

**Village of Brockport
Planning Board
Meeting Agenda
Tuesday, November 12, 2013 7pm**

CALL TO ORDER / PLEDGE / ROLL CALL

APPROVAL OF MINUTES of October 15, 2013

CORRESPONDENCE:

NEW BUSINESS APPLICATIONS:

1. Name: Byron Ariyaratnam for Yo Twisters Frozen Yogurt
Address: 21 Main Street
Tax Map #: 069.53-1-26
Zoning: B-Business
Parcel Size: 24' wide x 117.7' deep
Prop. Class: 481
Purpose: Alteration to existing space

OTHER BUSINESS:

- Workshop Session.
Topic: change of use

ADJOURNMENT:

UPCOMING REGULAR MEETINGS/DEADLINES (only upon application):

December 9, 2013 7pm. Deadline: Monday, November 25, 12 Noon
January 13, 2014 7pm. Deadline: Monday, December 30, 12 Noon

PENDING OLD BUSINESS APPLICATIONS:

- 24 North Main Street, proposed commercial building

VILLAGE OF BROCKPORT
 PAID OCT 28 2013 \$45.00
 PER CL # 2648

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

Change of Use: _____ Addition: _____
 Subdivision: _____ Site Plan: _____
 Other: Alteration to existing space

Meeting Date: Nov 12th at 7:00pm
 Application Fee: \$ 75
 Date Submitted: 10/28/13
 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: 21-25 S. Main St.

Tax Map Parcel #(s): 069 53-1-26 Parcel size: 24 width 117.5 depth

Property Zoning District: Business Property Class: 481

Present Use of Property: Vacant Proposed Use of Property: Business

Flood Zone: Yes No Map # _____ Map Date _____

Description of Proposal: OPERATE SELF SERVE FROZEN YOGURT STORE

Value of Construction: \$ 1650 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.

[Signature]
 Applicant Signature

[Signature] for Brockport Lofts, LLC
 Owner Signature

BYRON ARUYARATHAN
 Applicant Name Printed/Typed

Brockport Lofts, LLC
 Owner Name Printed/Typed

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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: <i>Yo Twisters Frozen Yogurt Store Opening</i>							
Project Location (describe, and attach a location map): <i>21 South Main Street, Brockport, NY 14420</i>							
Brief Description of Proposed Action: <i>Modifying the above mentioned premises, to accommodate 5 frozen yogurt machines in the main area. Setting up shelving in back of premises for storage of product supplies. Creating counter tops for customer check out.</i>							
Name of Applicant or Sponsor: <i>DIY, Brockport, LLC</i>	Telephone: E-Mail: <i>f.com</i>						
<p>1. Does the proposed action only involve the legislative adoption of a plan, 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.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 80%;"></td> <td style="width: 10%; text-align: center;">NO</td> <td style="width: 10%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: right;"><i>X</i></td> <td></td> <td></td> </tr> </table>			NO	YES	<i>X</i>		
	NO	YES					
<i>X</i>							
<p>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:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 80%;"></td> <td style="width: 10%; text-align: center;">NO</td> <td style="width: 10%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: right;"><i>X</i></td> <td></td> <td></td> </tr> </table>			NO	YES	<i>X</i>		
	NO	YES					
<i>X</i>							
<p>3.a. Total acreage of the site of the proposed action? <u> .05 </u> acres b. Total acreage to be physically disturbed? <u> 0 </u> acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u> .05 </u> acres</p>							
<p>4. Check all land uses that occur on, adjoining and near the proposed action.</p> <p><input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)</p> <p><input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____</p> <p><input type="checkbox"/> Parkland</p>							

	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
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?		X	
b. Are public transportation service(s) available at or near the site of the proposed action?		X	NI
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: <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 type="checkbox"/> Suburban	n/a		
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? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		X	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input checked="" type="checkbox"/> NO <input type="checkbox"/> 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: _____ _____	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: <u>Pavan Arjavathnam</u>		Date: <u>10/28/13</u>
Signature: <u>[Signature]</u>		

