

Village of Brockport
Planning Board
6 pm Monday, February 13, 2023

MEETING AGENDA

CALL TO ORDER / PLEDGE / ROLL CALL

APPROVAL OF MINUTES: December 12, 2022

CORRESPONDENCE:

OLD BUSINESS APPLICATIONS:

NEW BUSINESS APPLICATIONS:

1. Name: Christopher Wilcox
Address: 6-8 Utica St
Tax Map#: 068.52-3-5
Zoning: Residential
Parcel Size: 88.5f x 80.4d x 0.14ac
Prop. Class: 230 – 3 Family Residential
Purpose: Driveway expansion

2. Name: Aaron Bower – Earthborn Materials, LLC
Address: 180 South Ave
Tax Map#: 069.17-2-9.1
Zoning: Limited Industrial Use District
Parcel Size: 0.0f x 0.0d x 49.73ac
Prop. Class: 447 – Truck Terminal
Purpose: Site Plan Review

3. Name: Christopher Johnson
Address: 60 Holley St
Tax Map#: 068.60-3-14
Zoning: Residential
Parcel Size: 92f x 162d x 0.35ac
Prop. Class: 612 – School
Purpose: Driveway Expansion

ADJOURNMENT:

UPCOMING REGULAR MEETINGS/DEADLINES (only upon application):

Meeting: Monday, March 13, 2023 – 6 pm Deadline: February 28, 2023 - Noon
Meeting: Monday, April 10, 2023 – 6 pm Deadline: March 28, 2023 - Noon

--UnApproved--

**Regular meeting of the Village of Brockport Planning Board
Held in the Conference Room, Municipal Building, 49 State Street, Brockport, NY
Monday, December 12, 2022, at 6:00pm**

PRESENT: Chair Charles Switzer, Member Brandon St. John, Member Kevin McCarthy, Clerk Theresa Weed

EXCUSED: Vice Chair Lyle Stirk, CEO Chad Fabry

ABSENT:

ALSO PRESENT: Dave Moore

CALL TO ORDER: Chair Switzer called the meeting to order and led the Pledge of Allegiance.

REVIEW OF MEETING MINUTES: Chair Switzer called for a motion to approve minutes of meeting of September 12, 2022.

→ Member St John moved, Member McCarthy seconded, unanimously carried to approve the minutes as written.

CORRESPONDENCE:

OLD BUSINESS: Member McCarthy stated he drove by 100 Fair Street to check on their progress. He noticed the applicant working outside. The applicant has since cleaned up a lot of the junk, fixed the fence and painted the buildings. Member McCarthy stated that it's looking nice.

NEW BUSINESS:

1. Name: Karen Overmyer
Address: 3 Keable Court
Tax Map#: 069.09-2-8
Zoning: Residential
Parcel Size: 75f x 160d x 0.28ac
Prop. Class: 210 – 1 Family Residential
Purpose: Install a 3ft x 57 ft chain link fence

PLANNING BOARD MEETING MINUTES – December 12, 2022

Presentation/discussion:

Chair Switzer invited Mr. Moore, who is representing the applicant, Mrs. Overmyer, to address the Board. Mr. Moore indicated he would like to extend the fence from the side of her house out to within the legal limits of the front variance. The fence will be a 3ft high by 57ft long chain link and will end 4ft from the curb.

A brief discussion took place regarding the Village of Brockport code § 6-3 A-D. Chair Switzer read the provisions applicable to residential districts. Member St. John inquired why they wanted to add the fence. Mr. Moore replied, "Good fences make good neighbors". Mr. Moore also noted that Steve Speed will be putting in the fence.

MOTION: Chair Switzer called for a motion:

- ➔ Member McCarthy moved, Member St. John seconded, unanimously carried to approve the application of Karen Overmyer for 3 Keable Court for a 3ft chain link fence.

Chair Switzer congratulated Mr. Moore.

OTHER BUSINESS - DISCUSSION: A brief discussion took place regarding the vacant Planning Board member position and if we have received any interest.

UPCOMING REGULAR MEETINGS/DEADLINES (only upon application):

Meeting: Monday, January 9, 2023 – 6 pm Deadline: December 27, 2022 - Noon

Meeting: Monday, February 13, 2023 - 6 pm Deadline: January 31, 2023 - Noon

ADJOURNMENT:

- ➔ Member McCarthy moved, Member St. John seconded, unanimously carried that the meeting be adjourned at 6:15 pm.

Theresa Weed, Clerk



VILLAGE OF BROCKPORT

PLANNING BOARD APPLICATION

127 Main St, Brockport, New York 14420
Phone:(585)637-5300 ext.114 Fax: (585)637-1045
Website: www.brockportny.org

Change of Use: <input type="checkbox"/>	Fence: <input type="checkbox"/>
Subdivision: <input type="checkbox"/>	Site Plan: <input type="checkbox"/>
Other: <u>Add Driveway</u>	

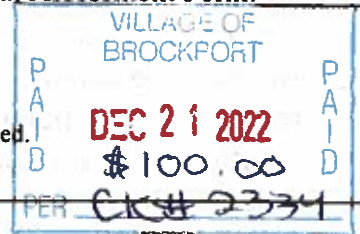
Meeting Date: 2/13/23 6 p.m.

