



Brockport

NY Forward

Local Planning Committee Meeting #3

August 5, 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

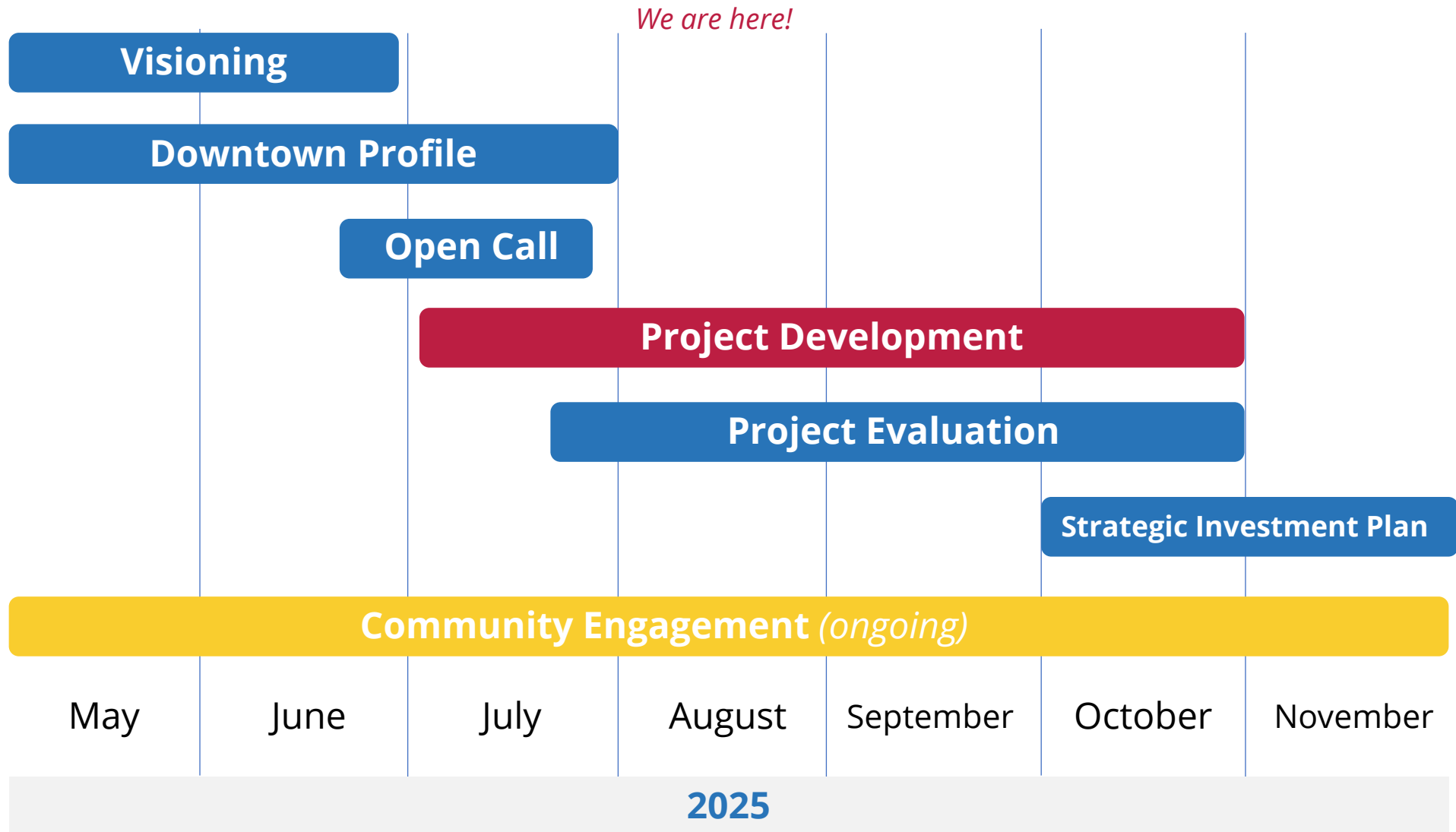
1. Status Updates
2. Project Review
3. Next Steps
4. Public Comment



01

PROJECT STATUS

SCHEDULE



FUTURE MEETINGS



We have several opportunities to engage with the community!