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

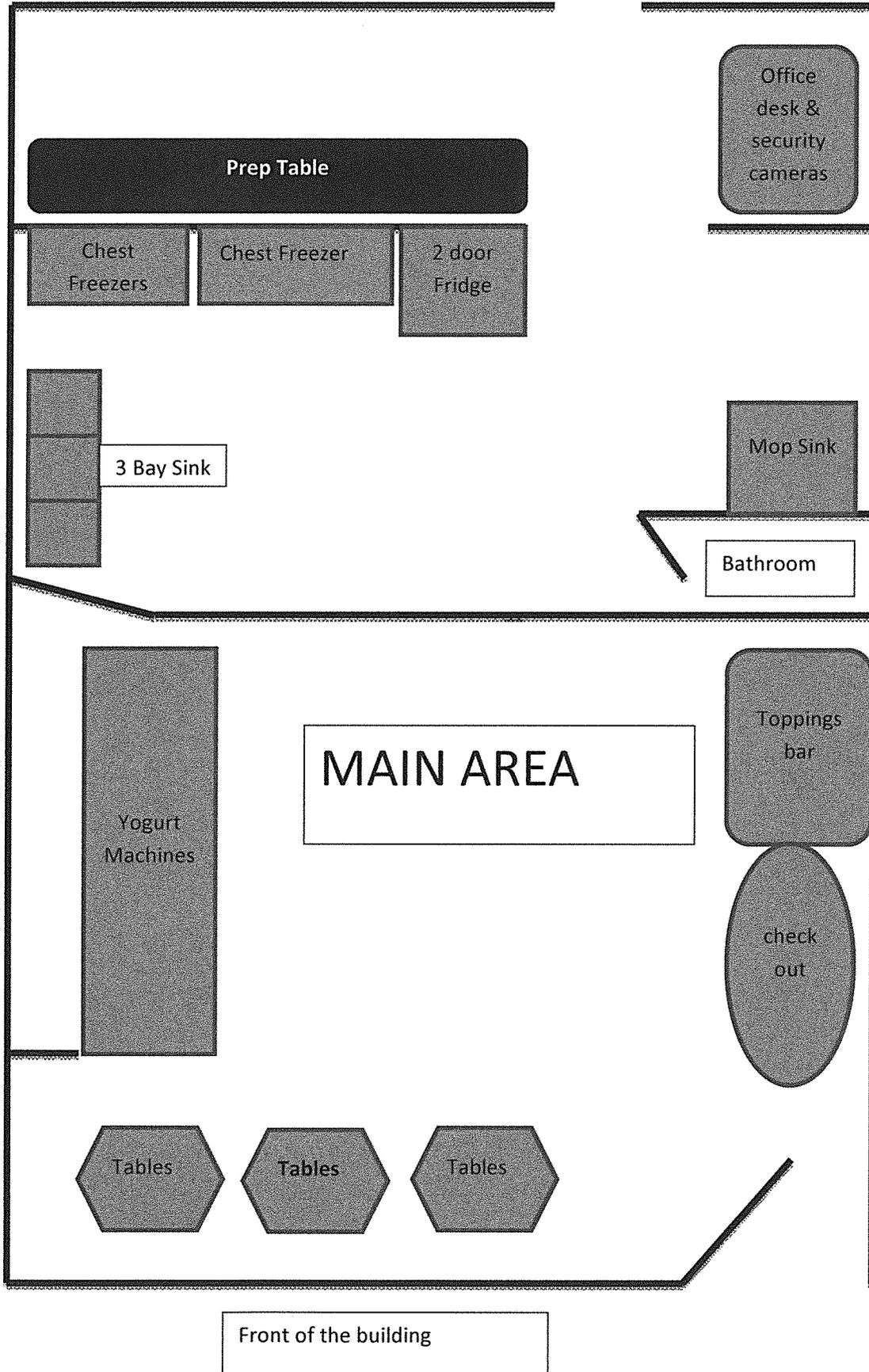
	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	X	
11. Will the proposed action create a hazard to environmental resources or human health?	X	

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.

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<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 checked="" 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)

10/31/13 21 MAIN ST.



DIY BROCKPORT, LLC (DBA - YO TWISTERS)

We are very excited to open our second location in Brockport. We hope to open by February 1, 2014. We have listed some information below about Yo Twisters and the operations. We have also included some pictures of the current store in Batavia.

Overview: Yo Twisters Brockport will be the second location for Yo-Twisters. The first Yo Twisters opened for business on August 15, 2013 in Batavia, NY. The store in Brockport will be a self-serve store. It will have 5 yogurt machines and 20 different toppings. The toppings bar will include both dry toppings and cold toppings. The Yogurt is distributed by Perry's Ice Cream. The yogurt is frozen and needs to thaw for 72 hours prior to being placed in the machines.

The 5 machines will produce a total of 15 different flavors. The machine make and model will be identical to the ones used at the Batavia Store.

Hours of operation: We will have summer and winter hours. Summer hours will be;

Daily: 11 A.M. – 10 P.M

Winter hours will be;

M-Sat: 11 A.M – 9 P.M

Sun: Noon – 9 P.M

Trash: *We estimate around 5 bags of garbage each week. The garbage will contain yogurt cups and spoons. We are in the process of working out the details with the garbage disposal.*

Renovations: We will not be doing any outside renovations. There is an existing structure for a sign at the building and we will be using this

structure. We are in the process of getting a sign designed that would fit the existing structure. We are aware of the sign restrictions since the building is in a historic district of Brockport. We will submit the sign design to the Historic Preservation Board. Once approved, we will submit a request for the sign permit. Inside renovations will include painting the walls in the Main section, shelving for the backroom for storage, installing a 3 bay sink and a mop sink. The bathroom will be updated with a new toilet and sink.

Regulatory: We will be submitting an application to the health department for a Permit to operate. We will also be getting in touch with the county Weights and Measures inspector. The scales used to weigh the yogurt need to be certified.

Employees & Parking: During the day we will only have 1 employee at the store. During the evening hours (6-9/10) we will have 2 people at the store. The employees will be required to park behind the building. We anticipate that most of the customers to be part of the foot traffic currently downtown.