Date Submitted: 12/21/22

Application Fee: \$ 100.00

Plans/Supporting Documents (10 sets): _____

Environmental Assessment Form: _____



Please note:

Applicant (or representative) 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: 6-8 Utica Street, Brockport, New York 14420

Tax Map Parcel #: 068.52-3-5

Parcel Size: 88.50 width 80.70 depth

Property Zoning District: 00002

Property Class: 3 Family Residential (230)

Present Use of Property: Residential

Proposed Use of Property: Residential

Flood Zone: Yes No Historical designations? Yes No Building permit required? Yes No

Description of Proposal :

Add driveway on Utica Street and create a curb cut/apron for road access. Add grass on partial part of old driveway to replace greenery lost from the addition of the new driveway.

Description of Any Planned Remodeling:

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.

Kristy Gallo
Applicant Signature

[Signature]
Owner Signature

Kristy Gallo
Applicant Name Printed/Typed

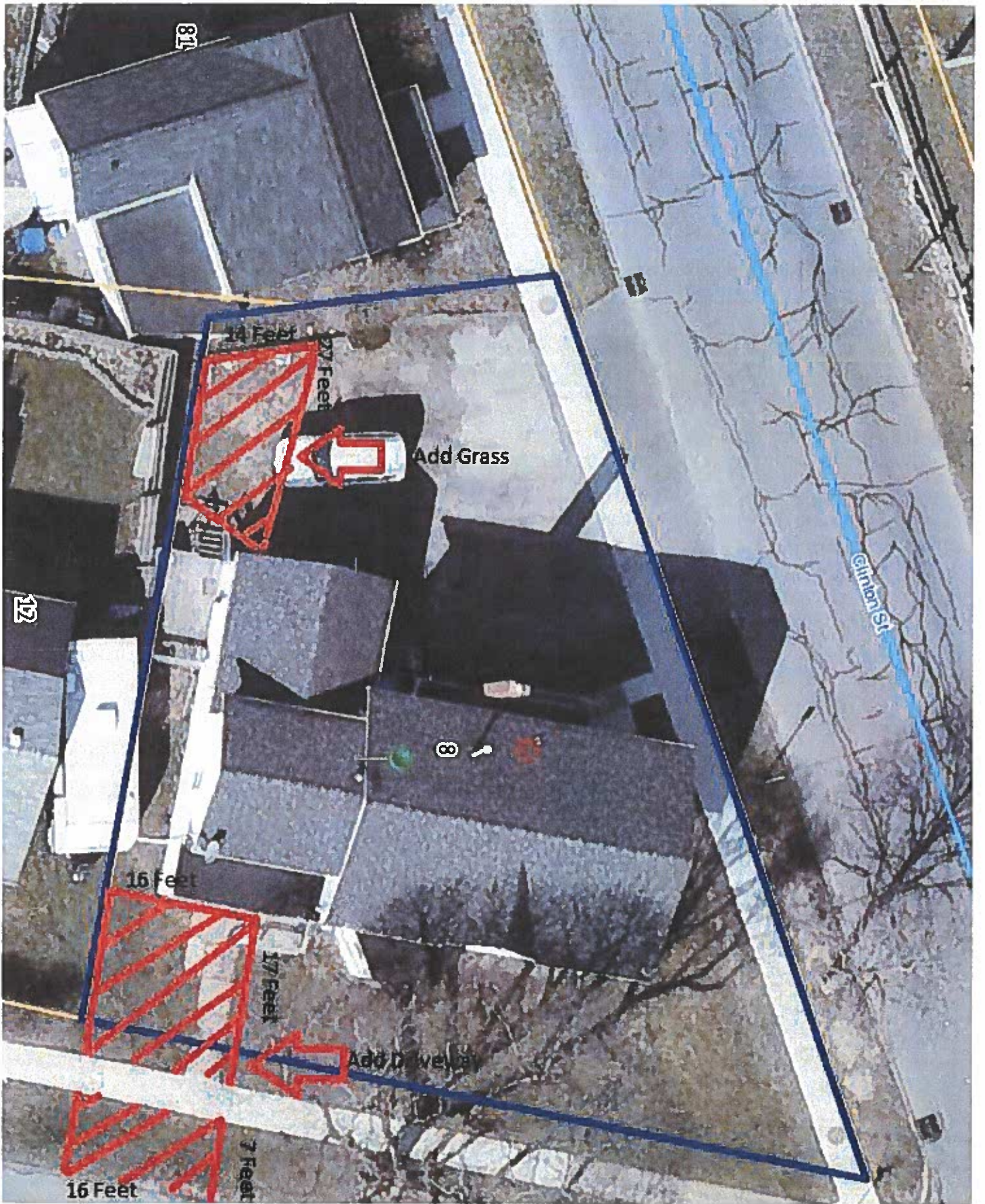
Christopher T. Wilcox
Owner Name Printed/Typed