Pop-Up Events

September 2025

Farmers Market & SUNY Brockport

LPC Meeting 4

Tuesday, September 16th

Parish Center at Church of Nativity of the Blessed Virgin Mary

Public Workshop #2

Tuesday, September 23rd

Location TBD

LPC Meeting 5

Tuesday, October 7th

Parish Center at Church of Nativity of the Blessed Virgin Mary

02A

PROJECT REVIEW

-- KEEP IN MIND --

EVALUATION CRITERIA



Proposed projects
must meet the
evaluation criteria

- **Alignment with Local and State Goals.** Projects must advance the goals established by the LPC and the State for Brockport's NYF.
- **Catalytic Effect.** Projects must have a significant positive impact on the revitalization of downtown Brockport.
- **Project Readiness.** Projects should be well-developed and ready to proceed as soon as possible upon award of funding.
- **Eligible Project.** Projects must be one of the eligible project types.
- **Cost Effectiveness.** Projects must represent an effective and efficient use of public resources.
- **Co-Benefits.** Projects must result in benefits to the community, beyond just the project developer, such as additional economic activity and improved quality of life.

LOCAL CRITERIA



Proposed projects must support one or more of the Village's Downtown Revitalization Goals.

- The proposed project must support one or more of the Village's revitalization strategies
 - Leverage our identity as a canal community
 - Improve accessibility, walkability, and multimodal access
 - Support diverse, affordable, and accessible housing
 - Reinforce our unique sense of place
- Priority will be given to projects that include a component that enhances accessibility
- Priority will be given to projects that increase the quality and diversity of housing options
- Priority will be given to projects that demonstrate that they provide services and benefits to the community

MATCH REQUIREMENTS



The LPC established
baseline match
requirements

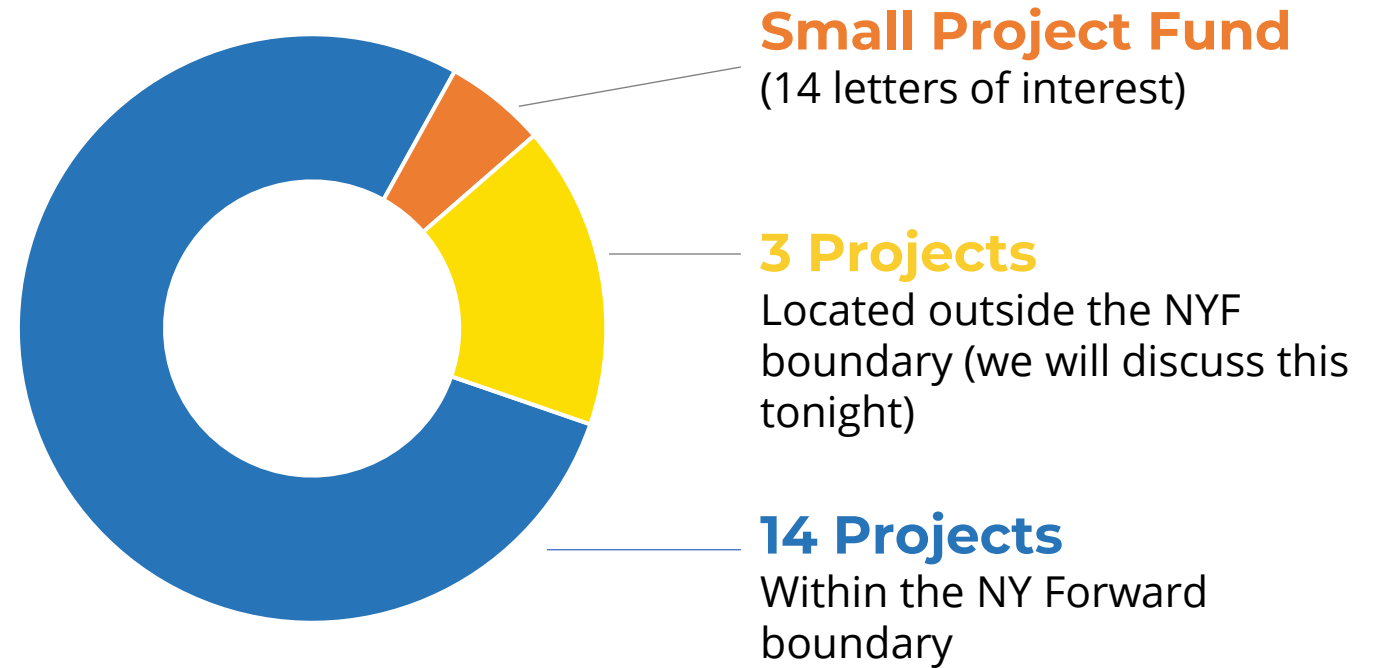
- Privately-sponsored projects: 50%
- Publicly-sponsored projects: 0%
- Non-profit sponsored projects: 0%

