

**Village of Brockport
Planning Board
Meeting Agenda
Monday, December 8, 2014 7pm**

CALL TO ORDER / PLEDGE / ROLL CALL

APPROVAL OF MINUTES of November 10, 2014

CORRESPONDENCE:

NEW BUSINESS APPLICATIONS:

1. Name: Christine Halstead
Address: 40 Main Street
Tax Map #: 068.52-4-16
Zoning: B-Business
Parcel Size: 0.05 acres
Prop. Class: 481
Purpose: Change of use from photography studio to jewelry/cellphone store

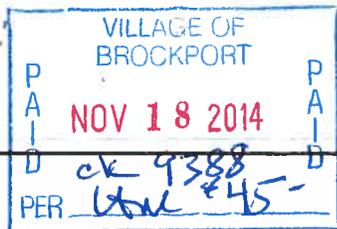
2. Name: Canalside Developers, Inc.
Address: Sunflower Landing
Tax Map #: 069.100-05-08.1
Zoning: Q
Parcel Size: 1480' wide x 2000' deep
Prop. Class: Condominium
Purpose: Re-approval of Section 3 containing 10 single-unit senior patio condos and 8 double units, for a total of 26 new condos

3. Name: Brian Arieno
Address: 16 Market Street
Tax Map #: 069.53-1-2
Zoning: B-Business
Parcel Size: 0.05 acres
Prop. Class: 481
Purpose: Change of use from vacant to technical repair service center (cells/tablets)

ADJOURNMENT:

UPCOMING REGULAR MEETINGS/DEADLINES (only upon application):

- January 12, 2015 7pm. Deadline: Monday, December 29, 12 noon
- February 9, 2015 7pm. Deadline: Monday, January 26, 12 noon



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: ^{11/24} **MONDAY Noon, 2 weeks prior to meeting**

Meeting Date: Mon Dec 8, 2014 at 7:00pm

Application Fee: \$ 45.00

Date Submitted: _____

Plans Submitted (10 copies): _____

Environmental Assessment Form Submitted: _____

Change of Use: X Addition: _____
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: 410 Main St Brockport, NY 14420

Tax Map Parcel #(s): 008.52-4-16 Parcel size: 0.05 acres width _____ depth _____

Property Zoning District: B-Bus Property Class: 481

Present Use of Property: Photography Studio Proposed Use of Property: Jewelry store - Cell phone store

Flood Zone: Yes No Map # _____ Map Date _____

Description of Proposal: will sell jewelry and cell phones

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.

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.

Christine Halstead
Applicant Signature

Brandon St. John
Owner Signature

Christine Halstead
Applicant Name Printed/Typed

Brandon St. John
Owner Name Printed/Typed

593 Augustine St Rochester, NY 14613
Mailing Address

P.O. Box # 444 Brockport, NY 14420
Mailing Address

Fax # _____

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.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <i>Life's Luxurios / InMotion Wireless</i>			
Project Location (describe, and attach a location map): <i>40 Main St Brockport Ny, 14420</i>			
Brief Description of Proposed Action: <i>I will be a Jewelry store. and Cell Phone store</i>			
Name of Applicant or Sponsor: <i>Christine Halstead</i>		Telephone: <div style="background-color: yellow; width: 100px; height: 20px;"></div>	
Address: <i>593 Augustine st</i>		E-Mail: <div style="background-color: yellow; width: 100px; height: 20px;"></div>	
City/PO: <i>Rochester</i>		State: <i>New York</i>	Zip Code: <i>14613</i>
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 type="checkbox"/> YES <input checked="" type="checkbox"/>
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			
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			

	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?	NO		YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO		YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO		YES
b. Are public transportation service(s) available at or near the site of the proposed action?	X		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: _____	NO		YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO		YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO		YES
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO		YES
b. Is the proposed action located in an archeological sensitive area?	X		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?	NO		YES
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			
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?	NO		YES
16. Is the project site located in the 100 year flood plain?	NO		YES
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	NO		YES
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: Street drains Street drains			

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: Christine Halstead Date: 11/17/2014
 Signature: Christine Halstead

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.