Street _____ City _____ State _____ Zip _____

Street _____ City _____ State _____ Zip _____

Phone # _____ E-mail _____

Phone # _____ E-mail _____





VILLAGE OF BROCKPORT PLANNING BOARD APPLICATION

127 Main St, Brockport, New York 14420
Phone: (585) 637-5300 ext. 114 Fax: (585) 637-1045
Website: www.brockportny.org

Change of Use: <input type="checkbox"/>	Fence: <input type="checkbox"/>
Subdivision: <input type="checkbox"/>	Site Plan: <input checked="" type="checkbox"/>
Other: _____	

VILLAGE OF BROCKPORT
PAID
JAN 30 2023
\$ 300.00
PER \$ 1168.00

Meeting Date: Feb 13, 2023 6 p.m.
Date Submitted: 1/23/23
Application Fee: \$ 300.00
Supporting Documents (10 sets):
Environmental Assessment Form: _____

Please note:

Applicant (or representative) 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: 180 SOUTH AVE BROCKPORT NY 14420

Tax Map Parcel #: 069.17-2-9.1

Parcel Size: 300' width 300' depth

Property Zoning District: _____

Property Class: _____

Present Use of Property: OPEN/WOODED LOT

Proposed Use of Property: MULCH/TOPSOIL YARD

Flood Zone: Yes No Historical designations? Yes No Building permit required? Yes No

Description of Proposal :

WE ARE PROPOSING TO USE ROUGHLY 2 ACRES OF WOODED/OPEN LAND
NEET TO THE BUILDING AT 180 SOUTH AVE FOR A MULCH AND TOPSOIL
PROCESSING AREA. WE WILL ALSO ALLOW FREE GARDEN WASTE ^{DUMP SITE} FOR
MUNICIPALITIES.

Description of Any Planned Remodeling:

NO BUILDINGS OR STRUCTURES ARE PROPOSED. LOT WILL BE CLEANED/CLEARED
TO IMPROVE CURB APPEAL AND TO ALLOW FOR PROCESSING OPERATIONS

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.

[Signature]
Applicant Signature

Owner Signature

AARON BOWEN
Applicant Name Printed/Typed

Owner Name Printed/Typed

Street City State Zip

Street City State Zip

Phone # E-mail

Phone # E-mail

Review submission requirements & deadlines prior to submitting

Updated 6/6/19 bk



- = Location of material stockpile
- = Truck Route
- = Screening Equipment

All Traffic existing the yard will head East towards Owens Road

Location of double sided material bins to store materials

Initial Yard - 2.25 Acres

Earthtech Developers Shop and Earthborn Materials Office

Yard will be cleared, cleaned and improved to stage materials neatly

Measure distance
 Click on the map to add to your route
 Total area: 97,974.74 sq ft (2,552.86 m²)
 Total distance: 1,317.37 ft (401.64 m)

180 South Ave, Brockport, NY 14420



Earthborn Materials, LLC

Cultivating Truly Recycled Materials.
Landscape and Construction Products From The Earth.

BUSINESS PLAN 2023

EXECUTIVE SUMMARY

Earthborn Materials, LLC is a landscape and construction material processing company specializing in turning green waste into mulch, topsoil, and compost by turning recycled construction waste into usable products.

COMPANY OVERVIEW

- **Company Summary:**

Our mission is simple. Together we will change the way construction spoils and green wastes are disposed of. By re-using these products, we can help eliminate unnecessary trips to the landfill and undesirable bury pits.

- **Vision Statement:**

Our vision is to find a use for green waste products and be able to save local businesses and homeowners money while providing them a product that is more sustainably created.

- **Company Description and History:**

Earthborn Materials, LLC is a joint venture company created to solve a problem of where construction spoils ended up at the end of a commercial project. There are two companies who will collaborate on this venture: Residential Excavating, LLC, and Earthtech Developers, LLC. Residential Excavating is an excavation, and land clearing company who has a need to get rid of green waste especially tree grindings and topsoil. Earthtech Developers, LLC a commercial sitework company who had a need to get rid of construction spoils and topsoil. In late 2022 the two companies came together to figure out if they could solve this problem. The solution was a material processing yard located at Earthtech Developers shop in Brockport NY. By utilizing specialized shredding, and screening equipment to turn construction waste into usable products to be resold in both retail and wholesale markets. These products will include landscape mulch, screened topsoil, compost, and structural fill.

- **Management Team:**

Nate Crofoot- 33.33% General Partner of Earthborn Materials

Ryan Diehl- 33.33% General Partner of Earthborn Materials

Aaron Bower- 33.33% General Partner of Earthborn Materials

Earthtech Developers, LLC will have 66.66% vested interest in Earthborn Materials, LLC (Owned by Aaron Bower and Ryan Diehl, both 50% owners)

Residential Excavating, LLC will have a 33.33% vested interest in Earthborn Materials, LLC (Owned by Nate Crofoot, 100% owner)

- **Locations and Facilities:**

Our market is tailored to the Greater Rochester, NY area where the economy is strengthening, and opportunity is abundant. Earthborn Materials, LLC will be based out of 180 South Ave, Brockport NY, 14420 and will maintain a 5-acre processing yard.

