

**Village of Brockport
Planning and Zoning Board of Appeals
Meeting Agenda
Monday, August 11, 2025, 6 pm**

MEETING AGENDA

CALL TO ORDER / PLEDGE / ROLL CALL:

APPROVAL OF MINUTES: July 14, 2025

CORRESPONDENCE:

NEW BUSINESS APPLICATIONS:

PLANNING BOARD

1. Applicant: Scott Harter on behalf of Christ Community Church
Address: 36 Coleman Creek Rd
Tax Map #: 068.20-1-5
Zoning: N - Neighborhood Use District
Parcel Size: 300f x 280d x 2ac
Prop. Class: 620 – Religious
Purpose: Site Plan Review Continued

2. Applicant: James Ritzenthaler on behalf of Tasty Hut Northeast, LLC
Address: 63 North Main St
Tax Map #: 068.44-2-13
Zoning: MS – Main Street Use District
Parcel Size: 1.15ac
Prop. Class: 452 – Neighborhood Shopping Center
Purpose: Subdivision

3. Applicant: Aras Property Group LLC on behalf of Loyal Nine Holdings, Inc
Address: 41 Clark Street
Tax Map #: 068.52-1-16
Zoning: MN – Mixed Neighborhood Use District
Parcel Size: 1.27ac
Prop. Class: 210 – 1 Family Residence
Purpose: Site Plan

ADJOURNMENT:

UPCOMING REGULAR MEETINGS/DEADLINES (only upon application):

Meeting: September 8, 2025 - 6 pm

Deadline: August 26, 2025 – Noon

No Meeting: October 13, 2025

Holiday

Meeting: November 10, 2025 - 6 pm

Deadline: October 28, 2025 – Noon

--Unapproved--

**Meeting of the Village of Brockport Planning/Zoning Board of Appeals
Conference Room, Municipal Building, 49 State St, Brockport, NY
Monday, July 14, 2025, 6:00 p.m.**

PRESENT: Planning Board Chair Molly Gaudioso, Zoning Board of Appeals Chair Robert Duff, Member Lyle Stirk, Member Brandon St. John, Member Charles Switzer

ALSO PRESENT: CEO Chad Fabry, Assistant CEO Carol McNees, Mike Menear, Scott Koelle, Village Board Liaison Don Roberts, Wendy Dunham, David Couchenour, Kevin Jenkins, Fred Webster, John Freel, Scott Harter, Bridget Cook, Esq, Don Highlander, Jo Matela, Mike Warren, Jenna Tatar, Mark Rennie, Ryan McGinnis, Doni LaRock, Mark DuPre', Benjamin Martin, Daniel Hinkley, Mike Hayes, Ben Goldstein, Laurie Koelle, Gabriel Koelle, Diane DuPre', Jean Warren, Kayla Metz, Gerald Klafehn

EXCUSED:

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

REVIEW OF MEETING MINUTES: Chair Gaudioso called for a motion to approve the minutes of May 12, 2025.

➔ Member St. John moved, Member Switzer seconded, unanimously carried to approve the minutes of May 12, 2025, as submitted.

OLD BUSINESS: None

CORRESPONDENCE: None

NEW BUSINESS:

PLANNING BOARD (PUBLIC HEARING)

1. Applicant: Christ Community Church
Address: 36 Coleman Creek Rd
Tax Map #: 068.20-1-5
Zoning: N - Neighborhood Use District
Parcel Size: 300f x 280d x 2ac
Prop. Class: 620 – Religious
Purpose: Site Plan Review Continued

PRESENTATION/DISCUSSION:

Chair Gaudioso reviewed the application and opened the public hearing.

Public Comment:

PLANNING / ZONING BOARD OF APPEALS – JULY 14, 2025

- Member Stirk moved, Member Duff seconded, unanimously carried that the regular meeting be closed, and the public hearing be opened at 6:03 pm.

Fourteen area residents - Bridget Cook, Esq, Don Highlander, Jo Matela, Mike Warren, Jenna Tatar, Mark Rennie, Ryan McGinnis, Doni LaRock, Mark DuPre', Benjamin Martin, Daniel Hinkley, Ronald Lawrence, Rachel and Shawn Rettig approached the Board to express their support or concerns related to: noise levels, intensity of use, parking, privacy, resale impacts, side setback, increased traffic, and aesthetics.

No further public comments.

- At 6:31 pm, Member Stirk moved, Member Switzer seconded, unanimously carried that the public hearing be closed, and the regular meeting be reopened.

Continued Board discussion on application:

A discussion ensued regarding trees, elevations, parapets, height restrictions, and parking area landscaping.

Chair Gaudioso invited the applicant's representatives to respond.

