



Brockport

NY Forward

Local Planning Committee Meeting #5

October 7, 2025

PREAMBLE



Each Local Planning Committee Member is reminded of their obligation to disclose potential conflicts of interest with respect to projects that may be discussed at today's meeting. If you have a potential conflict of interest regarding a project you believe will be discussed during the meeting, please disclose it now and recuse yourself from any discussion or vote on that project. For example, you may state that you, or a family member, have a financial interest in the project, or you are on the board of the organization proposing the project.

Do any LPC members need to make a disclosure to the Committee?

Please inform the LPC co-chairs during the meeting if the need to disclose a conflict arises unexpectedly, and then recuse yourself from discussion or voting on the project.

AGENDA

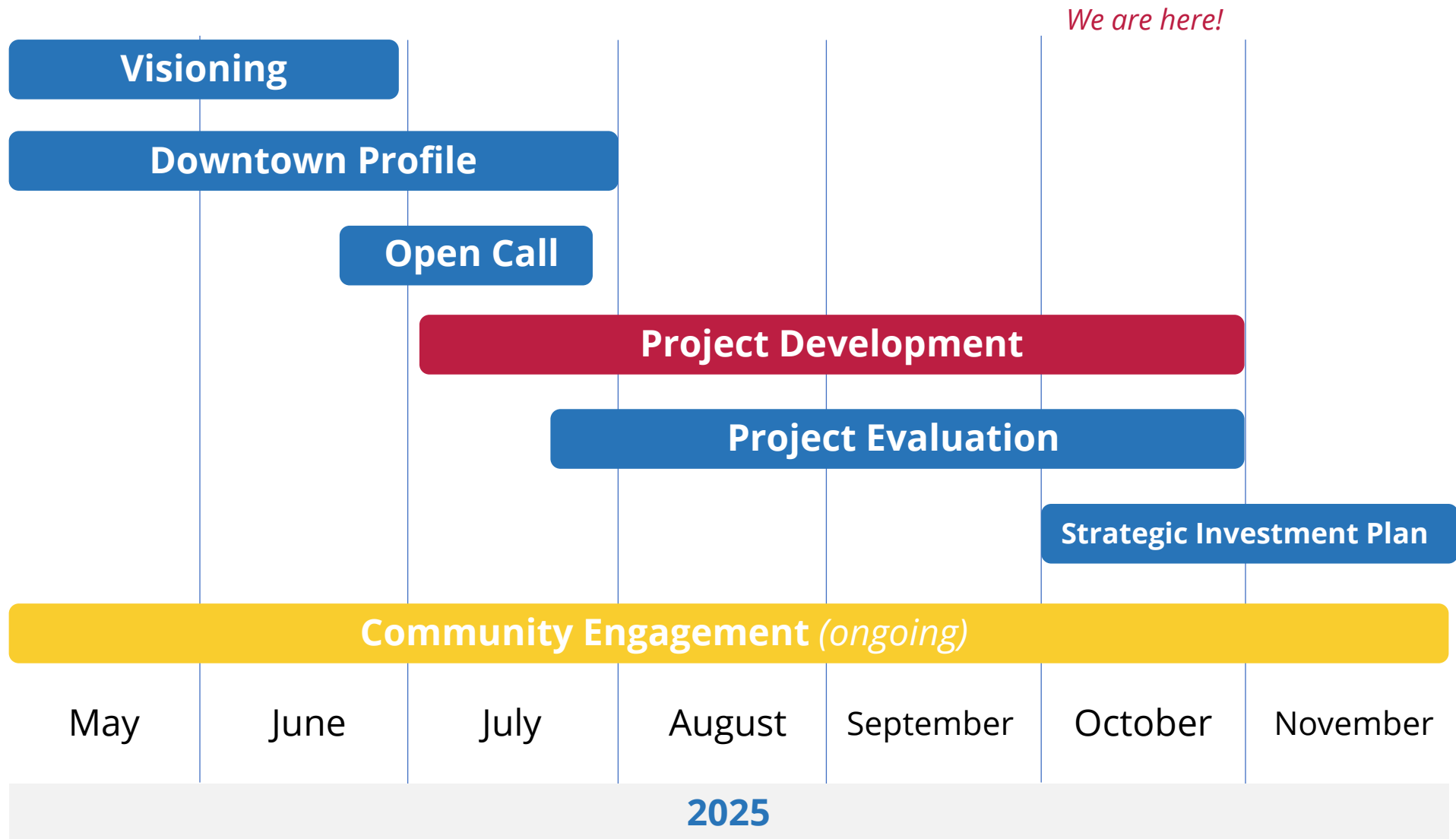
1. Status Updates
2. Project Review
3. Final Slate
4. Next Steps
5. Public Comment



01

PROJECT STATUS

SCHEDULE



RECENT COMMUNITY ENGAGEMENT



Overview

- 35+ Public Workshop attendees
- 400+ Survey responses
 - 80+ SUNY Brockport students
 - 100+ SUNY Brockport faculty
 - 100+ SUNY Brockport staff