The property at 180 South Ave is currently home to Earthtech Developers and will be cleared and leveled to stage the operation. Special attention will be aimed towards improving the overall appearance and cleanliness of the property. Currently there are dead trees and piles of debris that will be moved and cleaned to make way for the processing operation all the while improving the curb appeal of the property.

PRODUCT DESCRIPTION

- **Opportunity:**

By utilizing spoils that come off our projects, we will be able to decrease the cost of our raw material. After screening and processing these raw materials, we will be able to sell the products. Furthermore, with the right processing operation we will be able to produce a premium product for a premium price all while leveraging equipment and personal that already exist within Earthtech Developers and Residential Excavating's organizations. Earthborn Materials will aim to sell 80% wholesale and 20% retail, focusing on selling to businesses who resell these products. Currently (15 days into the 2023 season) we have 2,500 CY of raw material on the ground ready to process.

- **Key Participants:**

Residential Excavating and Earthtech Developers currently employ the same CPA firm, Robert's Accountings CPA's PC. Robert's Accounting will be responsible for new business formation, sales tax returns, and income tax returns.

Residential Excavating and Earthtech Developers also currently employ the same insurance company VanParys Associates. An insurance company who is familiar with both affiliate companies is key to ensuring Earthborn Materials, LLC is properly insured.

Residential Excavating and Earthtech Developers will be keys to the success of the operation. Startup costs will be minimized by leveraging the current equipment and employee infrastructures at both businesses. Between the two companies we have access to 11 employees, 2 wheel loaders, 12 excavators, 3 bulldozers, 1- 100CY walking floor trailer, 3 dump trucks, and countless other pieces of equipment.

- **Pricing and Production:**

Pricing:

Our prices will be based on current market pricing. A breakdown of our major three products are as follows:

- Earthborn Premium Ground Mulch
 - Wholesale - \$26/ CY plus delivery and sales tax
 - Retail - \$35/ CY plus delivery and sales tax
 - Total cost for production - \$11/ CY
- Earthborn Premium Screened Topsoil
 - Wholesale - \$30/ CY plus delivery and sales tax
 - Retail - \$38/ CY plus delivery and sales tax
 - Total cost for production - \$7/ CY
- Earthborn Premium Compost
 - Wholesale - \$32/ CY plus delivery and sales tax
 - Retail - \$39/ CY plus delivery and sales tax
 - Total cost for production - \$9.50/ CY

Production:

- 2023: Our goal is to produce and sell 10,000 CY of wholesale products
 - $\$29.33$ (Ave. Price) - $\$9.16$ (Ave. Cost) X 10,000 CY = $\$201,700$ Profit
- 2024: Our goal is to produce and sell 30,000 CY of wholesale products
 - $\$29.33$ (Ave. Price) - $\$9.16$ (Ave. Cost) X 30,000 CY = $\$601,700$ Profit
 - Our additional goal is to lower the cost of production by $\$1.50$ /CY through refining our processing operation.
 - As we grow the operation we will hire a full time yard manager



Market Segmentation:

1. Our niche is to sell to garden centers and resellers by providing a one stop shop for mulch, topsoil, and compost on a wholesale level. Currently these products are most often purchased from 2-3 different vendors. Thus, cutting down on coordination and saving money.
2. We would also serve as a hub where local landscape contractors can rely on quick and efficient service to keep their projects moving forward. To continue with the one-stop-shop mindset for landscapers, we will stock other products to resell such as crusher run products, decorative stone, and washed stone. These are products that landscapers need on a small scale but are not often readily available to them. We would serve as the bridge between large contractors and small contractors since we have the large dump trucks and other equipment to stock these products in bulk.
3. By utilizing a slow speed shredder to grind miscellaneous debris, we will offer a dump site location for trees, brush, and other woody debris from contractors and homeowners. We would charge a small tipping fee to cover our costs of separating these materials into our raw material piles. We would offer a free dump site for local municipalities to get rid of their leaves, brush, and tree debris, and other green waste.

Competition:

Competition in our region is limited. The reason that most people cannot just open up a material processing company is because they cannot afford the outrageous start up costs required by a processing and screening operation. By leveraging our existing equipment fleet we have been able to reduce our start up costs by upwards of \$450,000.

- **Topsoil:** In the greater Rochester area there are only two notable screened topsoil sources for wholesale topsoil. There are 10-12 businesses who resell topsoil, these companies will be our intended customers. Leveraging our industry knowledge of commercial construction, our topsoil will be tested by an independent testing laboratory to ensure that it can be used not only on residential projects but also commercial projects as well as to certify it meets the organic requirements needed to grow grass and plants.
- **Compost:** In the greater Rochester area there is only one notable source who sells wholesale compost. Our compost will be registered with the US Composting Council and the NYS DEC upon testing and inspection. Currently local businesses are buying compost from companies as far as New Jersey. Our goal is to reach out to local engineering firms to get our compost product written into the specifications for local civil/sitework projects. This means that our compost product would be the basis of design for soil mending operations as it relates to planting soil, bioretention soil, and sports field construction.
- **Mulch:** Currently there are no notable mulch producers in the Rochester area. Most local resellers of mulch are buying their products from Buffalo, NY or the Fingerlakes Region. In addition to saving our customers money on the product, Earthborn Materials will be able to save our customers additional costs such as freight all the while providing them with better service. Garden centers such as Sarh's Garden Center, Sensing's Landscape supply, Van Putte's Garden Center, and Cardinal Lawn and Landscape will be our main target market.