02B

SUMMARY OF PROJECTS

PROPOSED PROJECTS OVERVIEW

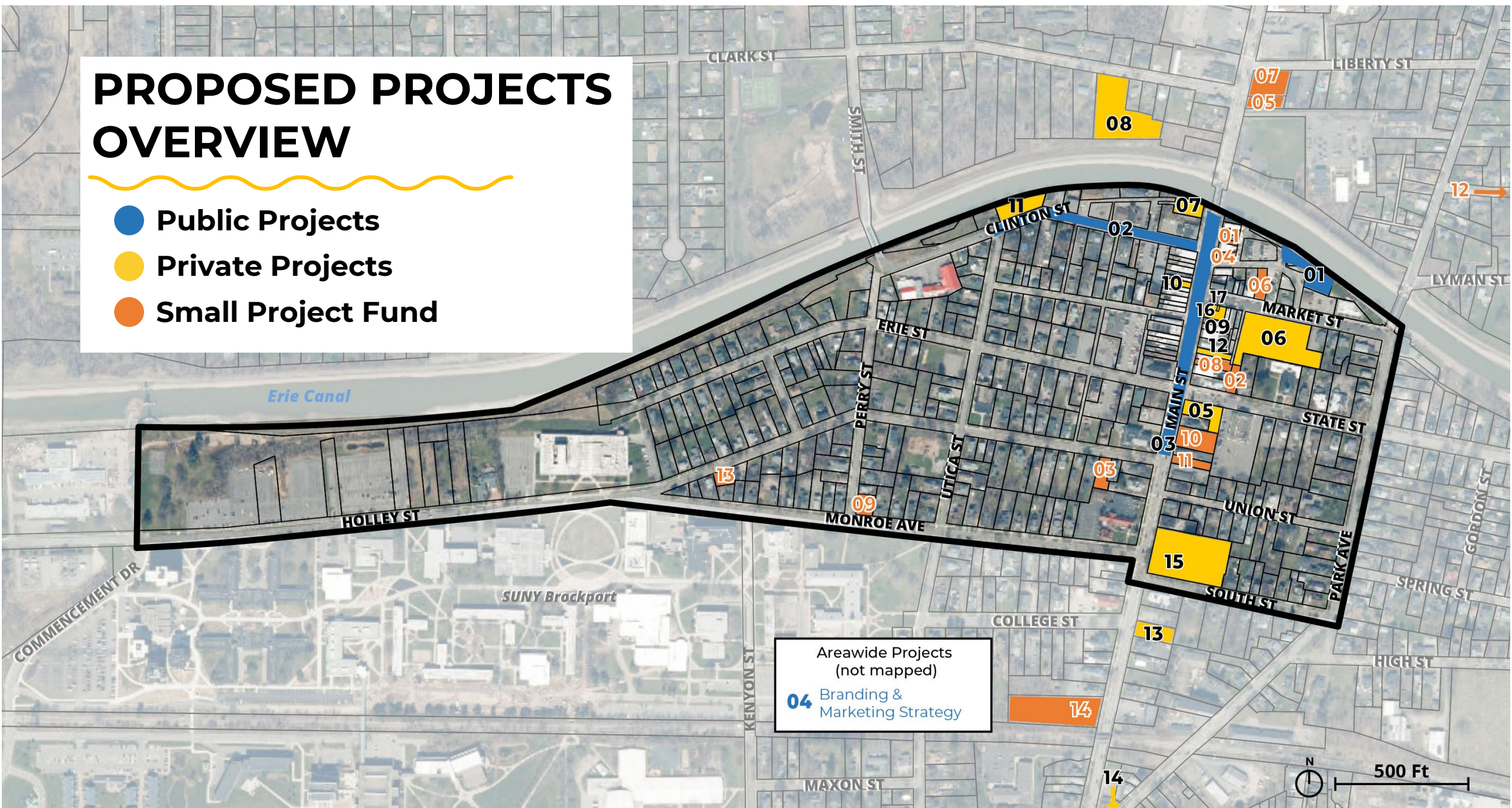
A total of 18 applications were received through the Open Call.