TONIGHT'S GOAL:

Finalize our slate of projects totaling \$6-8 million in funding requests

- Discuss the projects
- Identify the slate
- Informal show-of-hands vote to approve the slate

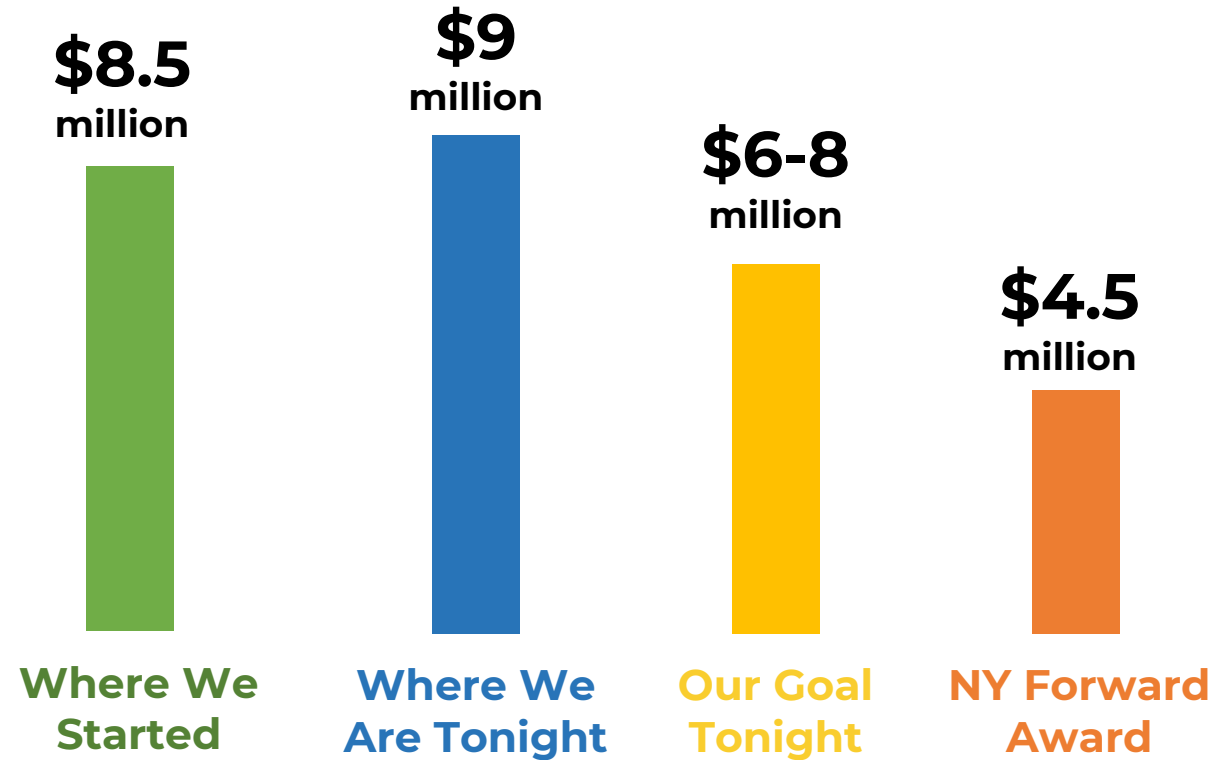
After the Meeting: Ballot e-mailed to you to sign and return for documentation

02

PROJECT REVIEW

TARGET NY FORWARD AMOUNT

Your goal is to submit \$6 to \$8 million in NY Forward funding requests to the State in the Strategic Investment Plan.

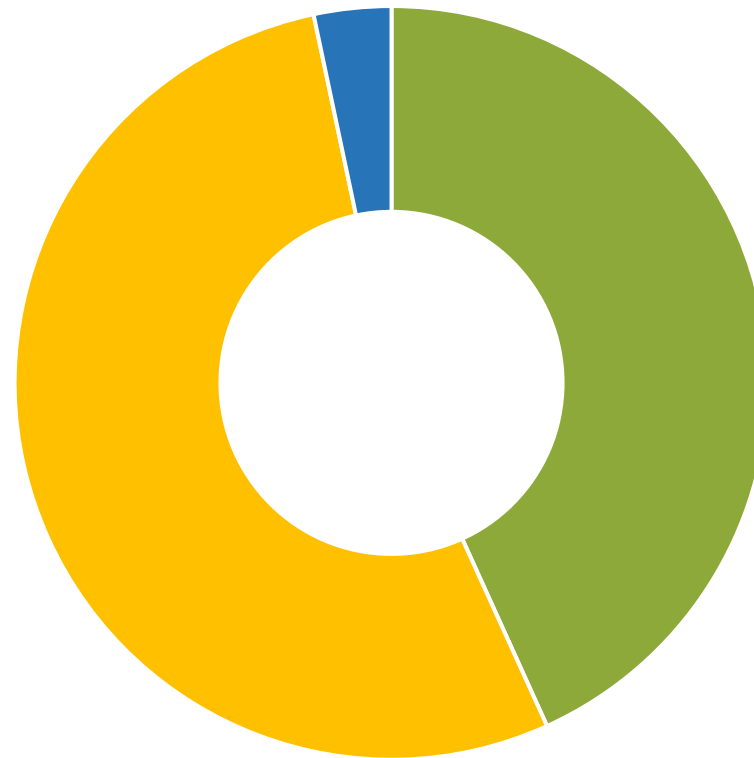


FUNDING REQUESTS BY TYPE

This is how the project funding requests break down by eligible project type.