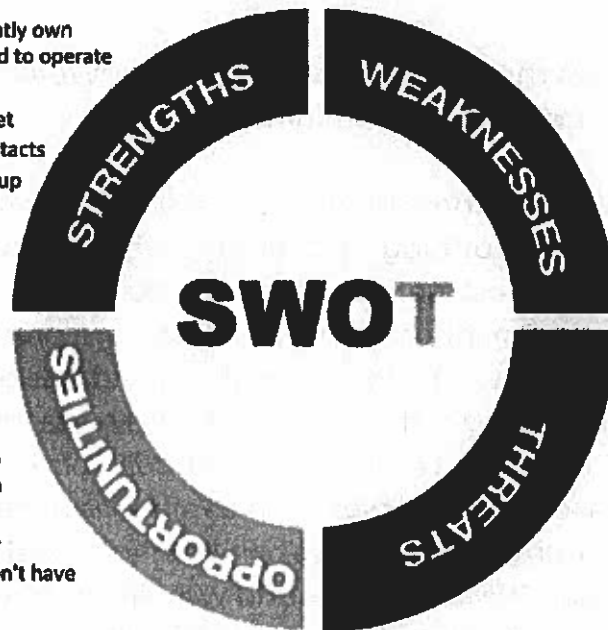
SWOT Analysis:

The SWOT analysis shows that our Strengths are great, Weakness' are scarce, Opportunities are vast, are Threats are minimal.

The green waste recycling business offers many advantages to our two existing businesses which is our biggest strength. We can reduce our level of risk and reduce our initial investment because all equipment and personal needed to initially operate Earthborn Materials (EBM) are present through our current businesses, Earthtech Developers (ETD) and Residential Excavating (RE). We will leverage site construction slow seasons to keep workers at ETD and RE employed and working longer. This is attractive to employees because seasonal businesses such as sitework often come with layoffs. These layoffs for current employees can be minimized or even eliminated. In order to get EBM off the ground we will not have to hire new employees and commit to keeping them busy. We will utilize downtime that we often face in ETD and RD due to slow days and lulls that are found in between construction jobs to screen and process material. Furthermore, all the products we are going to sell at Earthborn will be products that we will utilize on our current construction jobs at ETD and RE. This will lower our costs for our respective businesses all the while guaranteeing revenue for EBM. We have countless industry relationships and contacts that we will leverage for mulch and topsoil sales. Because we do not have to hire new employees or buy the secondary equipment such as excavators, grinder, loaders, we will only have to buy screening equipment allowing us to begin to process material almost immediately.

Although the success of EBM is certain, in a worst-case scenario, ETD or RE will have an in house use for this screening equipment aside from the potential return on the Earthborn Material side. Moreover, ETD or RE could afford to buy a trommel for its own in house use regardless of external sales. In our opinion these competitive advantages make this a very low risk business venture. (Shown below is our initial SWOT analysis)

- Affiliate business currently own most equipment needed to operate
- Good location
- Knowledge of the market
- Many local industry contacts
- Low cost for initial startup



- Time in business
- Some competition
- Additional labor needed
- Some startup capital required

- High profit margins
- Retail sales opportunities
- Cheaper materials for in house use
- Use for down time labor
- Yard space that most don't have

- Weather Conditions
- Economy Fluctuation
- Industry Volatility
- Competition

OPERATING PLAN

- **Payment:**

Our standard payment terms for wholesale sales will be NET 30-day payments. Retail sales will use a point of sales system to accept payments instantly. Landscapers will be given NET 30 day payment terms on a case by case basis upon filling out a credit application.

- **Safety:**

All Earthborn Material's employees will be at minimum OSHA 10 certified and will receive training on all equipment involved with the operation. Van Pary's Associates will be our insurance company for this operation.

- **Equipment:**

We will utilize the following equipment:

- **Peterson Pacific 4700B horizontal grinder**- currently owned by RE will used to produce 1st and 2nd grindings which will be screened to usable mulch sizes.
- **Komptech Ciribus 2800 Trommel Screen**- will be fitted with a ½” punch plate screen and will screen topsoil, compost, and mulch. (Sourced but not purchased)
- **McClusky 621 Trommel Dye Unit**- Currently owned by ETD and RE will be utilized with a dye pump to color mulch in colors such as black, brown, and red.
- **Komptech Terminator 5000S Slow Speed Shredder**- Will be utilized to grind brush, and leafy debris into a product that can be screened for mulch or turned into compost. (Sourced but not purchased)
- **3.5 CY Pay Loader** – Currently owned by ETD and RE will be used to load trommel and grinder.
- **350 Excavator (90,000 LB)** – Currently owned by ETD and RE and will be used to load and separate materials.
- **Stationary and Radial Stacker** – Currently owned by ETD and RE and will be used to stack and sort materials.
- **100 CY Tractor and Trailer** – Currently owned by RE will be used to bring in raw materials and deliver bulk products.
- **Small Dump Truck** – Currently owned by ETD will be used for local retail delivery.