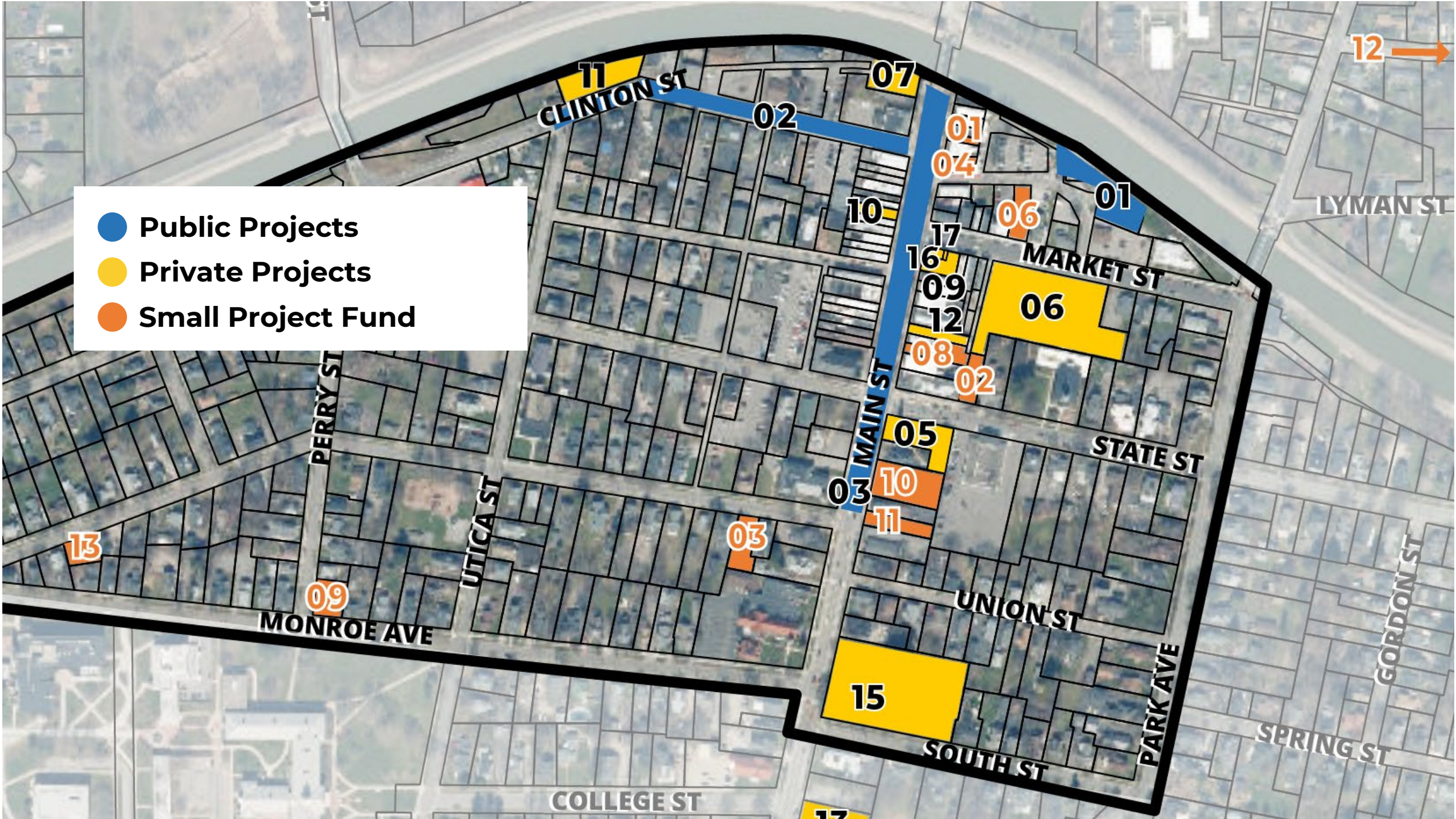
14 Small Project Grant Fund Letters of Interest were received, and are reflected in the single “Small Project Grant Fund” project