Public Realm
Improvements
\$3.9 million (43%)

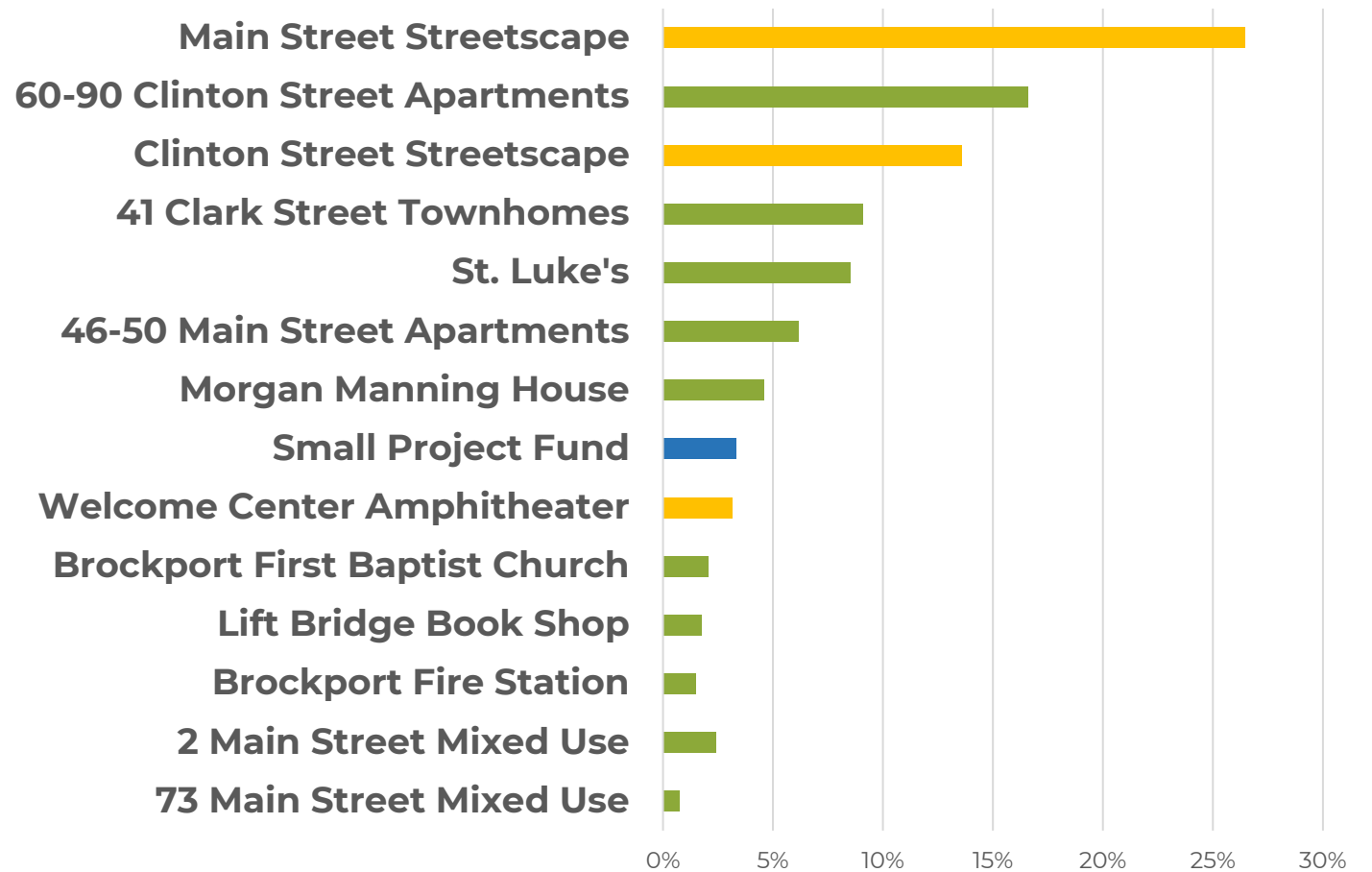
Small Project Fund
\$300,000 (3%)



Development or
Rehabilitation of
Downtown
Buildings
\$4.8 million (53%)

FUNDING REQUESTS BY PROJECT

This is how the project funding requests break down by project.



