

PAID
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AUG 19 2015
PER CHR# 1185
PAID

VILLAGE OF BROCKPORT

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

ZONING BOARD OF APPEALS APPLICATION

DEADLINE: By Tuesday Noon at least 3 weeks prior to meeting

Meeting Date: 9-3-15 at 7:00pm

Application Fee: \$ 300.00

Date Submitted: 8-19-15

Plans Submitted (10 copies): _____

Environmental Assessment Form Submitted:

Area Variance: _____ Use Variance:
Interpretation: _____ Special Permit: _____
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.

PROPERTY ADDRESS: 52 State St.

Tax Map Parcel #(s): 669.53-2-7 Parcel size: 0.29 acres width _____ depth _____

Property Zoning District: B-Business Property Class: 483

Present Use of Property: VACANT Proposed Use of Property: _____

Provision of Code Appealed (give section and subsection numbers): 58-11 A (10)(b) or 58-11 A (10)(a) and (d) and 58-11 B (4)

Previous applications for this property: Planning Board Zoning Board of Appeals
If yes, provide results: _____

Description of Proposal / Detail of Request: CHANGE SQUARE FT OF APTS TO OVER 800' FT OR MAKE HOUSE 4 APT RESIDENTIAL

Value of Construction: \$ 5,000.00 Building Permit required after ZBA 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 am/are title owner(s) of the property identified in the above application and that the applicant(s) named is/are authorized to make the application described herein.

Applicant Signature _____

Harry D. Snyder
Owner Signature

Applicant Name Printed/Typed _____

HARRY D. SNYDER
Owner Name Printed/Typed

Street _____ City _____ State _____ Zip _____

292 MAIN ST BROCKPORT NY 14420
Street _____ City _____ State _____ Zip _____

Phone # _____ E-mail _____

Copies to: _____ ZBA _____ B/Z Officer _____

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:			
Project Location (describe, and attach a location map): <u>52 STATE STREET</u>			
Brief Description of Proposed Action: <u>① INCREASE SQ. FOOTAGE IN EXISTING APTS. TO EXCEED ALLOWABLE 800 S.F.</u> <u>OR ② CONVERT BLDG INTO 4-APT. RESIDENTIAL.</u>			
Name of Applicant or Sponsor: <u>HARRY SNYDER</u>		Telephone:	
		E-Mail:	
Address: <u>292 MAIN ST.</u>			
City/PO: <u>BROCKPORT</u>		State: <u>NY</u>	Zip Code: <u>14420</u>
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 YES
			X
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 YES
			X
3.a. Total acreage of the site of the proposed action?		<u>0.29</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>0.29</u>	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 checked="" 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: *[Signature]* Date: 8-19-15

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)?		

8/25/15 (P)



Aerial view of project site

INTRODUCTION

At the request of Harry Snyder, In.Site: Architecture performed a feasibility study for the rehabilitation of 52 State Street, located in Brockport, along a street transitioning from institutional/commercial to residential, in the Business district per the 2004 zoning map.

We performed a non-invasive visual evaluation via two walk-throughs of the structure. This included preliminary measurements sufficient to develop floor plans and study potential re-configurations, egress, access, and code concerns, as well as different combinations of uses for each floor level. We weighed different residential configurations against their income potential. It is clear that we need to maximize income from the apartments which are likely to have an extremely high rate of occupancy, and which experience shows can command a good cost-per-leasable-square-foot.

FEASIBILITY STUDY by In.Site:Architecture "I.S:A"

As this commissioned study was in progress, the owner was approached by members of the Brockport Ambulance Corps. Their proposal to occupy the property was not approved, and public comments by neighbors were very negative about businesses which would use the parking lot at night. This would be an additional restriction for commercial tenants. The house location would not be appropriate for retail business.

This feasibility study has recommended using the entire building as upscale rentals, such as those already approved on Main Street. This would return a historic building to its original intent and is the most likely way for the owner to receive a reasonable return on his investment, according to "I.S:A."

The building, which is in the process of renovation both inside and out, would return to being an elegant home and grounds, as it was when it was built.

The owner has a proven history of rehabilitating properties as single family homes, which have improved, for example, Main Street houses, bringing families to the village and improving the tax base. There is a market for upscale rentals, as the downtown lofts have proven. However, with the previous Zoning Board decision to decrease the apartment space on the second floor, the available bedrooms are

8/25/15 (pk)

extremely small. It would be impossible to market these spaces, both less than 10' wide, as "upscale."

