



VILLAGE OF BROCKPORT

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

*The Victorian Village on the Erie Canal
Preserve America Community
Listed on the State and National Registers of Historic Places
Certified Local Government
Tree City USA Community
Erie Canalway Heritage Award of Excellence
Climate Smart Community*

October 7, 2016

Nicole F. Curcio

Dear Ms. Curcio:

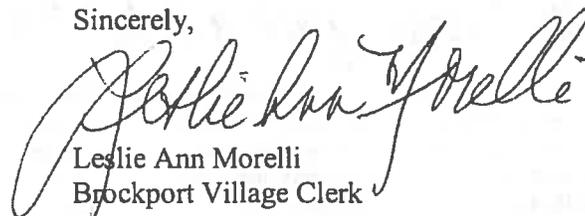
The Village is in receipt of your application to the Planning Board regarding a change of use for an interior design studio and light retail at 46 Main Street. BI/CEO David Miller reviewed the materials submitted and found them acceptable.

The Planning Board will review your application at its next meeting: **Wednesday, October 19, 2016 at 7:00pm** in the Village Hall Conference Room, 49 State Street.

Your attendance or that of a representative is required at the meeting. Please be prepared to present the application and bring any further materials that might support its approval.

Any questions prior to the meeting should be directed to me at 637-5300 x12 or BI/CEO Miller at 637-5300 x19.

Sincerely,



Leslie Ann Morelli
Brockport Village Clerk

Xc: PB file
Property owner: Hawley Properties, LLC

VILLAGE OF BROCKPORT
 PAID OCT - 6 2016
 \$45 cash
 PER

VILLAGE OF BROCKPORT

49 State Street, Brockport, New York 14420
 Phone: (585)-637-5300 ext. 14 Fax: (585)-637-1045
 Website: www.brockportny.org

PLANNING BOARD APPLICATION

DEADLINE: MONDAY Noon, 2 weeks prior to meeting

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

Wed Meeting Date: 10/19/16 at 7:00pm
 Application Fee: \$ 45.00
 Date Submitted: 10/5/16
 Plans Submitted (7 copies): _____
 Environmental Assessment Form Submitted: N/A

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: 46 Main St. Brockport, NY 14420

Tax Map Parcel #(s): 205001-008-520-00001-018-000 Parcel size: 4350 width 26 x 116.16 depth

Property Zoning District: 05 Property Class: Multi Use - Downtown Row

Present Use of Property: Retail Smoke Shop Proposed Use of Property: interior design studio

Flood Zone: Yes No Map # 56055001306 Map Date 08/28/2008 and light retail

Description of Proposal: interior design studio - light retail and furniture/accessories sales

Description of any planned remodeling: None - will redo sign above door in the same font & color "Adobe Caslon"

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.

Nicole F. Curcio
 Applicant Signature

Ted Hawley
 Owner Signature

Nicole F. Curcio
 Applicant Name Printed/Typed

Hawley Properties, LLC / Ted Hawley
 Owner Name Printed/Typed

 Street City State Zip

 Street City State Zip

Phone # _____ E-mail _____

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Mrs. Clutterworth's
Interior Design Boutique

46 Main ST. Brockport, NY 14420



Profile

Nicole Curcio is a local small business owner from Brockport, NY. She has been a Real Estate Agent and Property Manager for 15 years and has owned her own Appraisal business for the past 10 years. Nicole also owns a Farmers Insurance franchise. Her businesses are located at 888 Long Pond Rd in Greece, NY serving all of Western NY and the Southern Tier. Her staff includes four full time employees who manage the day-to-day operations of the Appraising business and 2 full time employees who manage the day-to-day operations of the Insurance Agency.

In Spring 2016, Nicole went back to school to obtain her Interior Design Certification from The New York State Institute of Design in order to have the ability open an Interior Design and Home Furnishings Boutique.

Nicole has a husband Mario and 3 children- Angelina, Alessandra and Luigi. They live local to the location of her proposed boutique in Brockport, NY.

Vision Statement

To become a respected Interior Design Boutique and contributing member of the Village of Brockport, NY and outlining areas.

Market Demographics

Brockport is a village in the Town of Sweden, with two tiny portions in the Town of Clarkson, in Monroe County, New York, USA. The population was 8,336 at the 2010 census. The name is derived from Heil Brockway, an early settler.

The Village of Brockport is in Monroe County's western part, west of the City of Rochester. The village is north of the junction of New York State Route 19 (north-south) and New York State Route 31 (east-west) at the Sweden's northern town line.