Public Realm Improvement



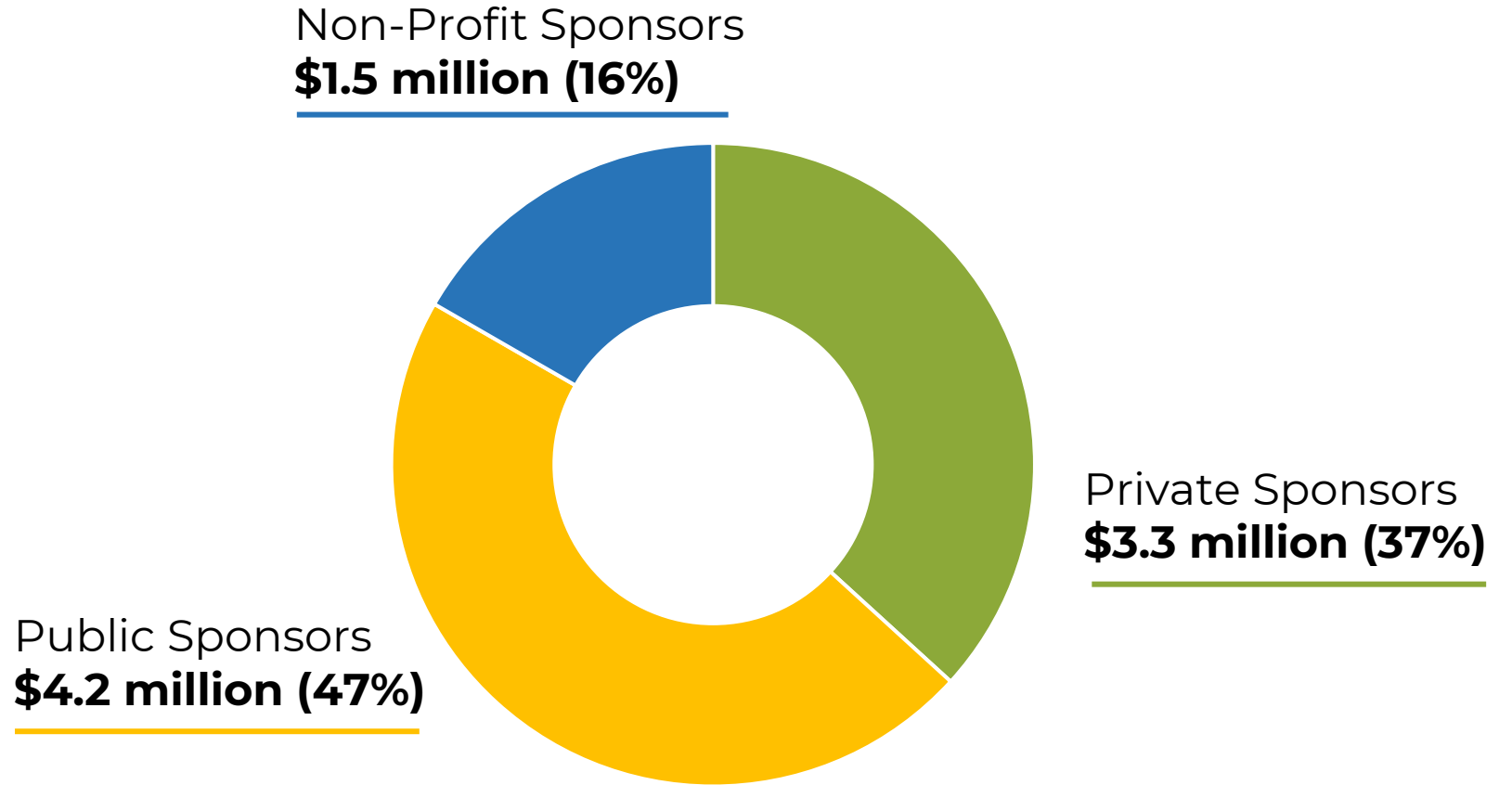
Building Development/Rehabilitation



Small Project Fund

FUNDING REQUESTS BY SPONSOR TYPE

This is how the project funding requests break down by sponsor type.



SCENARIOS TO CONSIDER



Total funding request right now: **\$9**
million

Total funding request if **Main Street** was
removed from consideration: **\$6.6**
million

Total funding request if **Clinton Street**
was removed from consideration: **\$7.8**
million

Total funding request if **unsure** projects
are removed from consideration:
(**Brockport Fire Station, 2 Main Street,
Lift Bridge, 46-50 Main Street**) **\$7.8**
million