Scott Harter (Professional Engineering Group) addressed concerns about trees in the northwestern corner, noting that due to a retaining wall and planned street realignment, trees located in the Village right-of-way are marked for removal. Chair Gaudioso clarified that any tree removal in the right-of-way must be approved by the Village Board. Scott Harter explained that major utilities, including a public water main and storm sewer discharging into a southeast wetland, limit alternative building locations. Additionally, Coleman Creek Road runs through the site to Allen Street and is used by school buses and other traffic, further constraining layout options.

Don Highlander (Architect) addressed building height and fire safety. The proposed building will be under the 35-foot height limit and constructed of metal with a stone façade. The existing building will be sprinklered per NYS Building Code when converted to children's classrooms. He stated that, given the site constraints, the proposed layout is the most practical after years of planning.

Chair Gaudioso requested the following items before further Board action:

- 1) Landscaping plan for parking area, including island trees, showing code compliance.
- 2) Final building elevations.
- 3) Photometric lighting plan.
- 4) Landscaping plan showing compliance with tree requirements.
- 5) Clarification on proposed right-of-way changes and tree removal.

Chair Gaudioso excused herself from the meeting and Chair Duff resumed.

Chair Duff invited further board comments. Member Stirk raised sound damping concerns, Chair Duff reiterated the site's three major constraints, and Member Switzer suggested exploring a 5-foot shift in building placement.

PLANNING / ZONING BOARD OF APPEALS – JULY 14, 2025

OTHER BUSINESS: None

MOTION:

Chair Duff made a motion to adjourn and table this application pending a future meeting. Member Switzer moved, Member St. John seconded, unanimously carried that the meeting be adjourned at 6:59 pm.

UPCOMING REGULAR MEETINGS/DEADLINES (only upon application):

Meeting: August 11, 2025 – 6 pm	Deadline: July 29, 2025 – Noon
Meeting: September 9, 2025 - 6 pm	Deadline: August 29, 2025 – Noon

Theresa Weed, Clerk



VILLAGE OF BROCKPORT

PLANNING BOARD APPLICATION

127 Main St. Brockport, New York 14420

VILLAGE OF BROCKPORT Phone: (585)637-5300 ext.114 Fax: (585)637-1045 Website: www.brockportny.org

APR 30 2025

Meeting Date: 5/12/25 6 p.m.

Date Submitted: 4/29/25

Application Fee: \$ 300.00

Plans/Supporting Documents(10 sets): ENCL

Environmental Assessment Form: ENCL

PIER CK 4-6489
\$300.00

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

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: 36 COLEMAN CREEK ROAD

Tax Map Parcel #: 068.20-1-5 Parcel Size: 300 (+/-) width 280' (+/-) depth

Property Zoning District: 0 - RESIDENTIAL Property Class: RELIGIOUS

Present Use of Property: CHURCH Proposed Use of Property: CHURCH

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

Description of Proposal :

REDEVELOPMENT OF AN EXISTING LAND PARCEL TO INCLUDE DEMOLITION OF SOME EXISTING STRUCTURES AND CONSTRUCTION OF NEW IMPROVEMENTS INCLUDING A BUILDING ADDITION APPROXIMATELY 107' X 107' THAT WILL ATTACH TO THE MAIN BUILDING PLUS RELATED UTILITY IMPROVEMENTS.

Description of Any Planned Remodeling:

IMPROVEMENTS ALONG NORTH SIDE OF MAIN BUILDING AS NECESSARY TO CONNECT TO BUILDING ADDITION PLUS IMPROVEMENTS ON THE SOUTH AND EAST SIDES OF THE MAIN BUILDING IN ORDER TO DISCONNECT FROM THE EXISTING BUILDING AND DECK THAT ARE TO BE DEMOLISHED.

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.