SUITES "A," and "C"

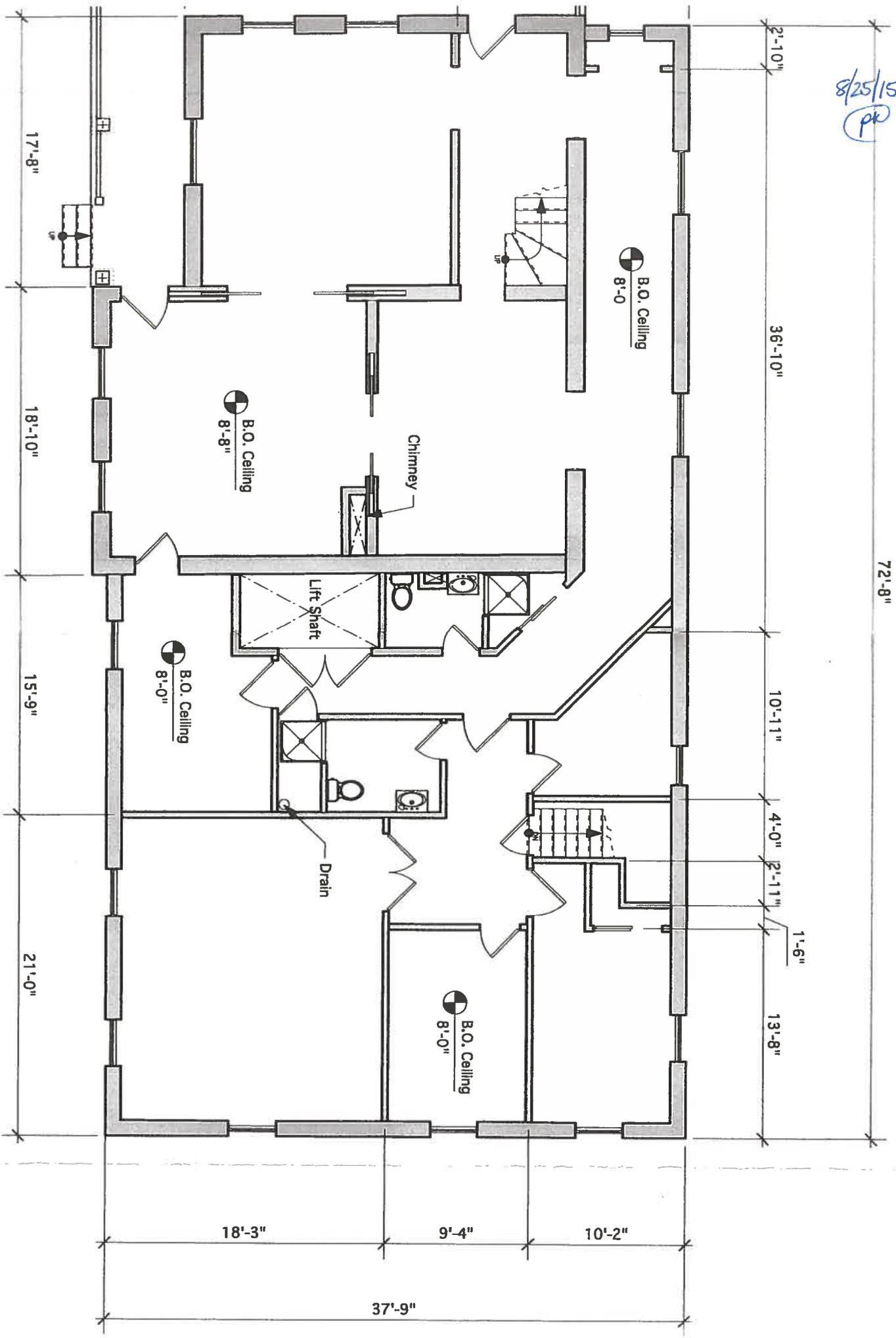
These so-called "suites" are unsuitable for commercial businesses for several reasons.