RECENT FEEDBACK



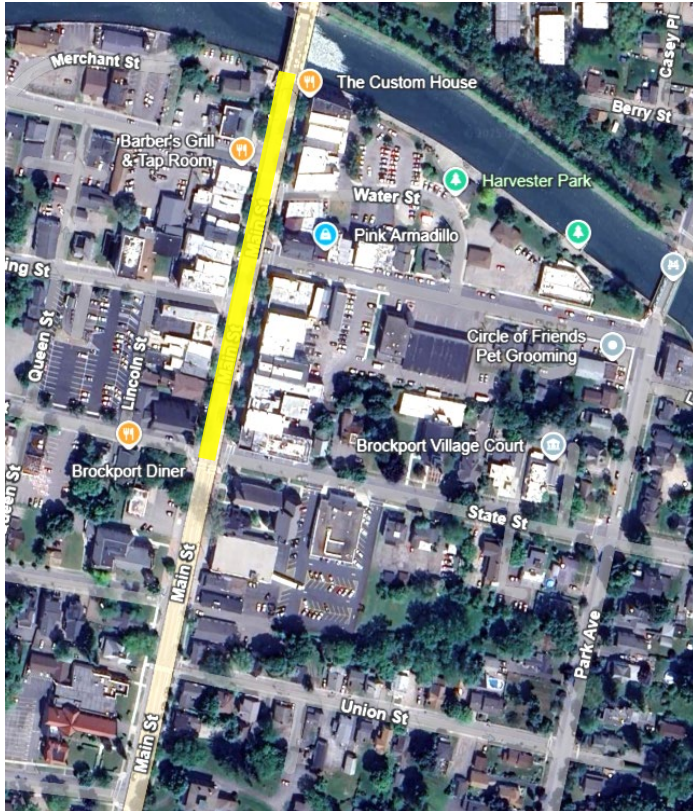
Project	LPC 4 Status	Public Workshop Results	Survey Results
Create an Accessible Venue at the Brockport Welcome Center	Good Fit	High	High
Enhance the Clinton Street Streetscape	Good Fit	Medium	Medium
Enhance the Main Street Streetscape	Good Fit	Low	High
Enhance Accessibility at St. Luke's Episcopal Church	Good Fit	Medium	Low
Modernize Brockport Fire Station	Unsure	Medium	High
Enhance 2 Main Street as a Canal Gateway	Unsure	Medium	High
Revitalize Blighted Property at 41 Clark Street with New Townhomes	Good Fit	Low	Low
Improve Accessibility at the Lift Bridge Book Shop	Unsure	High	Medium
Restore Upper Floor Apartments and Facade at 46-50 Main Street	Unsure	Low	Medium
Develop Sustainable Mixed-Income Apartments at 60-90 Clinton Street	Good Fit	Low	Low
Upgrade 73 Main Street Exterior Facade and Accessibility	Good Fit	High	Medium
Restore the Morgan Manning House Post-Fire	Good Fit	High	High
Restore the Historic Façade at Brockport First Baptist Church			Medium
Establish a Small Project Grant Fund	Good Fit	High	Medium

02A

KEY DECISIONS

KEY DECISIONS

Do we want to select one of the two streetscape projects for potential funding?



**Enhance the Main Street
Streetscape**
\$2.4 million



**Enhance the Clinton Street
Streetscape**
\$1.2 million

KEY DECISIONS

Restore Historic Façade at Brockport First Baptist Church

Project Description:

Restore the deteriorating east facade of historic 1924 building through extensive masonry work including capstone restoration and replacement, new thru-wall flashing installation, repointing of all brick mortar joints, and resealing of capstone joints.

Total Cost: \$185,000

NYF Request: \$185,000 (100%)



KEY DECISIONS

Last Meeting:
Unsure

Restore Upper Floor Apartments and Facade at 46-50 Main Street

Project Description:

Restore and renovate three vacant third-floor apartment units, increasing total residential units at the building from two to five. The apartments will be targeted at graduate students and young professionals. The project will also enhance the facade by replacing the building's 1970s vinyl siding with historically appropriate brickwork.

Total Cost: \$742,000

NYF Request: \$556,000 (75%) **Up from 50%**



KEY DECISIONS

Last Meeting:
Good Fit

Upgrade 73 Main Street Exterior Facade and Accessibility

Project Description:

Upgrade the mixed-use building at 73 Main Street to rehabilitate the exterior facade that is visible from the public parking lot, install energy-efficient windows.

- **Mural added to scope**
- **Stairs removed from scope**
- **Fire doors added to scope**

Total Cost: \$135,000

NYF Request: \$68,000 (50%)



KEY DECISIONS

Last Meeting:
Unsure

Improve Accessibility at the Lift Bridge Book Shop

Project Description:

Enhance accessibility at the Lift Bridge Book Shop by modifying the **side** entrance to meet ADA requirements, installing **lift** to the lower level, and constructing a fully accessible bathroom.

- **Roof and wall repairs removed from scope**

Total Cost: \$177,000

NYF Request: \$159,000 (90%) **(down from \$346,500)**



KEY DECISIONS

Last Meeting:
Unsure

Enhance 2 Main Street as a Canal Gateway

Project Description:

Enhance the mixed-use property to strengthen its appeal as a gateway to the canal. Includes improvements to the property's three commercial storefronts and six apartments, including new parking, roofing, siding, windows, central air for storefronts, energy-efficient laundry facilities, and landscaping with canal-side benches to attract canal visitors and support local businesses.