Scott A. Harter
Applicant Signature

Bruce K...
Owner Signature

SCOTT A. HARTER, P.E.
Applicant Name Printed/Typed

Bradley R. Kahler
Owner Name Printed/Typed

7171 VICTOR-PITTSFORD RD. VICTOR NY 14564
Street City State Zip

36 Coleman Creek Rd. Brockport NY 14420
Street City State Zip

Phone # _____ E-mail _____

Phone # _____ E-mail _____

Short Environmental Assessment Form

Part 1 - Project Information

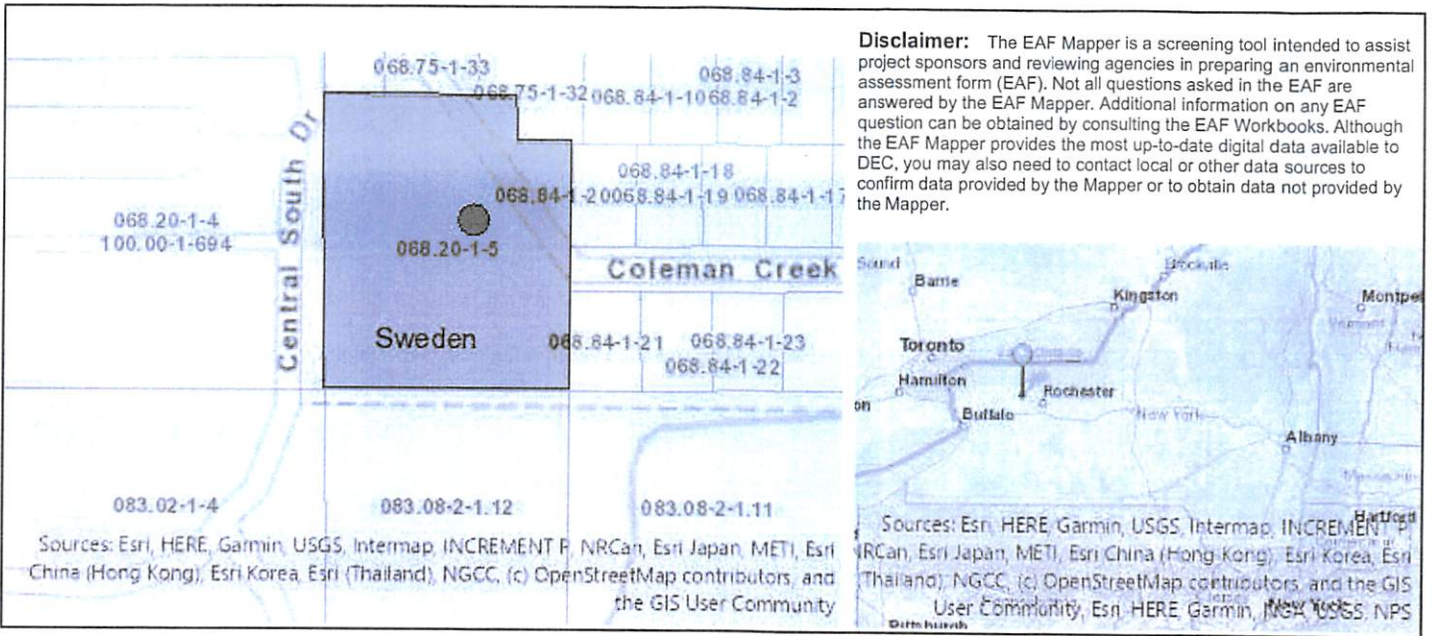
Instructions for Completing

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: CHRIST COMMUNITY CHURCH REDEVELOPMENT PROJECT			
Project Location (describe, and attach a location map): 36 COLEMAN CREEK ROAD			
Brief Description of Proposed Action: DEMOLITION OF SOME EXISTING STRUCTURES. CONSTRUCTION OF A 10,000 +/- SF BUILDING ADDITION WITH ASSOCIATED UTILITY IMPROVEMENTS.			
Name of Applicant or Sponsor: SCOTT A. HARTER, P.E.		Telephone: (585) 934-1860	
		E-Mail: PROENGINEER1@PRODIGY.NET	
Address: 7171 VICTOR-PITTSFORD ROAD			
City/PO: VICTOR		State: NEW YORK	Zip Code: 14564
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 government Agency? If Yes, list agency(s) name and permit or approval: SITE PLAN APPROVAL - VILLAGE OF BROCKPORT			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 2.04 acres	
b. Total acreage to be physically disturbed?		_____ .3 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 4.45 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" 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 checked="" type="checkbox"/> Other(Specify): RECREATION AND EDUCATION			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<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: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input 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: _____ _____	NO	YES	
	<input 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: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input 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: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



July 15, 2025

Ms. Theresa Weed, Building/Code Coordinator
Village of Brockport
127 Main Street
Brockport, NY 14420

**Re: Christ Community Church Expansion – 36 Coleman Creek Road
Site Plan Review
Tax Map No. 068.20-1-5 & 083.08-2-1.12
MRB Group Project No. 0231.18001.000 - 003**

Dear Ms. Weed,

MRB has completed a review of the revised application materials provided by Professional Engineering Group, sent to MRB Group by the Village July 9, 2025. We offer the following comments regarding the responses provided and further investigation of the site plan for the Planning Board's consideration. MRB is not able to corroborate that applicant has satisfied all the comments until a revised site plan has been submitted.

General Comments

1. Regarding the Demo Site Plan prepared by Professional Engineering Group, it is recommended that the names of sheets 1 of 3 and 2 of 3, be different to better reflect the information being conveyed. Currently both read Existing Conditions and Demo Plan, while it is assumed that this is correct for sheet 1 of 3 it appears sheet 2 of 3 is depicting the site improvements being proposed.