PROPOSED PROJECTS OVERVIEW

- Public Projects
- Private Projects
- Small Project Fund

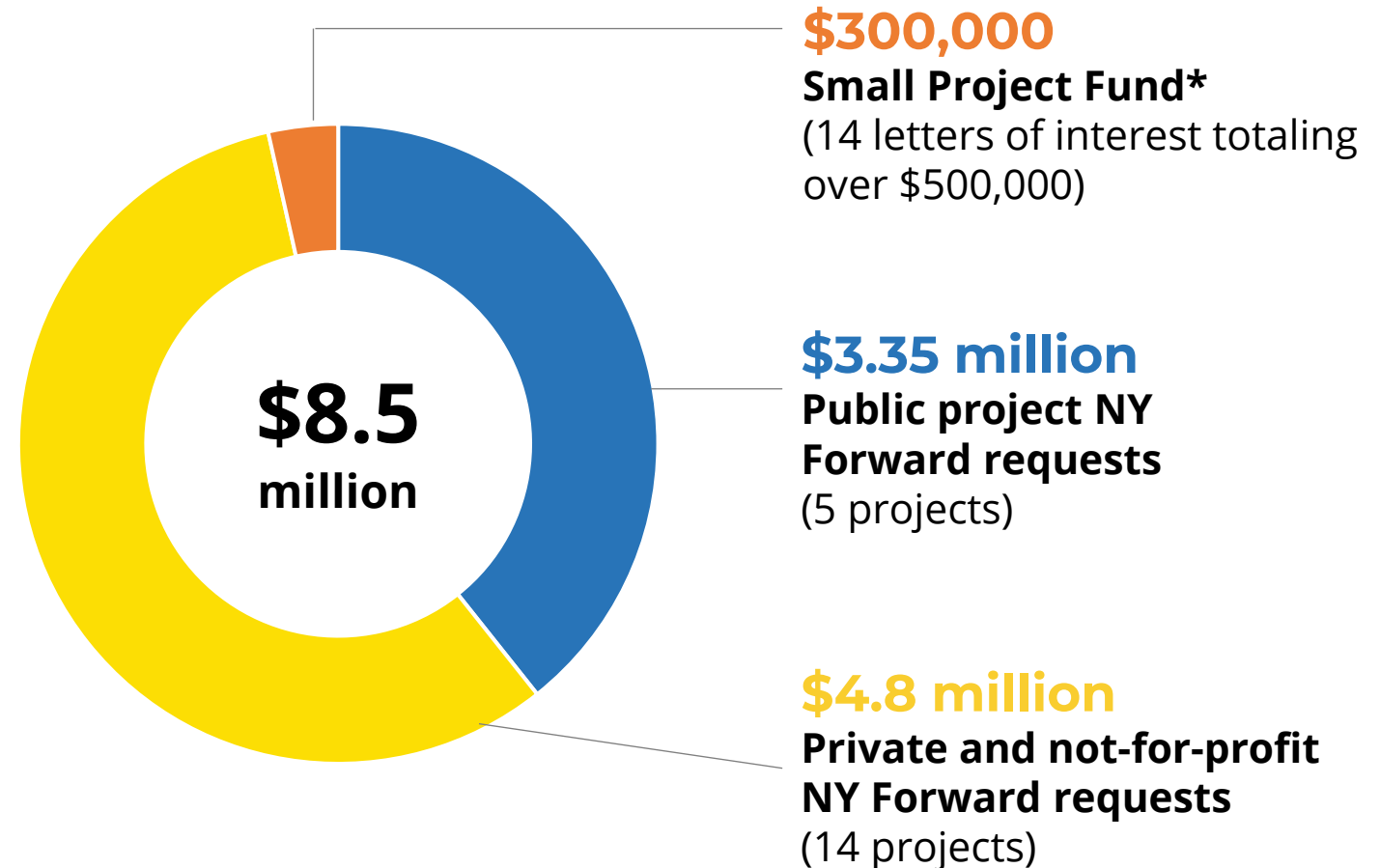


- Public Projects
- Private Projects
- Small Project Fund



PROPOSED PROJECTS OVERVIEW

A total of \$8.5 million in NY Forward funding is requested.



*An additional \$270,000 in Small Project Fund letters of interest were received for properties outside of the NY Forward boundary.

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.

Where We
Are

\$8.5
million



Our Goal

\$6-8
million



NY Forward
Award

\$4.5
million



LPC Survey



The LPC survey helped understand how the projects align with the goals and their level of support from the LPC.

High

Over 90% supported funding

Medium

Over 50% supported funding

Low

Less than 50% supported funding

**These scores are not definitive.
They are a starting point for discussion.**

TONIGHT'S GOALS



1. Review proposed projects and identify potential gaps, questions, and considerations
2. Preliminary identification of which projects should be further developed with project sponsors, or if any projects are not deemed competitive for NY Forward funding
3. Confirm NY Forward Boundary

NOTE: This will be an ongoing discussion over the next two months!