Total Cost: \$323,000

NYF Request: \$220,000 (68%) **(up from 50%)**



02B

OTHER PROJECTS

Modernize Brockport Fire Station

Last Meeting:
Unsure

Project Description:

Replace eight overhead bay doors with high-quality aluminum full-view doors for improved thermal performance and custom red paint to match department branding, enhancing the downtown streetscape appearance while improving operational efficiency and energy performance.

This is phase 1 of a larger beautification effort for Station #1.

Total Cost: \$273,000

NYF Request: \$137,000 (50%)



Restore the Morgan Manning House Post-Fire

Project Description:

The will enhance accessibility to the museum with a **new staircase and lift connecting to the side building entrance**, with new accessible parking. Restrooms will be renovated for ADA compliance. Enhanced security lighting will also be installed to enhance visibility.

Total Cost: \$416,000

NYF Request: \$416,000 (100%)

Last Meeting:
Good Fit



Revitalize Blighted Property at 41 Clark Street with New Townhomes

Project Description:

Demolish blighted single-family home and barn to construct 12 townhomes, each with 3 bedrooms, 2.5 bathrooms, and a single-car garage.

This project will need a Special Use Permit and Area Variance.

Total Cost: \$4,100,000
NYF Request: \$820,000 (20%)

Last Meeting:
Good Fit



Create an Accessible Venue at the Brockport Welcome Center

Project Description:

Retrofit and expand accessible outdoor seating at the Brockport Welcome Center to enhance waterfront amenities for residents and Erie Canal visitors. Includes installing inclusive seating with waterfront views, along with site preparation and infrastructure improvements that will transform the Welcome Center into a more inviting community gathering place.

Total Cost: \$286,000

NYF Request: \$286,000 (100%)

Last Meeting:
Good Fit



Establish a Small Project Fund

Project Description:

Provide financial assistance to property and business owners for building improvements, facades, renovations, signage, equipment, and public art installations to strengthen Brockport's historic character and support downtown businesses, covering up to 75% of project costs with recipients providing a 25% match.

Total Cost: \$400,000

NYF Request: \$300,000 (75%)

Last Meeting:
Good Fit



Last Meeting:
Good Fit

Enhance Accessibility at St. Luke's Episcopal Church

Project Description:

Rehabilitate the historic St. Luke's Episcopal Church to enhance accessibility to the Brockport Ecumenical Food Shelf and Clothing Center through three key improvements: installing an elevator, repairing the Main Street entry stairs and ramp to ensure ADA accessibility, and renovating the basement with updated layout and moisture-proofing solutions.

Total Cost: \$819,000

NYF Request: \$769,000 (94%)



Develop Sustainable Mixed-Income Apartments at 60-90 Clinton Street

Project Description:

Transform the vacant lot at 60-90 Clinton Street into a new 25,000-square foot apartment building featuring a mix of 25 one- and two-bedroom units with sustainable high-efficiency electric heating and cooling systems and fully electric appliances. Will provide high-quality, mixed income housing options, serving households earning up to 80% of Area Median Income (AMI).

