

**Village of Brockport  
Planning Board  
Meeting Agenda  
Monday, January 13, 2014 7pm**

**CALL TO ORDER / PLEDGE / ROLL CALL**

**APPROVAL OF MINUTES** of December 9, 2013

**CORRESPONDENCE:**

**NEW BUSINESS APPLICATIONS:**

1. Name: David Hall for 2468 Group, Inc.  
Address: 73 North Main Street and 41 West Avenue  
Tax Map #: 068-44-2-12.1 and 068.44-2-8  
Zoning: B-Business (both parcels)  
Parcel Size: 2.3 acres and 1.4 acres  
Prop. Class: 454 and 473  
Purpose: Site plan approval for expansion and renovation of pharmacy

**ADJOURNMENT:**

**UPCOMING REGULAR MEETINGS/DEADLINES (only upon application):**

February 10, 2014 7pm	Deadline: Monday, January 27, noon
March 10, 2014 7pm	Deadline: Monday, February 24, noon

**PENDING OLD BUSINESS APPLICATIONS:**

- 24 North Main Street, proposed commercial building

# VILLAGE OF BROCKPORT

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

## PLANNING BOARD APPLICATION

**DEADLINE: MONDAY Noon, 2 weeks prior to meeting**

Change of Use: \_\_\_\_\_ Addition: \_\_\_\_\_  
Subdivision: \_\_\_\_\_ Site Plan:  \_\_\_\_\_  
Other: \_\_\_\_\_

Meeting Date: 1/13/14 at 7:00pm  
Application Fee: \$ 300.00  
Date Submitted: 12/27/13  
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: 73 <sup>NORTH</sup> MAIN ST.  41 WEST AVE

Tax Map Parcel #(s): 68,44-2-12.1/68,44-2-8 Parcel size: 3.7 ACRES width \_\_\_\_\_ depth \_\_\_\_\_  
COMBINED

Property Zoning District: BUSINESS USE Property Class: SUPERMARKET/PHARMACY  GREENHOUSE

Present Use of Property: RETAIL/GREENHOUSE Proposed Use of Property: PHARMACY/RETAIL

Flood Zone:  Yes  No Map # 360411 Map Date 8/28/08

Description of Proposal: SEE ATTACHED

Value of Construction: \$ 500,000 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.

David M. Hall  
Applicant Signature

William A. Paladino  
Owner Signature

DAVID M. HALL  
Applicant Name Printed/Typed

William A. Paladino / 2468 GROUP, INC.  
Owner Name Printed/Typed

295 MAIN ST., SUITE 210, BUFFALO, NY 14203 → SAME  
Mailing Address Mailing Address

584-0060 / (716) 852-2829 / dhall@ellicottdevelopment.com SAME / SAME / bpaladino@ellicottdevelopment.com  
Phone # / Fax # / E-mail Phone # / Fax # / E-mail

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

**617.20**  
**Appendix B**  
**Short Environmental Assessment Form**

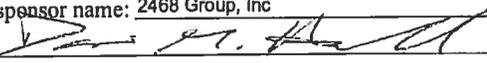
**Instructions for Completing**

**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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Expansion of Rite Aid Pharmacy			
Project Location (describe, and attach a location map): 73 North Main Street, 41 West Avenue			
Brief Description of Proposed Action: An existing 10,538 square foot Rite Aid Pharmacy will be expanded to 15,290 square feet by adding 4,752 square feet from an adjacent vacant building. A new drive-thru window will be added to the north side of the building near an existing curb cut. On the west side of the building, former greenhouse buildings will be demolished and the land paved to accommodate a new dumpster enclosure and loading area.			
Name of Applicant or Sponsor: 2468 Group, Inc.		Telephone: (716) 854-0060 E-Mail: dhall@ellcottdevelopment.com	
Address: 295 Main Street, Suite 210			
City/PO: Buffalo		State: NY	Zip Code: 14203
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"/>	YES <input 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:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 3.7 acres	
b. Total acreage to be physically disturbed?		_____ <0.10 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 3.7 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input checked="" 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			



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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: 2468 Group, Inc	Date: 12/27/13	
Signature: 		

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

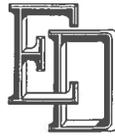
	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

**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)

**PRINT**

210 Ellicott Square  
295 Main Street  
Buffalo, N.Y. 14203-2219



**Ellicott  
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December 27, 2013

Village of Brockport Planning Board  
49 State Street  
Brockport, NY 14420

RE: Rite Aid Expansion, 73 Main Street at West Avenue

Dear Honorable Board Members:

The above referenced property is a Rite Aid Pharmacy and vacant former grocery store at the southwest corner of Main St. and West Ave., known as the Village North Plaza. The existing Rite Aid Pharmacy occupies 10,538 square feet of the plaza.

We propose to expand the Rite Aid space by 4,752 square feet, for a completed total of 15,290 square feet. This will involve the demolition of an existing demising wall and the construction of a new one, which will separate the Rite Aid from the former grocery store space. As part of this expansion, the interior of the Rite Aid will be completely renovated and reconfigured.

As shown on the attached site plan, we are purchasing an adjacent parcel at 41 West Ave., which will allow us to construct a new delivery door and dumpster enclosure on the west side of the building and a new drive-thru window on the north side of the building. We will be demolishing a portion of the greenhouse building and a garage, as well as paving a portion of the property to accommodate this.

We respectfully request your approval of this project. Thank you for your time and consideration in this matter.

Very truly yours,  
ELLCOTT DEVELOPMENT COMPANY  
  
DAVID M. HALL  
Planning & Development Coordinator