



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*

December 27, 2016

Anne Batz & Frank Wagner
P.O. Box 274
Brockport, NY 14420

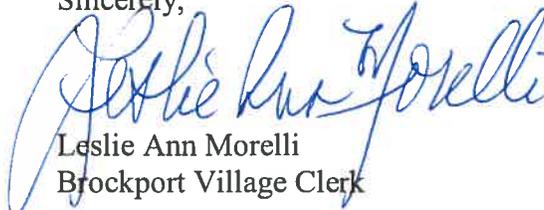
Dear Applicants:

The Village is in receipt of your application to the Planning Board regarding a change of use at 15 Main Street. BI/CEO David Miller reviewed the materials submitted and found them acceptable.

Therefore, the Planning Board will review your application at its meeting: **Monday, January 9, 2017 at 7:00pm** in the Village Hall Conference Room, 49 State Street.

Your attendance or that of a representative is required at the meeting to present the application. Any questions prior to the meeting should be directed to BI/CEO Miller at 637-5300 x19.

Sincerely,



Leslie Ann Morelli
Brockport Village Clerk

Xc: PB file

Property owner: John Dunn c/o George T. Dunn 115 Main St Brockport, NY 14420

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

12-27th

Meeting Date: 1/09/17 at 7:00pm

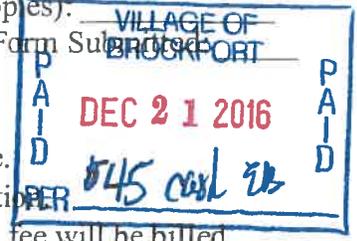
Application Fee: \$ 45⁰⁰

Date Submitted: 12/21/16

Plans Submitted (7 copies): _____

Environmental Assessment Form Submitted

Change of Use: Fence: _____
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: 15 MAIN ST.

Tax Map Parcel #(s): 069, 45-2-6 Parcel size: 41' width 77.66 depth

Property Zoning District: BUSINESS Property Class: B

Present Use of Property: Newspaper / NONE Proposed Use of Property: Retail / Mexican Cafe

Flood Zone: Yes No Map # _____ Map Date _____

Description of Proposal: SEE ATTACHED

Description of any planned remodeling: NONE -

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.

Anne Balth Frank Wagner
Applicant Signature

John Dunn
Owner Signature

ANNE BALTZ FRANK WAGNER
Applicant Name Printed/Typed

John Dunn c/o George Dunn
Owner Name Printed/Typed

Brockport, NY 14420
Street City State Zip

Brockport, NY 14420
Street City State Zip

Phone # _____ E-mail _____

Phone # _____ E-mail _____

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			
ANNE BALTZ Frank Wagner			
Name of Action or Project: Re-use - change of USE			
Project Location (describe, and attach a location map): 15 main st.			
Brief Description of Proposed Action: opening retail sales of ANTIQUES & JEWELRY			
Name of Applicant or Sponsor: Frank Wagner ANNE BALTZ		Telephone: E-Mail:	
Address: -			
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 X	YES
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 X	YES
3.a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		41 x 77.66 acres 0 acres 41 x 77.66 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 checked="" 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			

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
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
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

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

Applicant/sponsor name: ANNE BOLTZ Date: 12-7-16
 Signature: [Handwritten 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.

<input type="checkbox"/> 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.	
<input type="checkbox"/> 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)

Canal Towne Antiques and Jewelry

Selling Antiques, collectibles and Jewelry

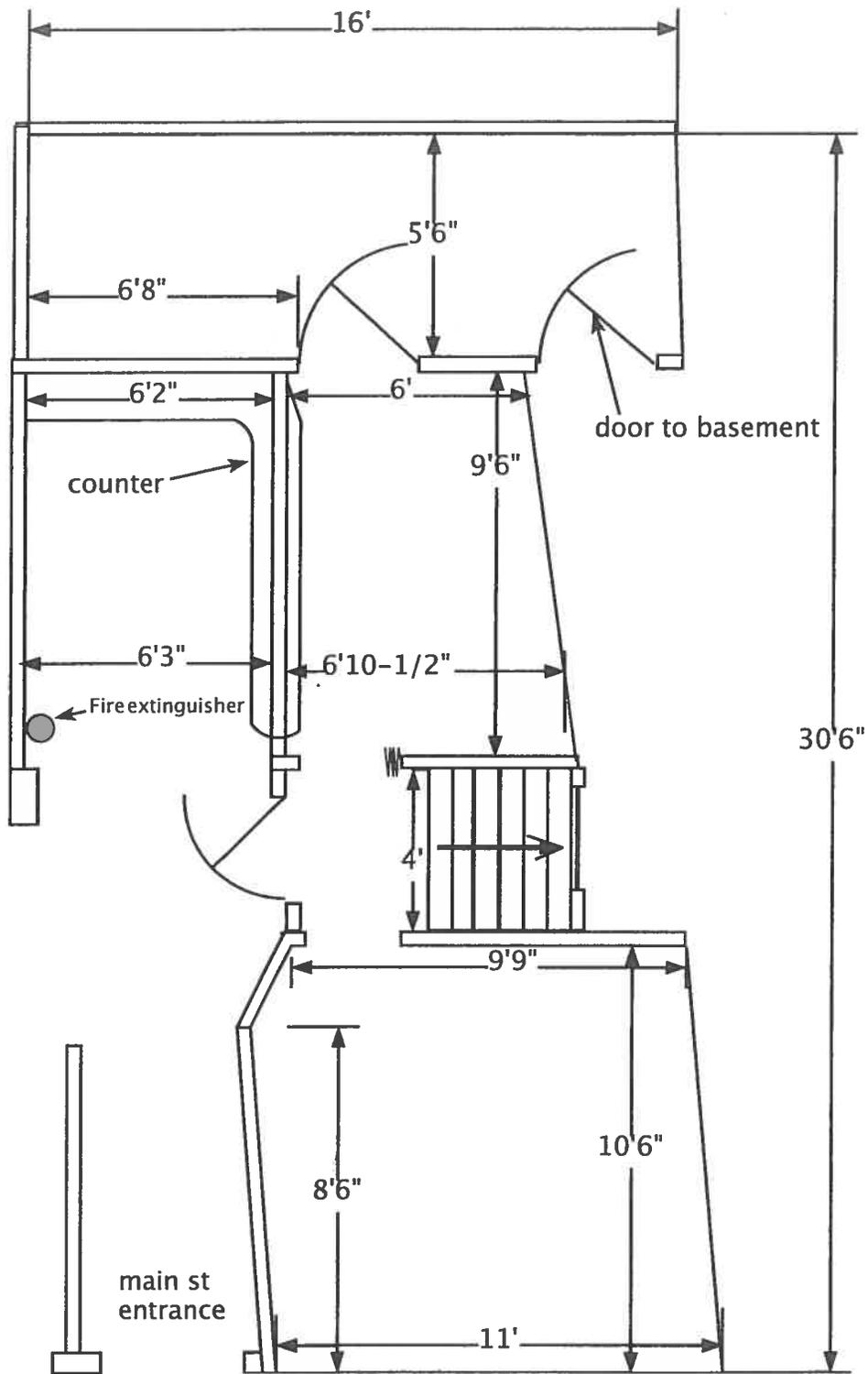
Hours : 11-5pm Monday - Friday

No employees

Trash disposal in with Pennysaver's

Unknown number of customers - 10-15 per day?

No deliveries from vendors



1/4" = 1'