The numbering and naming of the sheets still needs to be revised and made consistent with the plan information.

2. As previously stated , per Village Code section 58-22B(3)(d) the parking requirement is 1 space for every 3 seats. Since the proposed sanctuary is proposing 349 seats and 5 spaces that are wheel chair accessible, totaling 354 seats, the parking requirement is 118 spaces (which includes the 5 ADA stalls required). The applicant is proposing 103 paved stalls (this includes 5 ADA stalls) with 28 stalls being identified as land banked for possible future paving, if needed. It is clearly stated in section 58-22A(2) that no requirement may be waived and must receive a variance if not able to comply. The applicant identifying the possible banked parking is stating that they would be paving these spaces if needed in the future, but it is not known if the Town of Sweden would approve that action. It is recommended that the applicant receive preliminary approval for the parking expansion in the Town of Sweden property as a condition of the site plan approval if the Land banked parking

is acceptable to the Village of Brockport Planning Board. This would ensure that the proposed land banked location would be able to develop and not require a variance.

3. Per the letter from the Town of Sweden letter addressed to the Village of Brockport Planning Board, dated May 12, 2025, all aspects of the construction phase of the project will need to be coordinated with the Town of Sweden to confirm that there are not any actions that will require prior Town approval.

This should be a condition of approval for the project. Since there are stormwater and erosion control measures that require action in the Town of Sweden, these actions should be coordinated with the Town to avoid any issues or delays.

5. It is recommended that code enforcement and the fire department review the access to the site from Allen Street and any potential issues with the proposed building addition layout.

The applicants' engineer has identified in their response letter dated May 12, 2025, that they are in talks with both entities and are working to make sure that access is sufficient.

6. If the church building is going to be operational during construction further details should be provided to address how the site will be accessed and how the building will be accessed.

There was no phasing plan or identification as to if the site will be utilized for gatherings or offices during construction. This should be addressed with the Planning Board in writing.

7. It is recommended that an Engineer's Report be provided to address the water, sanitary use per this addition and stormwater improvements. This should also address any other coordination with other agencies.

The engineer's report should address any flow data used to design the proposed RPZ to split the domestic and fire flow. There should also be information on the sanitary lateral and anticipated loading on the system. Any improvements on the storm sewer system on site and affect on drainage off site to the south should be addressed.

Demo Site Plan Comments

8. The following comments are regarding Sheet 1 of 3 5:

- a. Any vegetation to be removed during the demolition process should be clearly identified.

It is recommended that if there are to be two demolition plans (civil and landscaping) that they be labeled with different titles and page numbers.

- d. It is recommended that all areas and infrastructure to be removed be hatched or some other way depicted on the demolition plan, and anything to remain, be clearly labelled.

All infrastructure and structures to be demoed or abandoned should be clearly depicted on the site plan. The description and proposed plan are useful information but the limits of disturbance are not clearly defined for the project.

- e. Demolition notes should include all applicable requirements in Chapter 14 of the Village Local Code.

This is not included in the latest plan set.

- f. It is recommended that an asbestos report be required as part of the proposed demolition approval.

This was not part of the latest submission, nor was any correspondence regarding the Village's requirement for a report.

- g. Erosion and sediment controls should be part of the demolition plan, especially if there is exposure of bare soil.

This is not included in the latest plan set.

9. The following comments are regarding Sheet 2 of 3:

- a. It is recommended with the building addition so close to the Allen Street entrance that bollards be considered alongside the building near that entrance.

No bollards were identified on the plans. No comment was given about their exclusion or if they were considered.

- d. All easements should include the liber and page number.

Review of the proximity of the retaining wall to the neighboring property lines would most likely require a temporary easement to facilitate disturbance during construction of the proposed retaining wall. It would also be the case that the Village DPW to confirm that the retaining wall can be constructed within the Village ROW.

- f. Proposed roof leaders should be depicted and called out on the plans. If the leaders connect to the storm sewer that should be noted.

This is not included in the latest plan set.

- g. The proposed erosion and sediment control measures should be addressed:
 - i. Catch basin protection should be depicted and on the site plan and addressed in the erosion and sediment control notes.

This is not included in the latest plan set.

- ii. Stabilized access should be depicted on the site plan.

This is not included in the latest plan set.

- iii. The concrete washout should be depicted on the site plan along with the proposed staging area.

This is not included in the latest plan set.

- v. It should be noted that the stockpile is to have perimeter silt fence if not otherwise fully stabilized.

It is identified in the last note of the Demolition Plan that no soil storage pile is proposed and that all excavated soil and debris will be removed from the site. Removal of Soil should comply with MRB comment 9.g.vi.