Brockport calls itself 'The Victorian Village on the Erie Canal.' Brockport recently remodeled the village portion of the Erie Canal, providing a bricked walkway, a brand new canal visitor's center, and several pieces of art.

Due to financial difficulties the village was under threat of dissolution, and could have become a part of the town of Sweden pending a referendum by the village's residents, but the referendum failed on June 15, 2010.^[1] However, there was another dissolution vote on May 24, 2016, that was also failed,^[2] filed by

resident Rhett King on January 25, 2016. Village clerk Leslie Ann Morelli certified the petition and found 339 signatures that are registered voters. There was to be a study, however, it was rejected.

Business Location

The proposed business would be located at 46 Main ST in the Village of Brockport. The location is convenient to walking paths and is on the main road (Main Street) and is considered to be in the center of Brockport. There is 1 other business located in the same building. The south suite is occupied by an Insurance Agency. The 2nd and third floors of the building are apartments. The location offers increased visibility due to the high traffic on Main St.



Hours of Operation

The proposed hours of operation for "Mrs. Clutterworth's" are Monday- Friday from 10am to 7pm. Saturdays 10-8 and Sundays from 12-5. Additional hours by appointment only.

Legal Entity

Mrs. Clutterworth's was officially filed as a legal entity with New York State and the US dept of Treasury on 9/21/2016, Given Federal ID# Mrs. Clutterworths has registered with the New York State Dept of Taxation and Finance and has been issued a Certificate of Authority to conduct Business under that name.

Impact on the Community

With the permission of the Planning and Zoning Board, Mrs. Clutterworth's has the potential to create additional jobs in the Village of Brockport. Once opened the boutique will immediately staff 2 full time employees as well as 2-3 part time employees. Mrs. Clutterworth's will also serve as an additional stop for many visitors who come to the Village of Brockport, promising a unique boutique style showroom with handcrafted and restored items for sale.

Trash/Waste Disposal

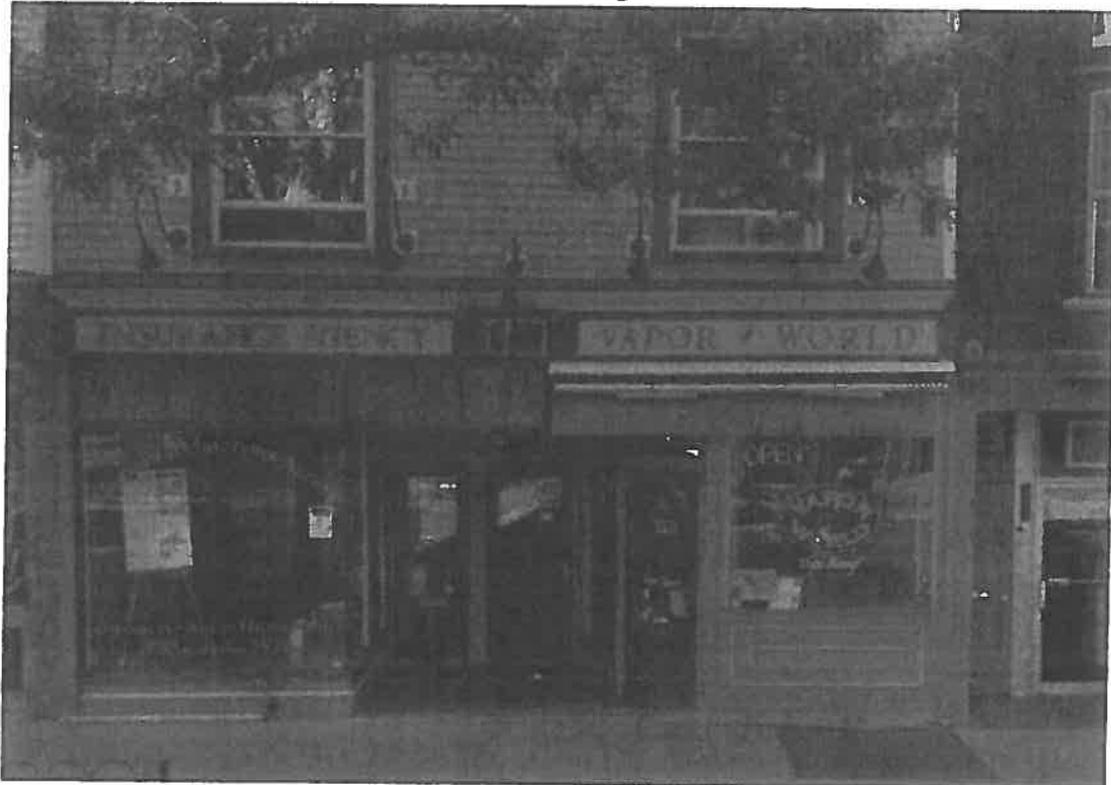
Due to the nature of the business, refuse disposal is deemed to be minimal. There is a garbage dumpster located in the rear alley of the building that is provided by the landlord.