1. They are not handicapped accessible. Making changes to the front of the building, which is now in a historic district and is waiting for a determination on national historic status, would considerably alter the facade of the property. The so-called "suite C," on the second floor, would require additional changes the original 1840s staircase to make it accessible.
2. There is no bathroom on the second floor for "suite C." Adding the necessary mechanics to make one would be expensive and alter the rooms below, which have ornate original woodwork and other original features. The closest available bathroom to "suite C" is on the first floor toward the rear of the house.
3. "Suite C" mechanics are not separated from the approved apartment at the rear of the second floor. A new electrical service, heat and air conditioning sources would need to be added to make this separate area legal. The cost would be excessive for the financial return, realistically making this space unsuited for commercial use, a situation which was created by the Zoning Board, when it limited the approved second floor apartment space.

8/25/15
C

If the Board insists on keeping a portion of the house “commercial,” the best area for that is the ground floor area called “suite B.” It’s already handicapped accessible. “Suite B” is the least attractive residential space, and has no architectural or historical value. Does it matter, legally, which section(s) of the house must remain “commercial,” as long as the amount of space is the same?

8/25/15
PR



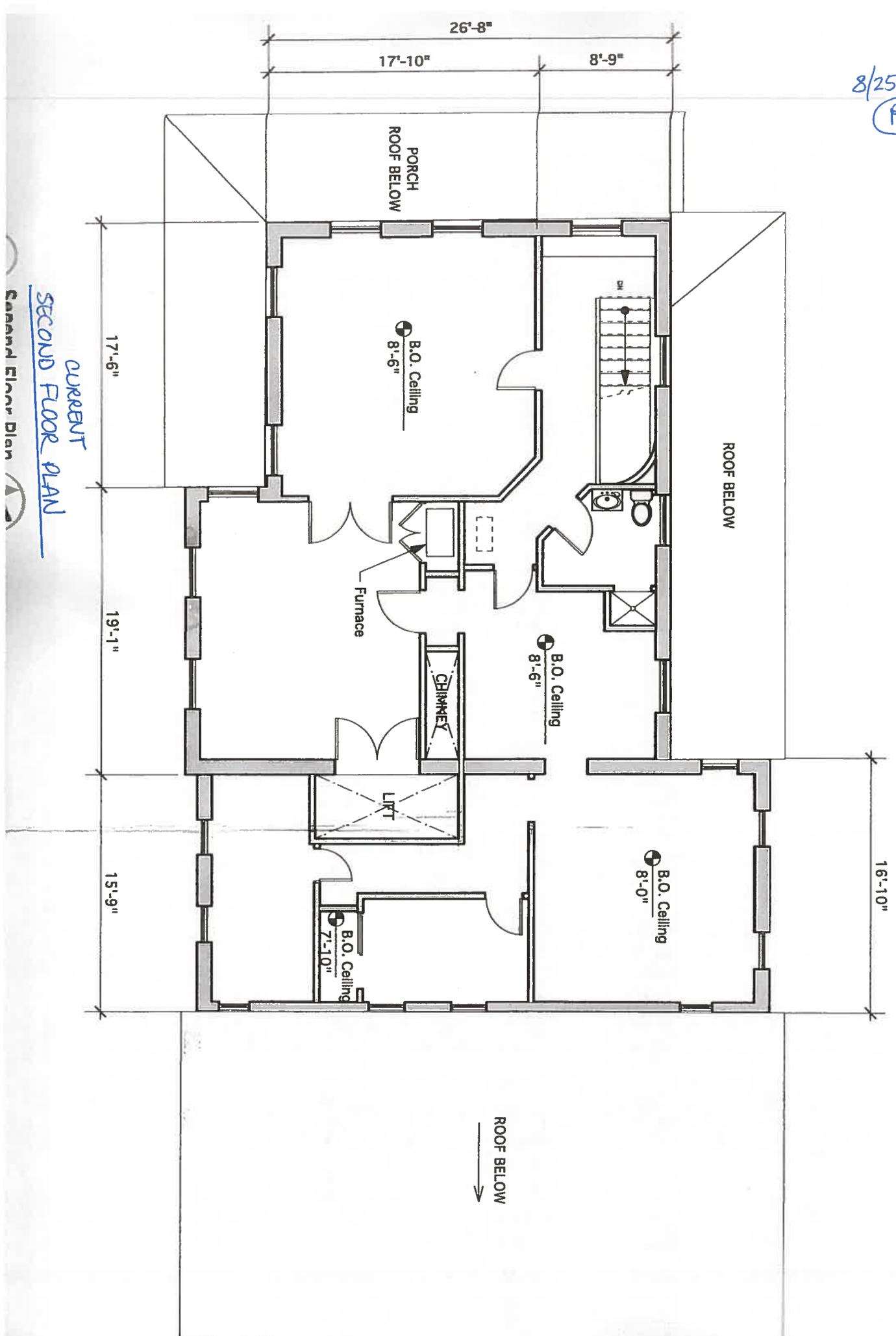
CURRENT
FIRST FLOOR PLAN

SECOND FLOOR
1680 SQ. FT.