- vi. There should be a note regarding any removal of soil being removed from the site to another location within the MS4. If the soil is to stay in the Village it should be identified where the soil will be sent and that site may be reviewed by the MS4 to make sure it is being utilized in a way that does not negatively affect the MS4.

10. The following comments are regarding Sheet 3 of 3;

- a. A detail of the dumpster enclosure should be provided for review.

This is not included in the latest plan set.



- b. The erosion and sediment control notes should include more complete guidance on when to maintain the proposed control measures and when to install the control measures.

This is not included in the detail notes provided in the latest plan set.

If you have any questions regarding any of the above comments, please contact our office.

Regards,

A handwritten signature in blue ink, appearing to read "S. Gittens".

Sherman Gittens
Associate Engineer

- c: Lance Brabant – MRB Group
Scott Mattison – MRB Group

LETTER OF TRANSMITTAL

To: Village of Brockport Planning Board
Attn: Theresa Weed
127 Main St.
Brockport, NY 14420

Date: July 22, 2025

- FOR APPROVAL
- AS REVISED
- AS REQUESTED
- INFORMATION & USE
- COMMENT/RETURN
- APPROVED AS NOTED

From: James Ritzenthaler
Civil Engineer III

Re: Tasty Hut Subdivision
63 North Main Street

Enclosed
Are:

<u>(1) Planning Board Application</u>	<u>Site plan - 250⁰⁰</u>
<u>(1) Owner Authorization Form</u>	<u>Re-Subdivide - 200.00</u>
<u>(1) Environmental Assessment Form</u>	<u>lots - 100.00</u>
<u>(1) Check</u>	<u>Public Hearing - 100.00</u>
<u>(10) Subdivision Plans</u>	<u>650⁰⁰</u>

Remarks:

Thank you.

Copies to:

Very truly yours,

P.N.: 20254125.0002

Signature James Ritzenthaler

Short Environmental Assessment Form

Part 1 - Project Information

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: 63 N. Main Street Subdivision			
Project Location (describe, and attach a location map): 63 North Main Street, Brockport, NY 14420			
Brief Description of Proposed Action: The property at 63 North Main Street, tax account no. 068.440-0002-013.000, currently has two commercial buildings on one parcel. The proposed subdivision divides the property creating an individual lot for each of the buildings. A reciprocal access, parking, and utility easement will be filed between the two newly created lots before final map filing is to occur.			
Name of Applicant or Sponsor: James Ritzenthaler - Passero Associates		Telephone: 585-325-1000 E-Mail: jritzenhaler@passero.com	
Address: 242 W. Main Street, Suite 100			
City/PO: Rochester		State: NY	Zip Code: 14614
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 type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 1.149 acres			
b. Total acreage to be physically disturbed? _____ 0 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 1.149 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<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 type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input 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 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 type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ N/A, Subdivision	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ No Wetlands or waterways onsite, NYS EAF Mapper website used to generate the Short EAF triggers due to neighboring parcel to the south being adjacent to nearby Brockport Creek tributary. There is no proposed action that will disturb wetlands, waterways, or plant or animal habitat. Refer to EAF Mapper Summary Report. _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline Forest Agricultural/grasslands Early mid-successional

Wetland Urban 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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input 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? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

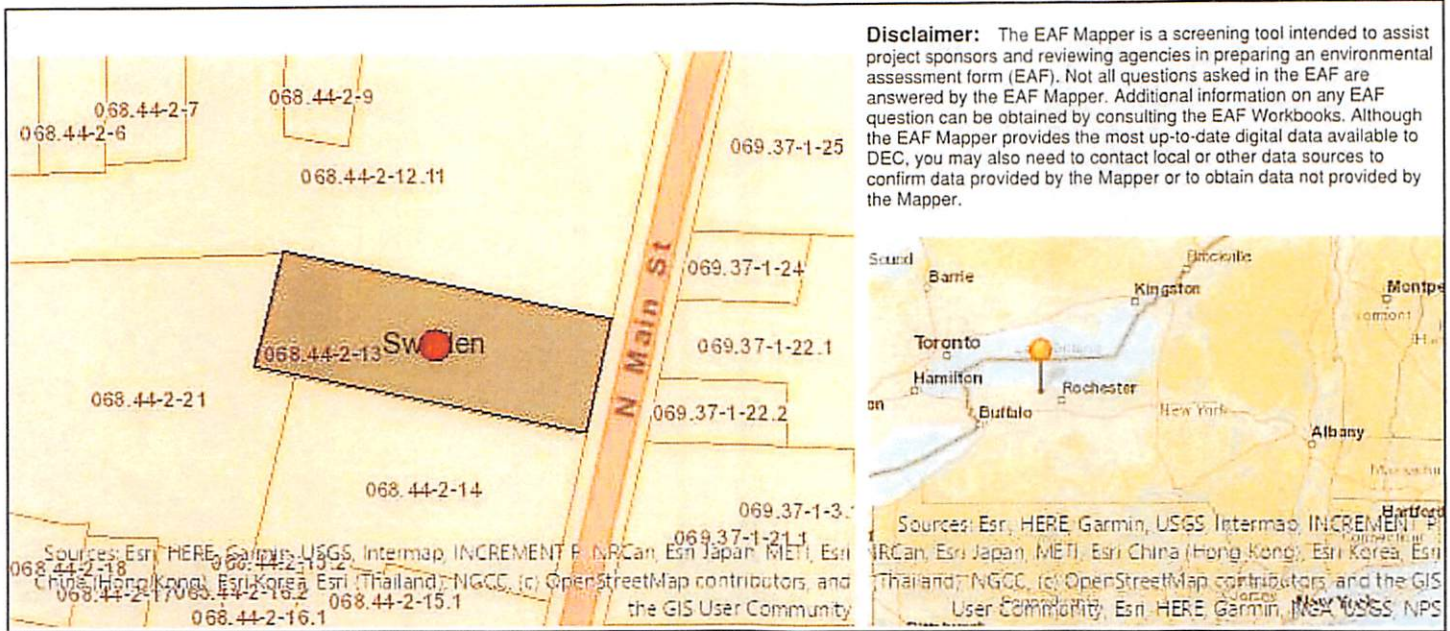
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: James Ritzenthaler - Passero Associates Date: 7/18/2025