Parking and Traffic

Parking is available on Main St in all directions of the building. There are also additional parking lots in each direction nearby to the building. Customer traffic is expected to be heaviest on weekends and evenings. There will be no deliveries expected and therefore delivery parking is not considered to be an issue.

Exterior Signage and Lighting

There is currently an existing sign on the building which reads "Vapor World." This is in the "Adobe Caslon" font and is Victorian Sage green. The sign would be replaced in the same font and colors to read "Mrs. Clutterworth's." No window signage will be installed. There is existing canister lighting on the exterior soffits of the building which would remain "as is."





New York State Department of
Taxation and Finance
 Sales Tax Registration
 W A Harriman Campus
 Albany NY 12227-0865

16098858846900-AP00


 MRS CLUTTERWORTH'S INC

New York State Department of Taxation and Finance
Certificate of Authority

Identification number

(Use this number on all returns and correspondence)



VALIDATED

9/27/2016

 Dept of Tax
 and Finance

MRS CLUTTERWORTH'S INC

is authorized to collect sales and use taxes under Articles 28 and 29 of the New York State Tax Law

Nontransferable

This certificate must be prominently displayed at your place of business.
 Fraudulent or other improper use of this certificate will cause it to be revoked.
 The certificate may not be photocopied or reproduced

4020109100098

1DB8 - 2720635 P0000345 - 01

DTF-17-A (11/14)

ONLINE FILING RECEIPT

=====

ENTITY NAME: MRS. CLUTTERWORTH'S, INC.

DOCUMENT TYPE: INCORPORATION (DOM. BUSINESS)

COUNTY: MONR

=====

FILED:09/21/2016 DURATION:PERPETUAL CASH#:160921010063 FILE#:160921010063
DOS ID:5011598

FILER:

EXIST DATE

09/21/2016

F

ADDRESS FOR PROCESS:

BI

REGISTERED AGENT:

404 WE

STOCK: 200 NPV



The corporation is required to file a Biennial Statement with the Department of State every two years pursuant to Business Corporation Law Section 408. Notification that the Biennial Statement is due will only be made via email. Please go to www.email.ebiennial.dos.ny.gov to provide an email address to receive an email notification when the Biennial Statement is due.

=====

SERVICE COMPANY: ** NO SERVICE COMPANY **
SERVICE CODE: 00

FEE:	125.00	PAYMENTS	125.00
FILING:	125.00	CHARGE	125.00
TAX:	0.00	DRAWDOWN	0.00
PLAIN COPY:	0.00		
CERT COPY:	0.00		
CERT OF EXIST:	0.00		

=====

DOS-1025 (04/2007)

Authentication Number: 1609210064 To verify the authenticity of this document you may access the Division of Corporation's Document Authentication Website at <http://ecorp.dos.ny.gov>

ACKNOWLEDGEMENT COPY
CERTIFICATE OF INCORPORATION
OF
MRS. CLUTTERWORTH'S, INC.
Under Section 402 of the Business Corporation Law

FIRST: The name of the corporation is:

MRS. CLUTTERWORTH'S, INC.

SECOND: This corporation is formed to engage in any lawful act or activity for which a corporation may be organized under the Business Corporation Law, provided that it is not formed to engage in any act or activity requiring the consent or approval of any state official, department, board, agency or other body without such consent or approval first being obtained.

THIRD: The county, within this state, in which the office of the corporation is to be located is
MONROE.

FOURTH: The total number and value of shares of common stock which the corporation shall have authority to issue is: 200 SHARES WITH NO PAR VALUE.

FIFTH: The Secretary of State is designated as agent of the corporation upon whom process against it may be served. The address within or without this state to which the Secretary of State shall mail a copy of any process against the corporation served upon him or her is:

NICOLE F CURCIO

SIXTH: The corporation designates the following as its registered agent upon whom process against it may be served within the State of New York is:

NICOLE F CURCIO

SEVENTH: The existence of the corporation shall begin upon filing of these Certificate of Incorporation with the Department of State.