8/25/15
pk

SECOND FLOOR PLAN
CURRENT

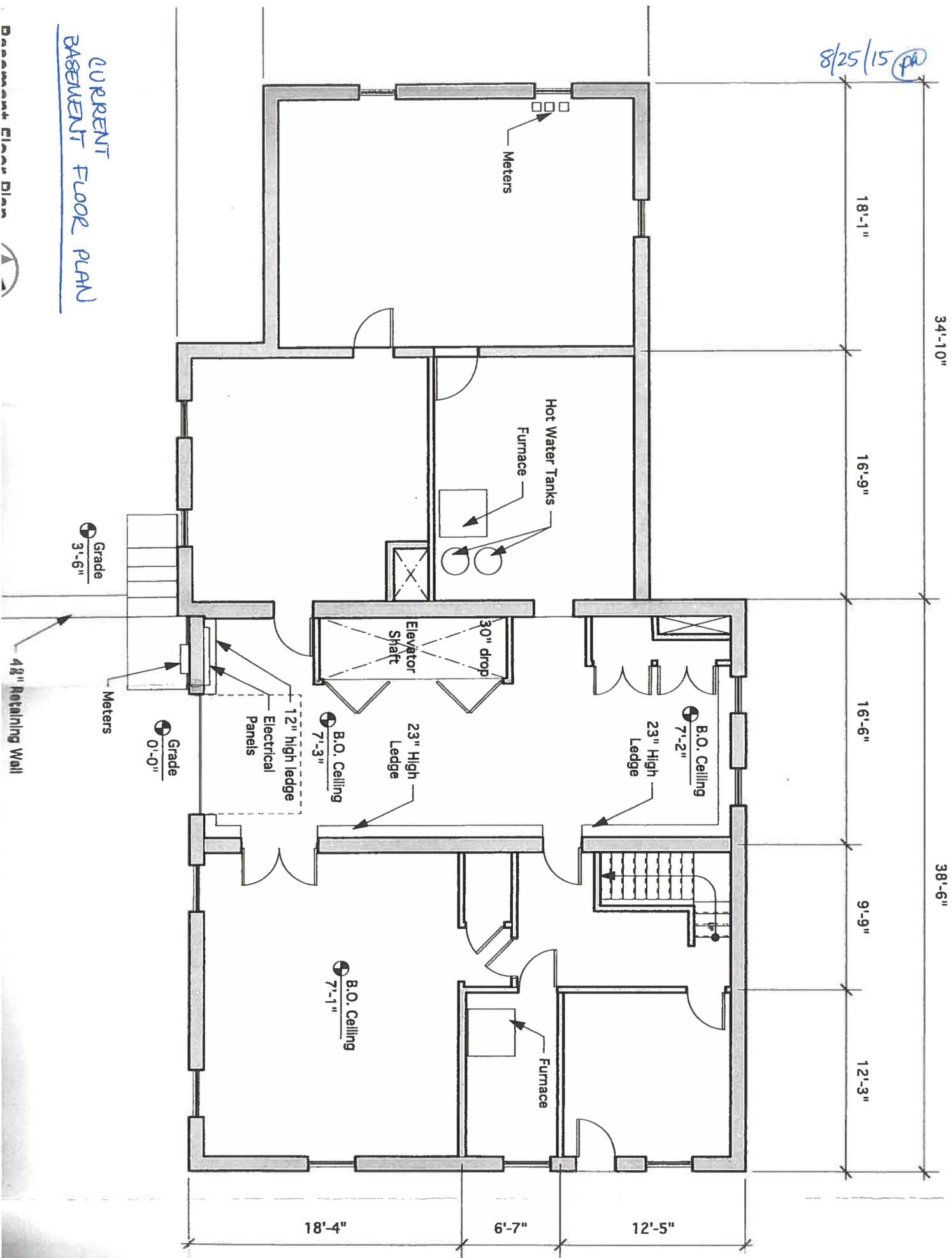


Second Floor Plan

8/25/15 *PR*

CURRENT
BASEMENT FLOOR PLAN

Basement Floor Plan



34'-10"