Signature: James Ritzenthaler Digitally signed by James Ritzenthaler
Date: 2025.07.18 15:44:27-04'00' Title: Civil Engineer III



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

Owner Authorization

(I/We) Tyler Sorenson (President Tasty Real Estate Group) being owner(s) of the premises known as (Address) 63 North Main Street, Brockport NY 14420

Tax Map Number(s) 068.440-0002-013.000

Consent to the filing of an application with the (Town/Village/City) _____
Village of Brockport

By (Applicant) James Ritzenthaler - Passero Associates

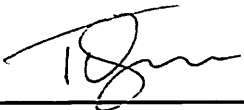
For (Site Plan/Variance/Special Permit, etc.) Subdivision Application

To (Project Description) 63 North Main Street subdivision of one parcel with two commercial buildings on site, creating individual lots for each of the buildings.

I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and accurate.

Tyler Sorenson

Owner Name (Print)



Signature



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

VILLAGE OF
BROCKPORT

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

JUL 29 2025
300,00
PAID
PER C/C # 10141

Meeting Date: Aug 11, 2025 @ 6 p.m.
Date Submitted: 7/29/25
Application Fee: \$ 300.00
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: 41 Clark Street

Tax Map Parcel #: 068.52-01-016 Parcel Size: 130+/- width 285+/- depth

Property Zoning District: MN - Mixed Neighborhood Property Class: (210) One family year-round residence

Present Use of Property: Single Family Residential Proposed Use of Property: Multi-Family Residential

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

Description of Proposal :

Demolition of existing structures and development of (12) twelve residential town home units with associated site improvements including but not limited to: parking areas, landscaping, stormwater management facilities, accessory structures, fencing, sidewalks, common use area

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.

[Signature]
Applicant Signature

[Signature]
Owner Signature

Aras Property Group LLC
Applicant Name Printed/Typed

Loyal Nine Holdings, Inc.
Owner Name Printed/Typed

119 Garson Avenue Rochester NY 14609
Street City State Zip

119 Garson Avenue Rochester NY 14609
Street City State Zip

Phone # _____ E-mail _____

Phone # _____ E-mail _____



217 Lake Avenue
 Rochester, New York 14608
 (585) 458-3020
 www.costich.com

LETTER OF TRANSMITTAL

DATE: 7/29/2025	JOB NO. 9790
ATTENTION: Theresa Weed	
REFERENCE: 41 Clark St	

To: Theresea Weed
127 Main Street
Brockport NY 14420

- Mail
 PDQ
 Pick-up
 O-night
 Fax

From: Alexander H. Amering, PE

IN OFFICE USE ONLY	
Printed by:	<u>AHA</u>
PRINTING INSTRUCTIONS	
# of Originals	<u>14</u> # of Sets/Copies <u>10</u>
Size	<input type="checkbox"/> 34x44 <input type="checkbox"/> 24x36 <input checked="" type="checkbox"/> 22x34 <input type="checkbox"/> 17x22 <input type="checkbox"/> 11x17 <input type="checkbox"/> 8½ x11
	<input type="checkbox"/> Bind <input type="checkbox"/> Fold <input type="checkbox"/> Roll <input type="checkbox"/> Bond <input type="checkbox"/> Mylar
SPECIAL INSTRUCTIONS:	<u>SWPPP x 2</u>

THESE ARE BEING TRANSMITTED (AS CHECKED BELOW):

- As Requested For Your Records
 For Your Use Returned
 For Approval Signature For Approval
 For Review and Comment Revised and Resubmitted
 Other: Application to Planning Board

COPIES	DATE	DWG. NO.	DESCRIPTION	LAST REV.
10			Letter of Intent	
10			Planning Board Application	
10			SEAF	
10			Civil-Site Plans	
10			Arch Elevations & Renderings	
2			SWPPP	
1			Application Fee (\$300 - Site Plan)	

REMARKS: Theresa,

See enclose materials per the submission requirements. I will also email you electronic copies.