EIGHTH: The corporation shall have a perpetual existence.

- NINTH:** No Director of this corporation shall be personally liable to the corporation, or its shareholders for damages for any breach of duty in such capacity. provided that this provision shall not limit the liability of any director if a judgment or other final adjudication, adverse to him, establishes that his act or omissions were in bad faith or involved intentional misconduct or a knowing violation of law or that he personally gained in fact a financial profit or other advantage, to which he was not legally entitled or that his acts violated Section 719 of the New York Business Corporation Law.
- TENTH:** The holders of any of the corporation's equity shares shall be entitled to preemptive rights in accordance with the provisions of BCL section 622.

I certify that I have read the above statements, I am authorized to sign this Certificate of Incorporation, that the above statements are true and correct to the best of my knowledge and belief and that my signature typed below constitutes my signature.

NICOLE F CURCIO (signature)

NICOLE F CURCIO, INCORPORATORS

L...

Filed by:

ACKNOWLEDGEMENT COPY

Page 2 of 2

Certificate of Incorporation for a Domestic Business Corporation (For Profit) - Preview

**CERTIFICATE OF INCORPORATION
OF
MRS. CLUTTERWORTH'S, INC.**
Under Section 402 of the Business Corporation Law

- FIRST:** The name of the corporation is:

MRS. CLUTTERWORTH'S, INC.
- SECOND:** This corporation is formed to engage in any lawful act or activity for which a corporation may be organized under the Business Corporation Law, provided that it is not formed to engage in any act or activity requiring the consent or approval of any state official, department, board, agency or other body without such consent or approval first being obtained.
- THIRD:** The county, within this state, in which the office of the corporation is to be located is **MONROE**.
- FOURTH:** The total number and value of shares of common stock which the corporation shall have authority to issue is: **200 SHARES WITH NO PAR VALUE.**
- FIFTH:** The Secretary of State is designated as agent of the corporation upon whom process against it may be served. The address within or without this state to which the Secretary of State shall mail a copy of any process against the corporation served upon him or her is:

NICOLE F CURCIO
6
- SIXTH:** The corporation designates the following as its registered agent upon whom process against it may be served within the State of New York is:

NICOLE F CURCIO
- SEVENTH:** The existence of the corporation shall begin upon the filing of this Certificate of Incorporation with the Department of State.
- EIGHTH:** The corporation shall have a perpetual existence.
- NINTH:** No Director of this corporation shall be personally liable to the corporation, or its shareholders for damages for any breach of duty in such capacity, provided that this provision shall not limit the liability of any director if a judgment or other final adjudication, adverse to him, establishes that his act or omissions were in bad faith or involved intentional misconduct or a knowing violation of law or that he personally gained in fact a financial profit or other advantage, to which he was not legally entitled or that his acts violated Section 719 of the New York Business Corporation Law.
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I certify that I have read the above statements, I am authorized to sign this Certificate of Incorporation, that the above statements are true and correct to the best of my knowledge and belief and that my signature typed below constitutes my signature.

NICOLE F CURCIO *(signature)*

NICOLE F CURCIO, INCORPORATOR

Filed by:

[Go Back](#) [Print Preview](#) [Continue](#)

DEPARTMENT OF STATE, DIVISION OF
CORPORATIONS, STATE RECORDS & UCC
ANDREW M. CUOMO GOVERNOR ROSEANNE ROSADO SECRETAR OF STATE



1 Certificate of Incorporation for a Domestic Business Corporation (For Profit) - Confirmation

Your document has been submitted for filing.

DOS ID: 5011598
Entry Name: MRS. CLUTTERWORTHS, INC.
File Number: 160921010063

A filing acknowledgement will be emailed to you at the email address you provided. If you have any questions or if you do not receive your filing acknowledgement contact the Department of State at eCorps@dos.ny.gov

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 IRS DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

Date of this notice: 09-21-2016

Employer Identification Number:

Form: SS-4

Number of this notice: CP 575 A

MRS CLUTTERWORTHS INC

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you
EIN [REDACTED]. This EIN will identify you, your business accounts, tax returns, and
documents, even if you have no employees. Please keep this notice in your permanent
records.