- **Key Customers:**

Garden Centers and large accounts will be our primary focus during 2023/2024 seasons. We currently possess all the tools and equipment to bulk sell our products. We will have bins of products in front of our building where retail customers can purchase products. These retail customers will be a mix of homeowners and small landscape businesses.

- **Facilities:**

180 South Ave Brockport NY 14420 will be our production yard and future retail space. Retail during the 2023/2024 season will be limited to appointments and scheduled deliveries only. Accounts receivable and accounts payable will be run through Earthtech Developers office at that same location.



MARKETING AND SALES PLAN

Branding:

We will carefully align our brand with the advantages of a greener way of producing usable products from green waste and construction debris. We will show how waste materials can come off one job and be screened and processed to be used on another commercial or residential job. Our brand will be synonymous with premium products. We will do this by ensuring that our production assembly line will be conducive to creating premium products. This will set us apart in the marketplace. Not only do we possess the knowledge to produce these products, but our affiliated companies also have the knowledge of the final use of these products. We will leverage this knowledge to create premium products that perform exactly how they are intended to.

Marketing Activities and Sales Strategy:

When asking ourselves “what do our customers want” everything became clear. It is SIMPLE: our customers want a better product, a cheaper price, and most of all faster delivery. We offer all three. Our marketing strategy is to utilize modern social media to show our customers that we can deliver on all of their expectations and needs.

We will first market to local garden centers and landscapers. Due to our lower raw material cost our goal is to be able to sell a premium product for a few dollars less than our competition. The main advantage for these local businesses is that not only will they save money on the product, they will save money on freight which has almost doubled over that last year and a half. This is our biggest advantage locally.

We will create prices lists and brochures that we can hand deliver to these businesses on top of being branded on social media. We will be transparent on pricing on our website, and you will be able to order mulch just as you would order online clothing. By inputting your billing information and delivery address you can order mulch retail or wholesale directly online with a modern POS system. Most of our competitors do not offer this.

FINANCIAL PLAN

START-UP COSTS (Year)				
Earthborn Materials, LLC		1/15/2023		
COST ITEMS	MONTHS	COST/MONTH	ONE-TIME COST	TOTAL COST
Employee Salaries and Insurance	4	\$4,200.00	\$0.00	\$16,800.00
Processing Yard Rent (5 Acres)	12	\$500.00	\$0.00	\$6,000.00
Advertising/Marketing/Website	12	\$400.00	\$0.00	\$4,800.00
Equipment Rental	4	\$8,000.00	\$0.00	\$32,000.00
• Payloader 3CY Bucket				
• Excavator for Raw Material				
• Peterson Grinder				
• Conveyor Stacker				
• 100 CY Trailer and Truck				
• Dye Trommel				
Komptech Ciribus 2800 Trommel	0	\$0.00	\$95,000.00	\$95,000.00
Komptech Slow Speed Shredder	0	\$0.00	\$55,000.00	\$55,000.00
Insurances	12	\$500.00	\$0.00	\$6,000.00
Bank, Interest, and Other Fees	12	\$200.00	\$3,500.00	\$5,900.00
Professional Services - Legal, Accounting, Payroll	12	\$150.00	\$2,500	\$4,300.00
Safety Plan and Safety Equipment	12	\$50.00	\$500.00	\$1,100.00
Cash-On-Hand (Working Capital)	12	\$0.00	\$10,000.00	\$10,000.00
Miscellaneous	12	\$650.00	\$1,000.00	\$8,800.00
ESTIMATED START-UP BUDGET		78,200.00	167,500.00	\$216,900.00

Start-Up Costs:

Above is a list of first year startup costs. Please note that employee and equipment required for screening and processing will not have to be run every month of the year, this is reflected in the table above. According to production charts of our screening equipment, in order to process our current goal of 10,000 CY it will take approximately 20 days of processing. We have allotted for three times that in labor and equipment in order to move material stockpiles and establish a baseline for our operating procedure. Our 2024 goal is to reduce the time involved with our operation through increased efficiencies in operation.

Items in blue are already owned by affiliated companies, Residential Excavating and Earthtech Developers. These pieces or like pieces of equipment will be purchased outright by Earthborn Materials by 2027, until then they will be rented by Earthborn Materials for a reduced rate. Items above in red are essential pieces of equipment that Earthborn Materials will need to own in order operate that we don't currently own. These two items are already sourced, we will be seeking financing for these items.