Any question, comments, or additional items we can proved - just let me know.

Thanks.

Alex (aamering@costich.com, (585) 734-3319)

COPY TO _____



Project No. 9790

July 29, 2025

Theresa Weed
Building & Code Enforcement
Village of Brockport
127 Main Street
Brockport, NY 14420

Re: 41 Clark Street Townhomes
Preliminary Site Plan Review (Planning Board)

Dear Theresa, and Members of the Board,

On Behalf of our client Aras Property Group LLC, and Loyal Nine Holdings Inc., we are submitting materials for your review for the above referenced project. We are requesting that the project be added to the Board's next regularly scheduled Planning Board agenda for Preliminary Site Plan Review.

The project represents the proposed development of four, three-unit townhouse-style rental buildings, on the parcel located at 41 Clark Street in the Village of Brockport. The proposal will include all associated building and exterior improvements, including but not limited to, parking, outdoor amenity space, utility services, stormwater management, landscape, and site lighting.

The four buildings will include a total of 12 rental residential units, with 3 units in each respective building. The property will remain under ownership by the applicant and who will provide all property management and maintenance. See enclosed architectural materials detailing the proposed color schemes and material selection. Note: Buildings 2, 3, 4 are typical in footprint and elevations, while Building #1 has a north façade developed specifically to face Clark Street and meet respective code requirements.

The parcel is located in the underlying 'MN' - Mixed Neighborhood zoning district. It is suspected the use may require a Special Use Permit as outlined in code matrix for the district - we would like a confirmation based on Village Staff interpretation. It is anticipated an area variance will be required from the ZBA for the proposed Lot Coverage. It is our intent to review other aspects which may be interpreted as non-conforming with board as part of the preliminary Site Plan review. Upon agreement with Village Staff and the Planning Board, we will make application to the ZBA for the next available meeting.

Utility requirements for the facility would utilize existing public infrastructure. Both public sewer and water exist on Clark Street, which are owned and maintained by the Village. Review and approvals will be coordinated with all respective utility providers.

Stormwater will be treated for quality and quantity requirements based on the 20,000 SF disturbance threshold dictated by Village Code - See enclosed Utility & Grading Plans, and Full SWPPP (formatted per NYSDEC guidance despite being under the formal SPDES Permitting threshold).

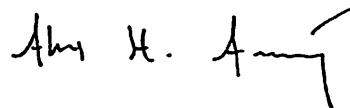
Access will be provided by a single driveway connection to Clark Street, which is owned and operated by the Town of Village of Brockport. A 60' x 20' driveway 'T' has been included for emergency access at the south-end of Building #2.

Landscaping has been proposed for building foundation areas, streetscape trees (on Clark Street), and for adjoining property screening - See enclosed Landscape Plan for all detail on species, quantities and location.

Lighting has been proposed as typical LED down-lit architectural street-style fixtures - See enclosed Lighting Plan which includes photometric modeling, fixture and pole details.

We look forward to appearing at the upcoming meeting to present that application. In the meantime, if you should have any questions or require additional information, please do not hesitate to contact our office.