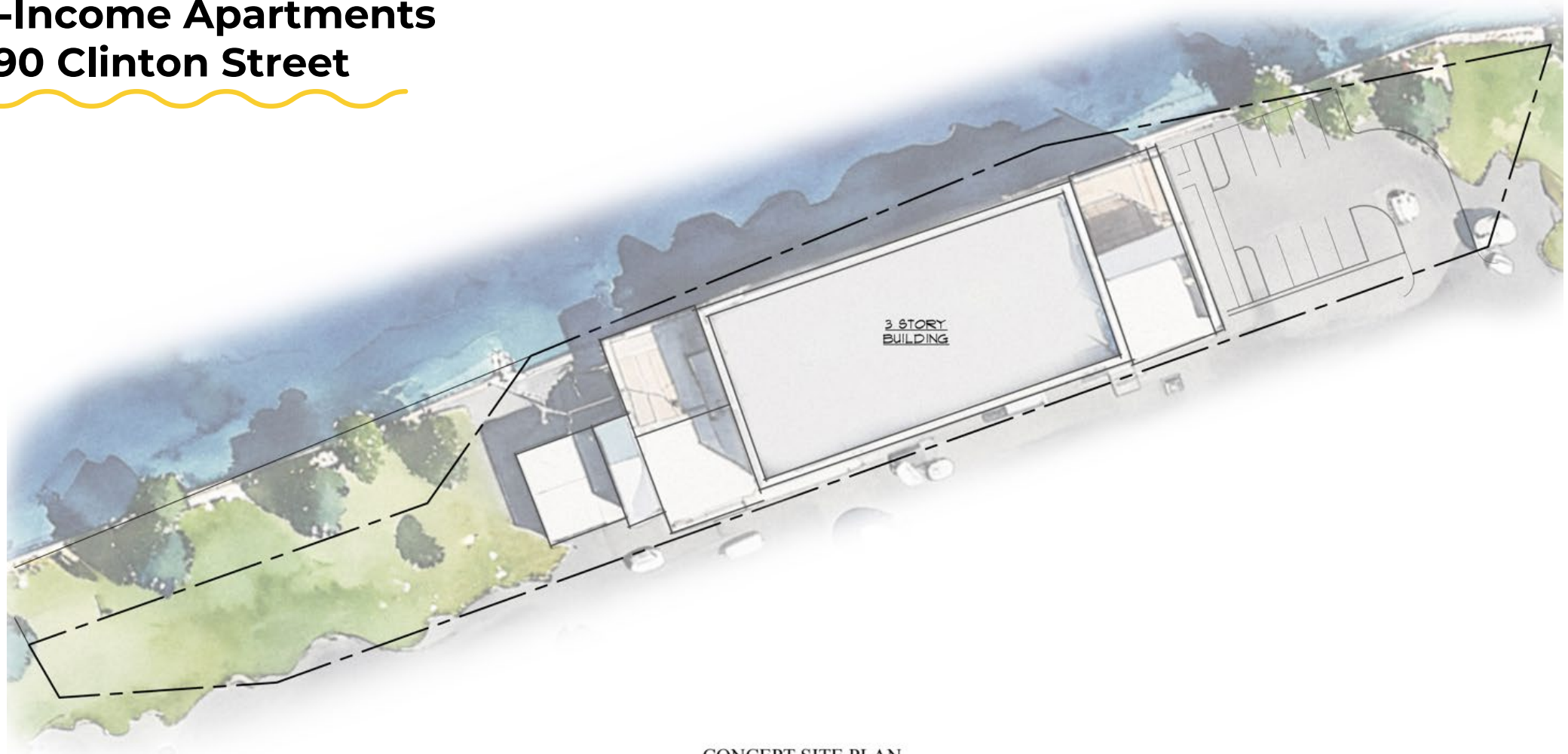
Total Cost: \$8,400,000

NYF Request: \$1,500,000 (18%)