VILLAGE OF BROCKPORT PLANNING BOARD APPLICATION

127 Main St, Brockport, New York 14420
Phone: (585)637-5300 ext.114 Fax: (585)637-1045
Website: www.brockportny.org

Change of Use: _____	Fence: _____
Subdivision: _____	Site Plan: _____
Other: _____	

Meeting Date: Feb 13 6 p.m.
Date Submitted: 2-1-2023
Application Fee: \$ _____
Plans/Supporting Documents(10 sets):
Environmental Assessment Form: _____

Please note:

Applicant (or representative) must attend meeting(s).
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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: 60 Holley St and SW corner of Erie/Utica St's
Tax Map Parcel #: 068.60-3-14 **Parcel Size:** 92 width 162 depth
Property Zoning District: Residential **Property Class:** 612 School
Present Use of Property: _____ **Proposed Use of Property:** Driveway expansion
Flood Zone: Yes No **Historical designations?** Yes No **Building permit required?** Yes No

Description of Proposal :
Expand parking lot w/ drainage north to manhole on Eric St. The increase would be approx. 660 SF & would include a gate on Eric St (Exit only)

Description of Any Planned Remodeling:
It will include a catch basin on the west end that will connect to the storm sewer on Eric St.

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.

Christopher T. Johnson
Applicant Signature

Christopher T. Johnson
Owner Signature

Christopher T. Johnson
Applicant Name Printed/Typed

Christopher T. Johnson
Owner Name Printed/Typed

Street _____ City _____ State _____ Zip _____

SAME
Street _____ City _____ State _____ Zip _____

Phone # _____ E-mail _____

SAME
Phone # _____ E-mail _____

Review submission requirements & deadlines prior to submitting



Established 1983 • Grades: Kindergarten - Twelve

Christopher T. Johnson, Principal

February 1, 2023

Dear Board Members:

The attached documents describe the parking lot expansion we would like to do at Cornerstone Christian Academy. We need to expand the lot for our daily needs, but it also serves as an additional lot that we open for events such as the Brockport Summer Arts Festival.

We currently have twenty-eight parking spaces, and the expansion would give us a total of forty-nine spaces, not quite doubling our capabilities. This change would also make times when we have more than one event in the school, such as an overlap with Scout Troup 111 and the Brockport Community Orchestra, both of whom meet in our building.

An additional part of our proposal would be to add a one-way exit onto Erie St. This would be gated in order to avoid people trying to cut the corner.

Please consider our proposal. If approved, we would like to have it completed as soon as possible. We hope to have the lot increase done before school resumes in September. If we need to, we can hold off on the additional curb cut, but we do believe that would enhance the project's benefits significantly.

Please contact me as needed. Thank you for your consideration.

Sincerely,

From: Dan Verace <dverace@brockportny.org>
Sent: Tuesday, January 10, 2023 7:32 AM
To: cornerstoneca@aol.com
Subject: Parking Lot Expansion

Chris,

Here is a list of my recommendations for the storm sewer materials:

- 24" Square Stock Catch Basin x 4'-6" Deep (<https://www.kistner.com/catch-basins/>)
- 8" Black Corrugated pipe with smooth lined interior
- Type S Mortar
- #9 Frame and Grate [https://www.ejco.com/am/en/products/drainage-grates-frames-curb-inlets?uom=&pagesize=24&pagenum=1&langcode=en_us&productregion=100&sortdirection=desc&defaultsort=score&gridlayout=block&q=&aid=&an=&firstSearch=false&state=&a_="](https://www.ejco.com/am/en/products/drainage-grates-frames-curb-inlets?uom=&pagesize=24&pagenum=1&langcode=en_us&productregion=100&sortdirection=desc&defaultsort=score&gridlayout=block&q=&aid=&an=&firstSearch=false&state=&a_=)

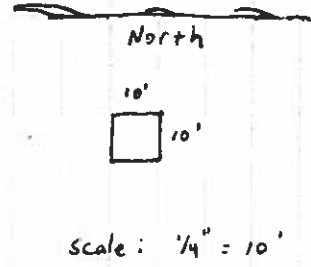
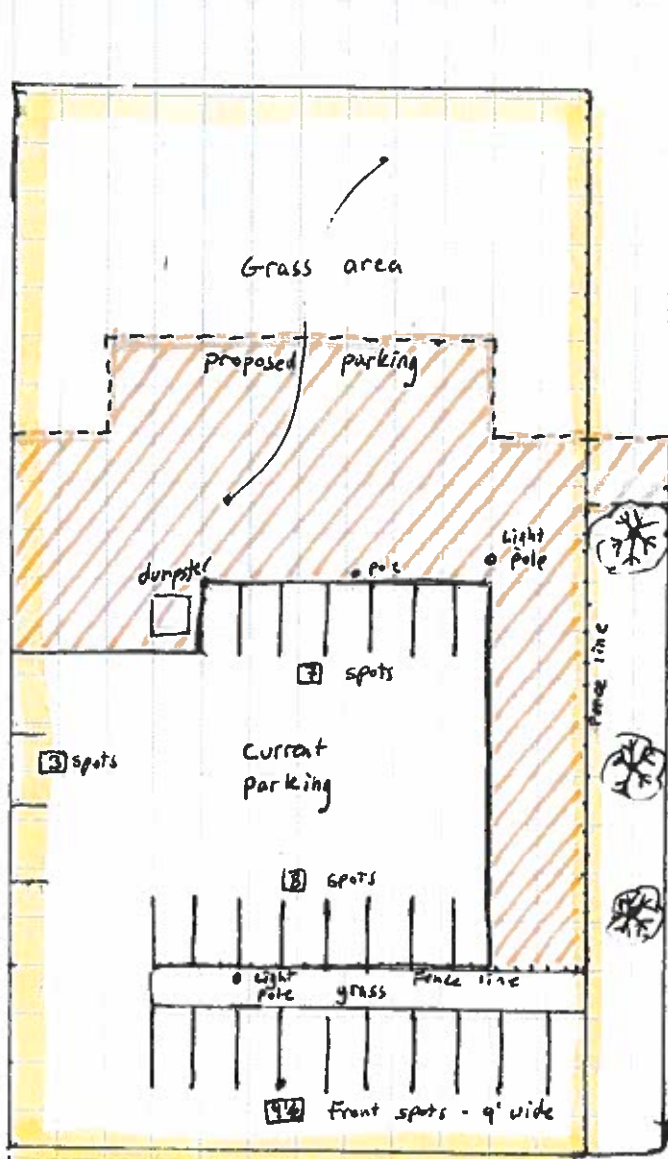
Let me know if you have any questions. Once your project is approved let me know as well so we can perform the curb cut and schedule the work for the villages side of things as well.