Respectfully submitted,



Alexander H. Amering, PE
COSTICH ENGINEERING, DPC

Short Environmental Assessment Form

Part 1 - Project Information

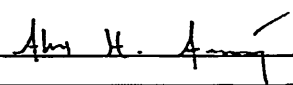
Instructions for Completing

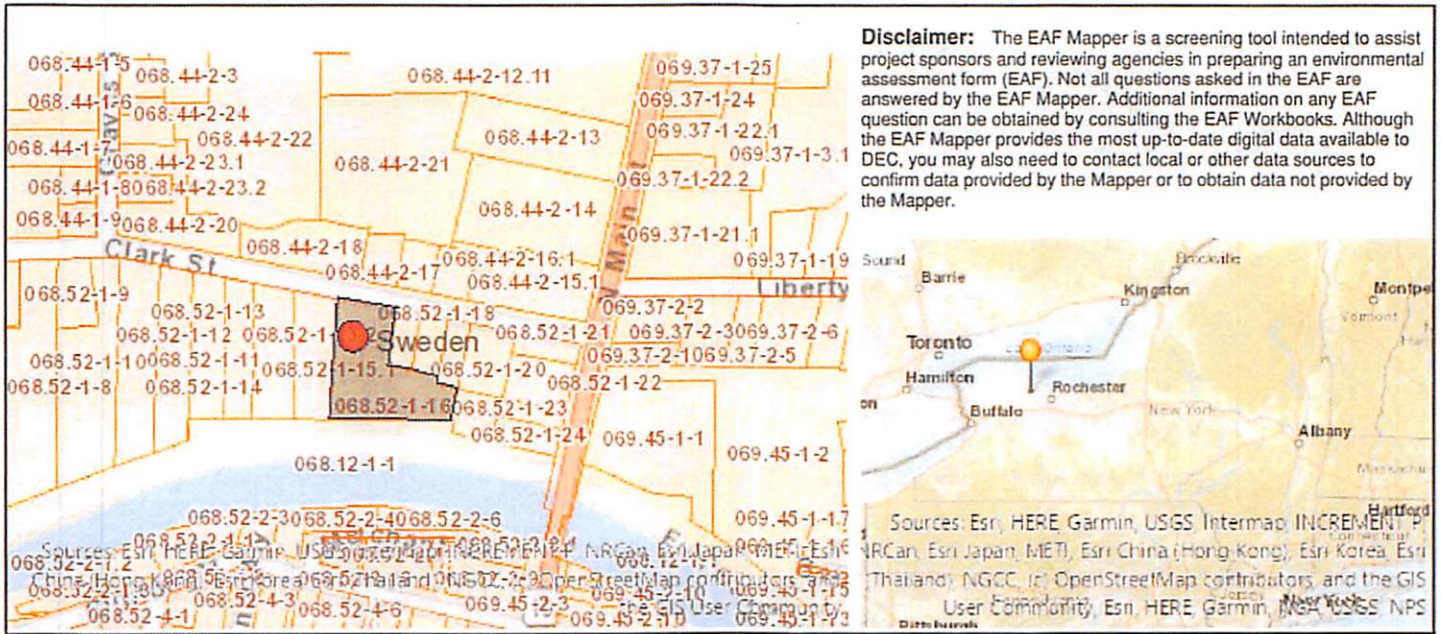
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Clark Street Rental Townhouses				
Project Location (describe, and attach a location map): 41 Clark Street, Brockport NY				
Brief Description of Proposed Action: Associate municipal approvals for the demolition of existing structures and development of (12) twelve residential townhome style units with associated site improvements including but not limited to, parking areas, landscaping, stormwater management facilities, accessory maintenance structure, fencing, pedestrian sidewalks, common use areas.				
Name of Applicant or Sponsor: Tim Heacock, VP of Accounting & Acquisitions		Telephone: (585) 999-5150 E-Mail: t.heacock@loyal9dev.com		
Address: 119 Garson Ave				
City/PO: Rochester		State: NY	Zip Code: 14609	
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 type="checkbox"/>	YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Village of Brockport Bldg/Water/Sewer Permits Village of Brockport Planning Board & ZBA Approval, DOH-Backflow Prevention			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 1.27 88 acres b. Total acreage to be physically disturbed? _____ 1.15+/- acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 1.27+/- acres				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland				

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<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: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input 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: Proposed action will meet NYSECCC requirements. _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Connecting to existing public water on Clark St - owned and operated by the Village of Brockport. _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Connecting to existing public sanitary sewer on Clark Street - owned and operated by the Village of Brockport. _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Adjacent to 14NR06559 New York Barge Canal Historic District	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input 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: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:</p> <p><input checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional</p> <p><input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban</p>		
<p>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?</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16. Is the project site located in the 100-year flood plan?</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources?</p> <p>If Yes,</p> <p> a. Will storm water discharges flow to adjacent properties?</p> <p> b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?</p> <p>If Yes, briefly describe:</p> <p>_____</p> <p>Stormwater will be conveyed to proposed bioretention areas to be treated for water quality volume before being collected in an underground stormwater management facility for peak rate attenuation and discharging into the existing storm sewer along Clark Street.</p>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?</p> <p>If Yes, explain the purpose and size of the impoundment: _____</p> <p>Underground stormwater management facility will provide peak rate attenuation prior to discharging the runoff into the public storm sewer.</p>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>V00301 / C828116 - RGE Brockport MGP Site - Not contiguous to project site, approx. 1200' away.</p>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>Alexander Amering - Costich Engineering D.P.C. (Agent for Applicant)</u> Date: <u>07/29/2025</u></p> <p>Signature: <u></u> Title: <u>Principal Engineer / Project Manager</u></p>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes