
1'5½" Deep
3 ea - Double Bar Rack
74½" Long
32" Wide
18'11"
Single Bar
Shoe Rack
44" Wide
59½" High
14½" Deep
3'0"
7'6"
3'4"
11'6"
Rest Room
7'3"
5'8"
3'4"
3'2"
5'10"
5'10"
16'8"
Chandelier
3'4"
3'4"
Single Bar Racks - 4 ea
51" Long
21" Wide
Changing Rooms
6'2"
5'2"
14'9"
3'4"
11'2"
Square Racks - 2 ea
41" x 41"
Wash Machine
Office storage
9'8"
3'4"
9'8"
4'2"
3'2"
Counter/Desk
14'9"
3'4"
Emergency Exit
Back Door

1ST FLOOR



Business Plan – Delightfully Posh Vintage

a) Explanation of Business:
   Retail sales of new and used vintage and designer clothing

b) Hour of Operation:

Sun & Mon	closed
Tue, Wed, Fri	11:00 am – 6:00 pm
Thu	11:00 am – 7:00 pm
Sat	11:00 am – 4:00 pm

c) Number of employees:
   Self

d) Trash / waste generation and disposal:
   1 bag per day – shared waste can

e) Number of customers expected, customer traffic, customer parking:
   30 or more

f) Delivery traffic and parking:
   No deliveries
   Public parking

g) Special certificates / permits required from other agencies, i.e. health department, DMV, building permit, etc.:
   N/A

h) Potential drainage, flooding or erosion concerns:
   N/A

i) Exterior lighting:
   N/A

j) Landscape plan:
   N/A

k) Signage (including need for Historic Preservation Board approval if necessary)
   Previously submitted 9/22/2015

l) Safety plans:
   Emergency exit signs