When filing tax documents, payments, and related correspondence, it is very important
that you use your EIN and complete name and address exactly as shown above. Any variation
may cause a delay in processing, result in incorrect information in your account, or even
cause you to be assigned more than one EIN. If the information is not correct as shown
above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file
the following form(s) by the date(s) shown.

Form 1120

04/15/2017

If you have questions about the form(s) or the due date(s) shown, you can call us at
the phone number or write to us at the address shown at the top of this notice. If you
need help in determining your annual accounting period (tax year), see Publication 538,
Accounting Periods and Methods.

We assigned you a tax classification based on information obtained from you or your
representative. It is not a legal determination of your tax classification, and is not
binding on the IRS. If you want a legal determination of your tax classification, you may
request a private letter ruling from the IRS under the guidelines in Revenue Procedure
2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note:
Certain tax classification elections can be requested by filing Form 8832, *Entity
Classification Election*. See Form 8832 and its instructions for additional information.

IMPORTANT INFORMATION FOR S CORPORATION ELECTION:

If you intend to elect to file your return as a small business corporation, an
election to file a Form 1120-S must be made within certain timeframes and the
corporation must meet certain tests. All of this information is included in the
instructions for Form 2553, *Election by a Small Business Corporation*.

If you are required to deposit for employment taxes (Forms 941, 943, 940, 944, 945, CT-1, or 1042), excise taxes (Form 720), or income taxes (Form 1120), you will receive a Welcome Package shortly, which includes instructions for making your deposits electronically through the Electronic Federal Tax Payment System (EFTPS). A Personal Identification Number (PIN) for EFTPS will also be sent to you under separate cover. Please activate the PIN once you receive it, even if you have requested the services of a tax professional or representative. For more information about EFTPS, refer to Publication 966, *Electronic Choices to Pay All Your Federal Taxes*. If you need to make a deposit immediately, you will need to make arrangements with your Financial Institution to complete a wire transfer.

The IRS is committed to helping all taxpayers comply with their tax filing obligations. If you need help completing your returns or meeting your tax obligations, Authorized e-file Providers, such as Reporting Agents (payroll service providers) are available to assist you. Visit the IRS Web site at www.irs.gov for a list of companies that offer IRS e-file for business products and services. The list provides addresses, telephone numbers, and links to their Web sites.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. **This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you.** You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is MRSC. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.

(IRS USE ONLY) 575A

09-21-2016 MRSC B 9999999999 SS-4

Keep this part for your records.

CP 575 A (Rev. 7-2007)

Return this part with any correspondence
so we may identify your account. Please
correct any errors in your name or address.

CP 575 A

9999999999

Your Telephone Number Best Time to Call
() -

DATE OF THIS NOTICE: 09-21-2016
EMPLOYER IDENTIFICATION NUMBER:
FORM: SS-4 NOBOD

INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023
██

MRS CLUTTERWORTHS INC



9/22/2016

P.14 T21 10016524 PP1B-000003831
MRS CLUTTERWORTHS INC



□



TIN/EIN

(Taxpayer Identification Number/Employee Identification Number)

PIN

(EFTPS Personal Identification Number)

Dear Mrs Clutterworths Inc,

As a new business with a likely federal tax deposit obligation, you were enrolled in the Electronic Federal Tax Payment System (EFTPS), a free service of the U.S. Department of the Treasury.

To start making payments via EFTPS, follow these steps:

1. **Call 1.800.555.3453.** Enter your EIN and the four-digit PIN that appears in the box above. If you're calling from outside the U.S., please call 1.303.967.5916.
2. **Enter your financial institution information,** including account number, bank routing number, and account type (savings or checking) when instructed. The voice response system will repeat the number you entered so you can either confirm or correct the number.
3. **Re-enter your PIN.**
4. **Enter the phone number** of the person to contact if we have questions about your EFTPS enrollment. This could be you or a member of your staff.
5. **Record the enrollment number** and keep for future reference.

After you've completed your enrollment, you can make payments at EFTPS.gov or via the phone by following the steps listed on reverse side of this letter.

Please note: While you can schedule a payment as soon as you activate your enrollment, payments must be scheduled by 8 p.m. ET the day before the due date to be timely. The funds will move out of your bank account on the payment settlement date you select. Payments can be scheduled up to 365 days in advance.

If a payroll company, accountant, or other third party makes any federal tax payments for you, be sure to review this information with that entity.

If you need further assistance, please call customer service 24 hours a day, 7 days a week at 1.800.555.4477. If you are calling from outside the U.S., call 1.303.967.5916.