Last Meeting:
Good Fit

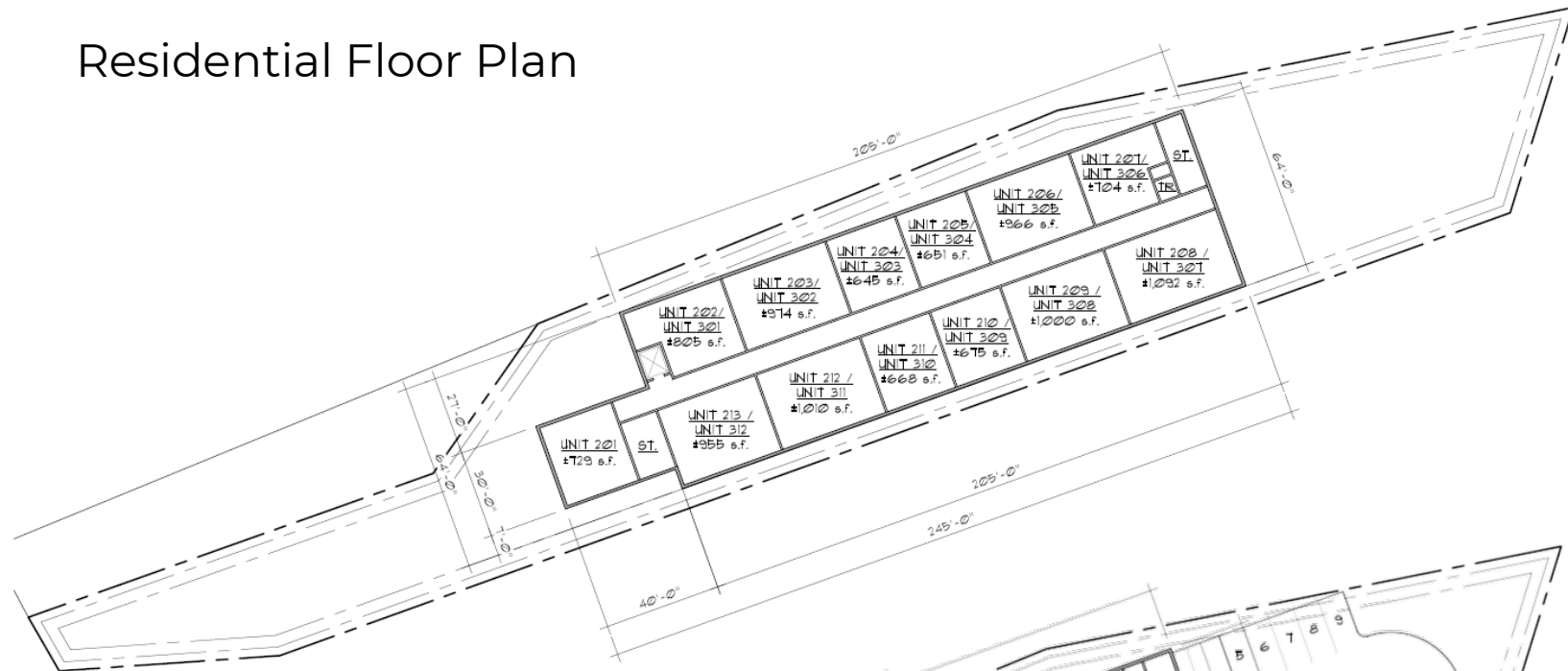


Develop Sustainable Mixed-Income Apartments at 60-90 Clinton Street

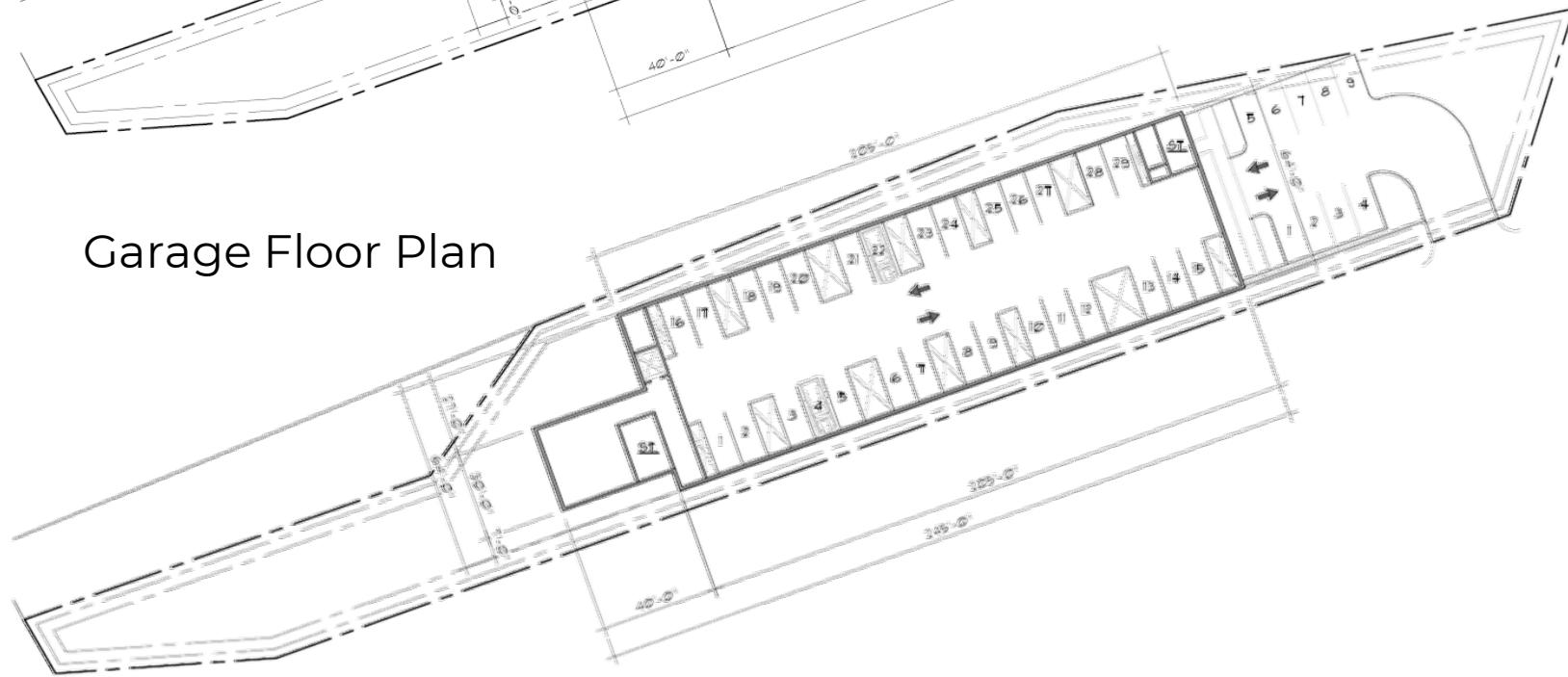


CONCEPT SITE PLAN

Residential Floor Plan



Garage Floor Plan



03

FINAL SLATE

Final Slate of Projects



Show of hands.

1. Brockport Welcome Center Venue
2. Clinton Street Streetscape
3. St. Luke's Episcopal Church
4. Brockport Fire Station
5. 2 Main Street Mixed Use
6. 41 Clark Street Townhomes
7. 60-90 Clinton Street Apartments
8. 73 Main Street Mixed Use
9. Morgan Manning House
10. Brockport First Baptist Church
11. Small Project Fund

04

WHAT'S NEXT?

NEXT STEPS



Here's what's coming up next in the planning process.



Virtual Ballot
Due Date TBD



Strategic Investment Plan
Development



Awards Announced
Spring 2026

04

PUBLIC COMMENT

PLEASE FOLLOW THESE GUIDELINES



Please state your name and affiliation, if applicable.

Please limit your comments to 3 minutes.

Thank you!

We appreciate your thoughts, comments, and feedback and look forward to your continued participation in Brockport's NY Forward planning process.