Thanks,

Dan Verace

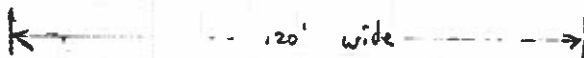
Superintendent of Public Works
Village of Brockport
38 East Ave. DPW Office
127 Main St. Mailing & Billing Address
Brockport N.Y. 14420
DPW Office Phone [585-637-1060](tel:585-637-1060)
DPW Fax Number [585-637-1062](tel:585-637-1062)

Cornerstone Christian Academy
Current parking lot



ERIE STREET

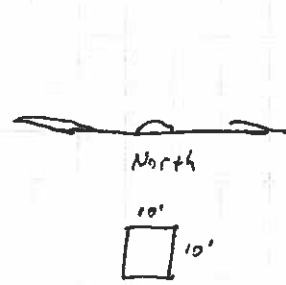
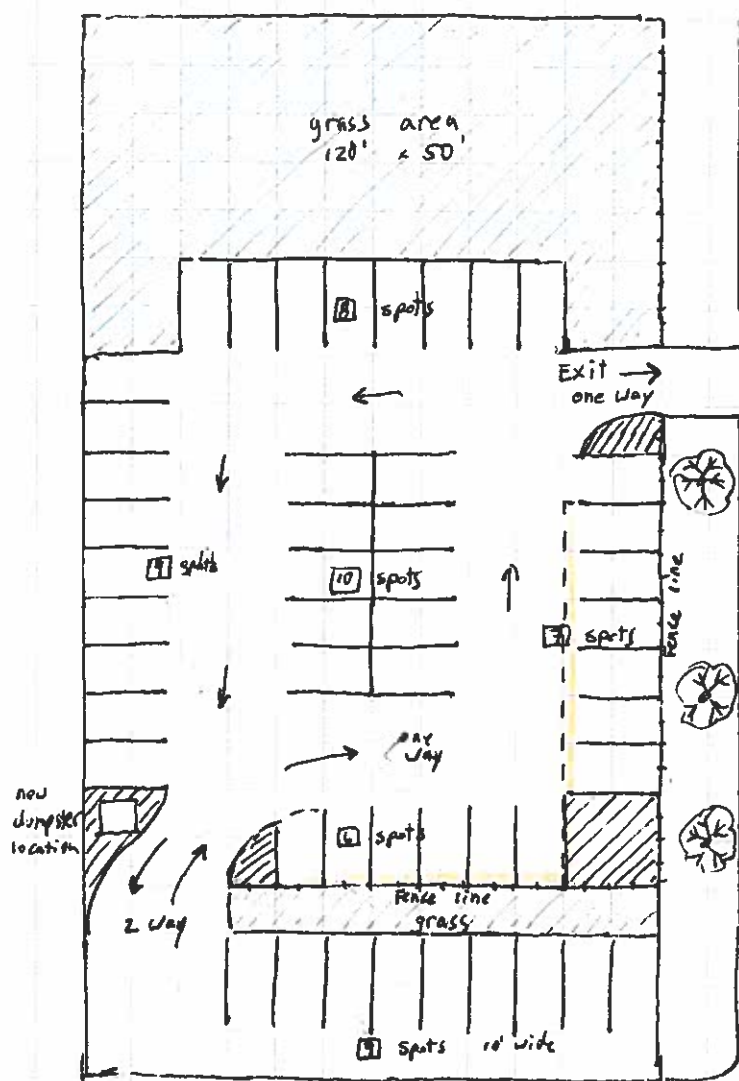
UTICA STREET



- 9 1/2 marked front spots
- 10 marked rear spots
- 27 spots plus middle

67.67 ✓
12-28-2021

Cornerstone Christian Academy proposed parking lot



scale: $\frac{1}{4}'' = 10'$

UTICA STREET

ERIE STREET

- ⑨ Front spots
- ④⑩ rears spots
- ④⑨ total spots

sq. yard
12-20-2021