18'-1"

16'-9"

16'-6"

38'-6"

9'-9"

12'-3"

18'-4"

6'-7"

12'-5"

Grade 3'-6"

Grade 0'-0"

48" Retaining Wall

Meters

Hot Water Tanks

Furnace

Elevator Shaft

30" drop

23" High Ledge

B.O. Ceiling 7'-3"

B.O. Ceiling 7'-2"

23" High Ledge

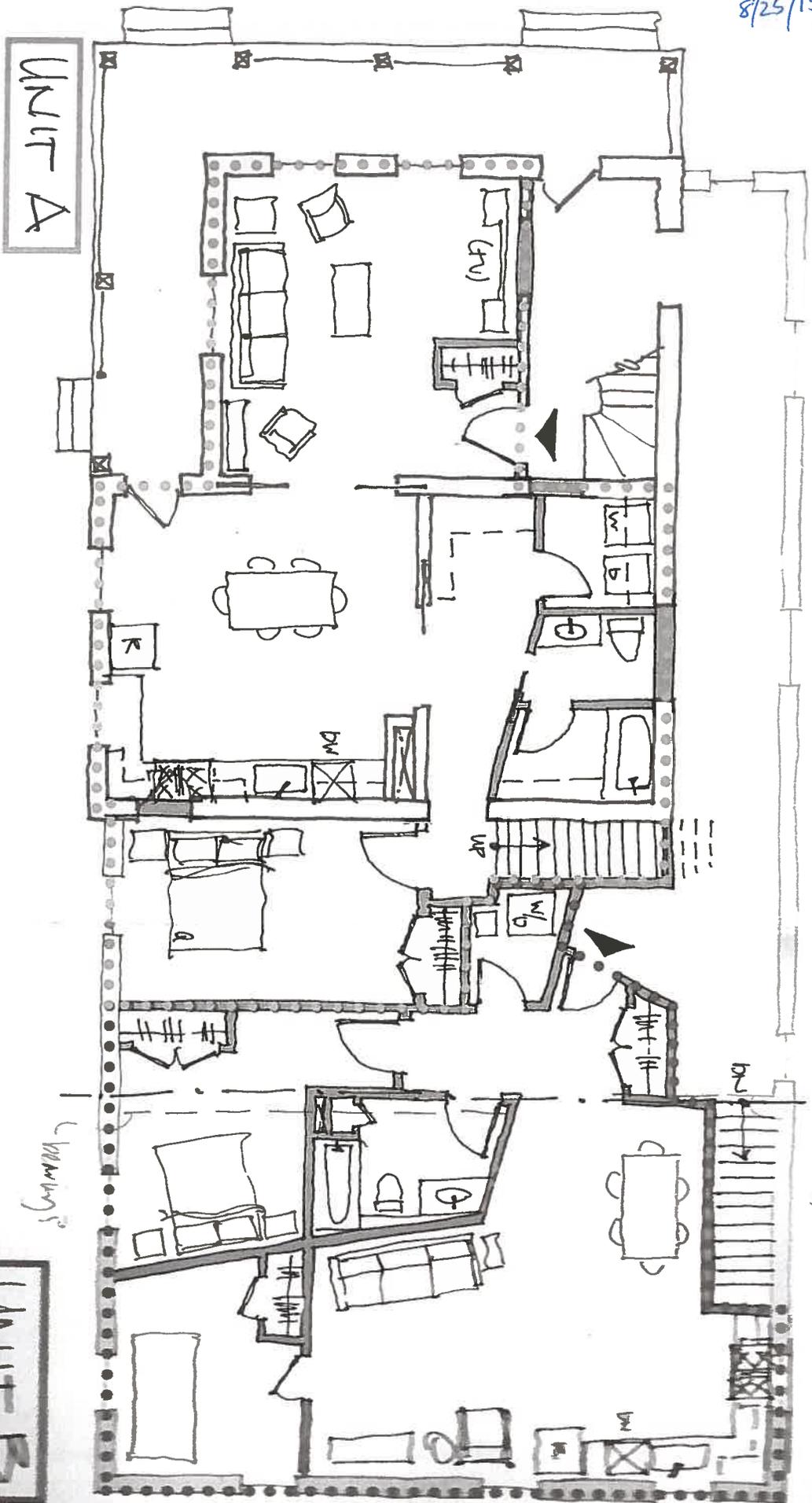
B.O. Ceiling 7'-1"

Furnace

Meters

12" high ledge
Electrical Panels

8/25/15 (pk)



UNIT A

UNIT B

52 Start Sheet - PROPOSED

18' from 1/8" = 1'-0"

Unit Key

UNIT A

2 bedroom, 2 bath,

1272

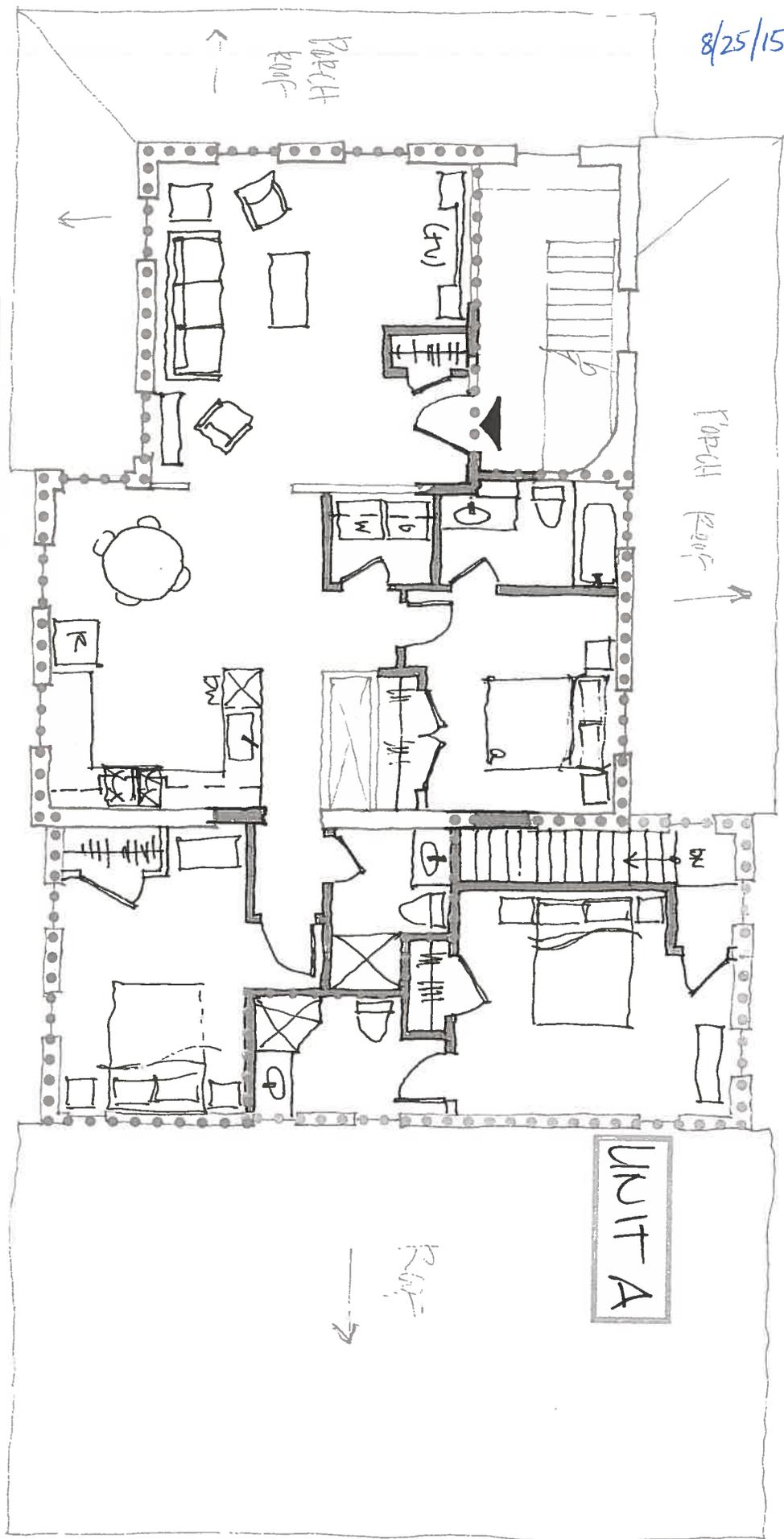
2 bedroom, 1 bath,

892

Wardrobe?

Wardrobe

8/25/15 (pk)



UNIT C

UNIT A

52 State Street - PROPOSED
2nd Floor
1/8" = 1'-0"

Unit Key

UNIT 'A'

2 bedroom, 2 bath,

1272 sq

Unit 'C'

2 bedroom, 2 bath,

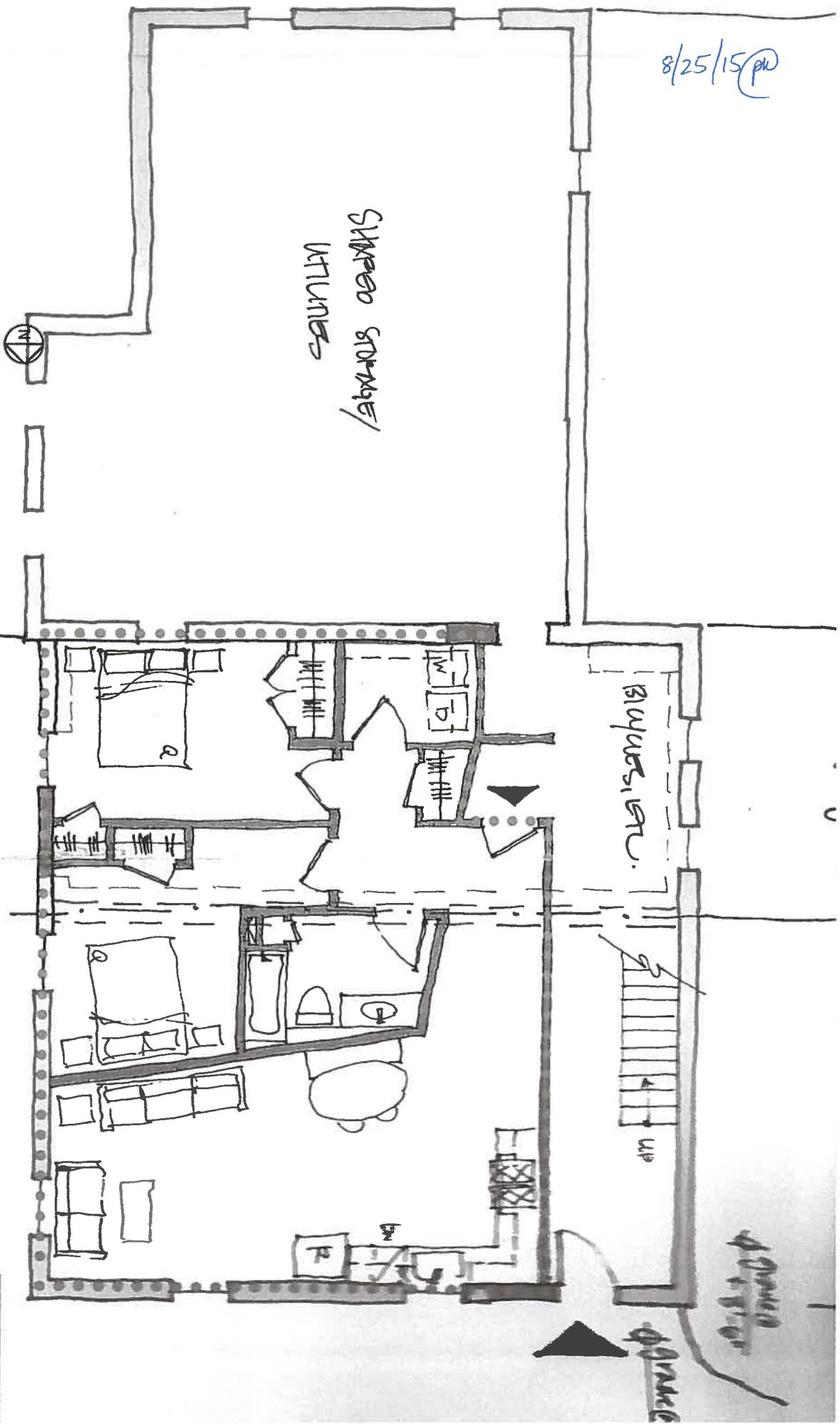
1272 sq

8/25/15 (pl)

SHARED STORAGE/
UTILITIES

BIWYCS, STU.

UP



C Area - PROPOSED
Floor - 1'8" = 1'-0"

± grade @ +3'-6"

± grade @ 0'-0"

Unit Key

2 bedroom, 1 bath,

920 sq

UNIT B