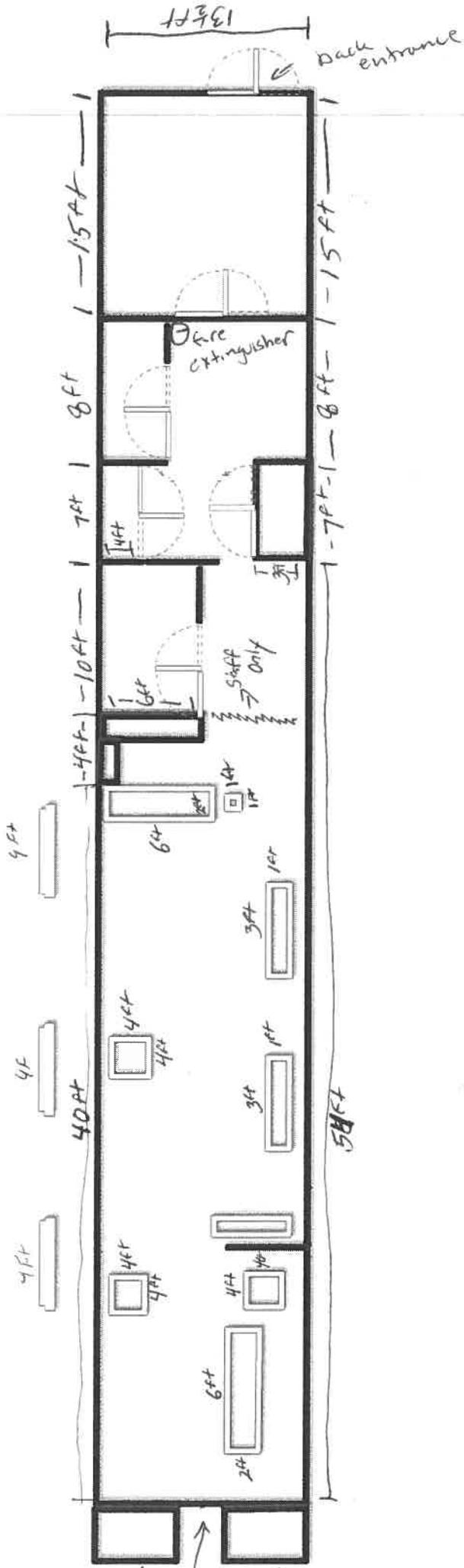
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input 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)

11/16/2014

Christina Halstead

Floor Plan for Life's Luxuries

In Motion Wireless



Business Plan Life's Luxuries/InMotion Wireless

11/18/14
Christine Halstead

Explanation of your business:

We will be providing Fashion jewelry sales and cell phone sales and repairs

Hours of operation:

We will be open:

10:30 – 7 Monday – Friday

11:00 – 5 Saturday

Closed Sunday

Number of employees:

No employees will be hired!

Trash/waste generation and disposal:

We have a trash receptacle supplied by landlord in back of building.

Number of customers expected, customer traffic, customer parking:

We are thinking we would have between 10-30 customers Daily

Delivery traffic and parking:

Parking will be available as permitted in front of building and other provided lots

There is an alley behind the store that is used for delivery and drop of only

Signage:

We will be putting signs in the windows but nothing outside!

Safety Plans:

We will have smoke and co2 detectors throughout the store and a fire extinguisher

There are 2 exits for emergencies as well in front and in back both leading to safety

VILLAGE OF BROCKPORT
 P A I D NOV 26 2014 # 003529 PER \$50 *pl*

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: DEC. 8, 2014 at 7:00pm

Application Fee: \$ 50.00

Date Submitted: November 24, 2014

Plans Submitted (10 copies):

Environmental Assessment Form Submitted:

(SEQR completed with original approval)

Change of Use: Addition:
 ReSubdivision: Site Plan:
 Other: RE-APPROVAL OF SECTION 3

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: SUNFLOWER LANDING SECTION 3, ANITA'S LANE

Tax Map Parcel #(s): 069.100-05-08.1 Parcel size: 1480'+- width 2000'+- depth

Property Zoning District: "Q" Property Class: CONDOMINIUM

Present Use of Property: VACANT Proposed Use of Property: SENIOR RESIDENTIAL

Flood Zone: Yes No Map # 36055C0135G Map Date AUG. 28, 2008

Description of Proposal: TO CONSTRUCT 10 SINGLE UNIT SENIOR PATIO CONDOS, 8 DOUBLE UNITS, FOR A TOTAL OF 26 NEW CONDOS.

Value of Construction: \$ NA 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.

Michael A Ferrauilo
 Applicant Signature

Canalside Developers, Inc.
 Applicant Name Printed/Typed

129 Anita's Lane
 Mailing Address

704-2716 / 329-8969 / canalsidegroup@aol.com
 Phone # / Fax # / E-mail

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.

Michael A Ferrauilo
 Owner Signature

Michael A. Ferrauilo
 Owner Name Printed/Typed

129 Anita's Lane
 Mailing Address

704-2716 / 329-8969 / canalsidegroup@aol.com
 Phone # / Fax # / E-mail

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



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: Mon. Dec 8 2014 at 7:00pm

Change of Use: X Addition: _____
Subdivision: _____ Site Plan: _____
Other: _____

Application Fee: \$ 45.00
Date Submitted: 11/24/14
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: 16 Marked Street

Tax Map Parcel #(s): 069.53-1-2 Parcel size: 0.05 acres width _____ depth _____

Property Zoning District: B-Business Property Class: 481

Present Use of Property: Empty Proposed Use of Property: Technology Repair Shop

Flood Zone: Yes No Map # _____ Map Date (Cell Phone / Tablet repair)

Description of Proposal: Turning vacant building into a technique repair service center

Value of Construction: \$ 500⁰⁰ 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.

Brian M. Arieno
Applicant Signature

[Signature]
Owner Signature

Brian M. Arieno
Applicant Name Printed/Typed

JAMES ZISOWSKI (MEMBER)
Owner Name Printed/Typed

3 Skidmore Drive Spt 14559
Mailing Address

Mailing Address

Fax # / E-mail

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.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <i>Open at technology service center</i>			
Project Location (describe, and attach a location map): <i>16 Market Street Bkpt 11420,</i>			
Brief Description of Proposed Action: <i>Change empty building into a technical repair shop for small mobile devices.</i>			
Name of Applicant or Sponsor: <i>Brian M. Arieno</i>		Telephone:	
Address: <i>3 Skidmore Drive</i>		E-Mail: <i>B</i>	
City/PO: <i>Sperncourt</i>		State: <i>NY</i>	Zip Code: <i>14555</i>
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?		<i>.05</i> acres	
b. Total acreage to be physically disturbed?		<i>0</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>.05</i> 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 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			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input checked="" type="checkbox"/>		
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO		<input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
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? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
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: _____	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
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? 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: _____	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
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?	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
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 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	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>

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> <i>Bobo, [Signature]</i> </u>	Date: <u>11/25/14</u>	
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?		
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)?		

Village of Brockport
PLANNING/ZONING BOARD SUBMISSION REQUIREMENTS

1. Application – Complete the one-page application, including property owner information and signature if applicable.
2. Short Environmental Assessment Form (SEAF) – Complete Part 1 only (2 ½ pages long.)
3. Applicable fee – Cash, checks payable to Village of Brockport, money orders accepted.
4. Site map of the property showing placement of exterior items.
5. Floor plan drawn to scale. Include such details as exits, placement of safety devices, lighting, counters, appliances, restrooms, handicap access, etc.
6. Business Plan that includes, but is not limited to, the following:
 - a. Explanation of your business
 - b. Hours of operation
 - c. Number of employees
 - d. Trash/waste generation and disposal
 - e. Number of customers expected, customer traffic, customer parking
 - f. Delivery traffic and parking
 - g. Special certificates/permits required from other agencies, i.e. health department, DMV, building permits, etc.
 - h. Potential drainage, flooding, or erosion concerns
 - i. Exterior lighting
 - j. Landscape plan
 - k. Signage
 - l. Safety plans
 - m. Any other items particular to your business

16 Market Street

#16

a - I would like to open a cell phone / I-Pad repair business,

b - I am thinking of opening hours

M-F 11-7:00

Sat - 10-5:00 (or 6:00)

Sun closed

c - Only one employee - Me

d - Small amount of glass, some shipping materials. All electronics will be recycled

e. - I hopefully will average 20-75 customers weekly

f. Most delivery is US mail, some UPS + Fedex
Customer parking on street or public lots.

g. No special permits

h. No concerns

i - Existing exterior door lighting. May ask for lighting when sign is developed.

J No landscape

K. Will get board approval when ready.

L. first level - front door or windows.

Market Street

5'9"

Front Door

5'9"

4x5 window

Waiting Room
Customers

15'5 1/2"

43"

3'

nook
under
stairwell

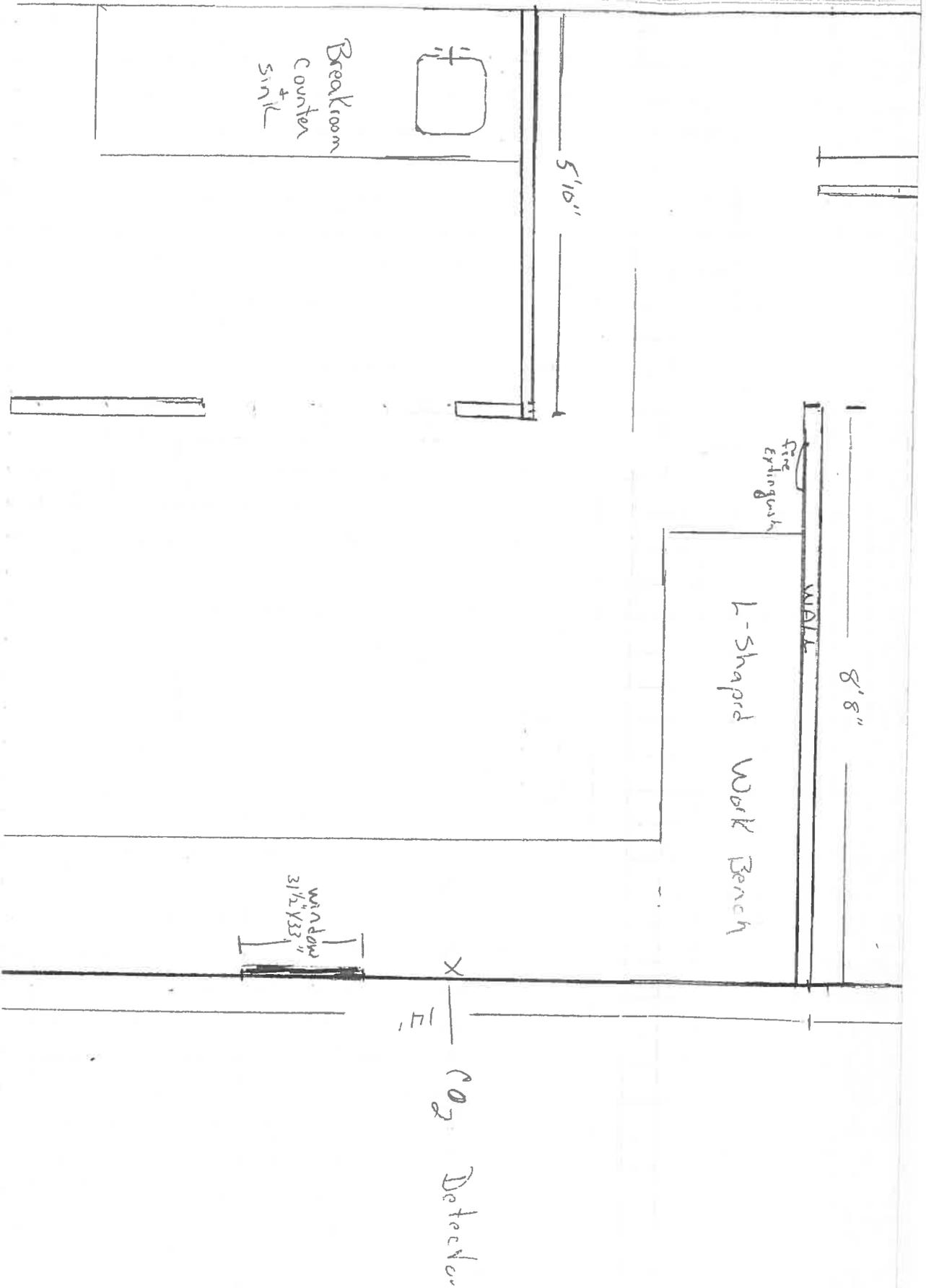
35"

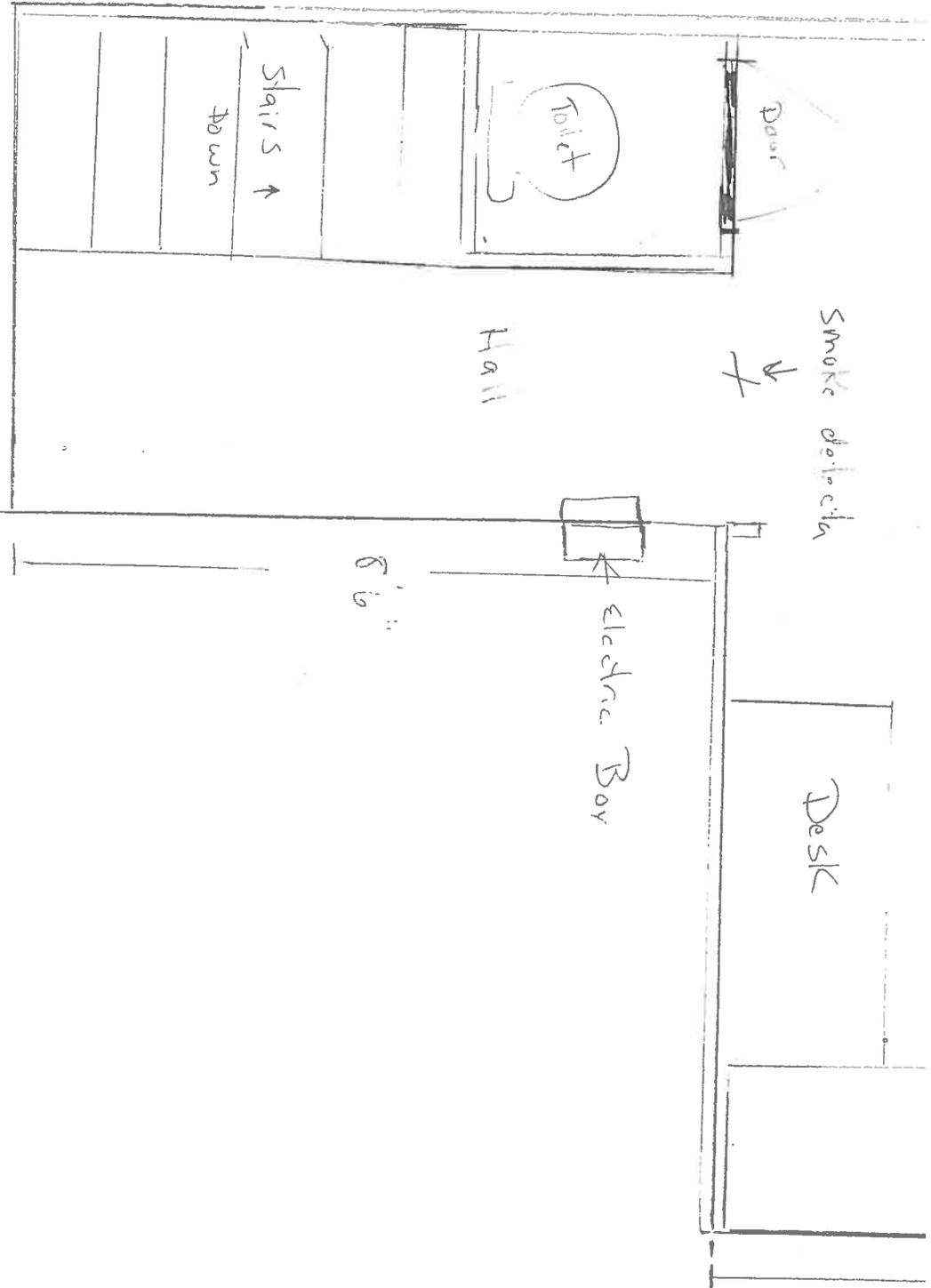
closet

42"

Front Counter
8'9" x 24"

N
+
S
F





Door

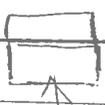
Smoke detector



Desk

Electric Box

Hall



6'6"

Toilet

Stairs ↓

Down