02C

PUBLIC PROJECTS

01

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: \$150,000

NYF Request: \$150,000 (100%)

LPC Survey Score:
High



02 Enhance the Clinton Street Streetscape

Project Description:

Enhance Clinton Street from Main Street to Utica Street with wider sidewalks, improved lighting, crosswalks, landscaping, and road repaving to create safer pedestrian access connecting downtown, SUNY Brockport, and the Erie Canal waterfront while supporting local businesses.

Total Cost: \$1,000,000

NYF Request: \$1,000,000 (100%)

LPC Survey Score:
High



03 Enhance the Main Street Streetscape

LPC Survey Score:
High

Project Description:

Revitalize Main Street's historic commercial district from the Main Street Bridge to Holley Street by replacing sidewalks, protecting street trees, modernizing LED lighting with power connections for events, and adding bike racks to preserve and enhance downtown's historic character and support local businesses.

Total Cost: \$2,000,000

NYF Request: \$2,000,000 (100%)



04

Develop a Downtown Branding and Marketing Strategy

Project Description:

Develop a comprehensive marketing and branding initiative to strengthen the village's identity as a premier canalfront destination and attract more residents, employers, and visitors. Includes the creation of a new brand identity, targeted messaging for different audiences, and implementation through both digital collateral and wayfinding signage.

Total Cost: \$200,000

NYF Request: \$200,000 (100%)

LPC Survey Score:
Medium



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%)

LPC Survey Score:
Medium



02D

PRIVATE PROJECTS

LPC Survey Score:
Medium

05 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: \$550,000

NYF Request: \$500,000 (91%)



06 Modernize Brockport Fire Station

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 as part of broader revitalization efforts.

Total Cost: \$205,428

NYF Request: \$102,250 (50%)



07 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: \$200,000

NYF Request: \$100,000 (50%)

LPC Survey Score:
High



08

Revitalize Blighted Property at 41 Clark Street with New Townhomes

Project Description:

Demolish blighted single-family home and barn to construct four buildings with 12 townhomes, each with 3 bedrooms, 2.5 bathrooms, and a single-car garage. Includes final engineering plans, village approvals, demolition, site preparation with new road and sidewalk, and townhome construction.



This project is outside the NY Forward boundary. Is there interest in modifying boundary?

Total Cost: \$3,466,011

NYF Request: \$800,000 (23%)

LPC Survey Score:
High



LPC Survey Score:
Medium

09 Improve Accessibility at the Lift Bridge Book Shop

Project Description:

Enhance accessibility at the Lift Bridge Book Shop by modifying the front entrance to meet ADA requirements, installing interior ramp access to the lower level, and constructing a fully accessible bathroom, in addition to replacing deteriorating facades, windows, and exterior walls to address water leaks, mold issues, and energy inefficiency.



Does not
meet
minimum
50% match
requirement

Total Cost: \$550,000

NYF Request: \$500,000 (91%)



10

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

LPC Survey Score:
Medium

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: \$526,785

NYF Request: \$263,392 (50%)



11

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: \$8,484,033

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

LPC Survey Score:
High



12

Upgrade 73 Main Street Exterior Facade and Accessibility

Project Description:

Upgrade the mixed-use building at 73 Main Street to improve the exterior facade that is visible from the public parking lot, install energy-efficient windows, replace the steep stairway, and install a stair lift for improved accessibility.

Total Cost: \$110,550

NYF Request: \$55,275 (50%)

LPC Survey Score:
Medium



13

Construct New Mixed-Use Building on Vacant Main Street Lot

LPC Survey Score:
Medium

Project Description:

Construct a new 3,000-square foot mixed-use building on a vacant lot (formerly destroyed by fire in 2008) featuring 1,500 square feet of Main Street-facing retail space and three one-bedroom apartments that will provide new commercial and residential opportunities downtown.



This project is outside the NY Forward boundary. Is there interest in modifying boundary?



Total Cost: \$600,000

NYF Request: \$300,000 (50%)

14

Complete Historic Bed and Breakfast Restoration at 205 Park Avenue

LPC Survey Score:
Medium

Project Description:

Complete the renovation and restoration of a historic Victorian hotel which has been transformed into a bed and breakfast. Addition of one guest room and bathroom, restore the historical front porch, install a back deck with accessibility ramp, finish walkways and flooring, replace the end-of-life roof, and install second-floor air ducting. Will be the last phase of a larger renovation project.

Total Cost: \$83,331

NYF Request: \$41,665 (50%)



This project is outside the NY Forward boundary. Is there interest in modifying boundary?



15 Restore the Morgan Manning House Post-Fire

Project Description:

Restore the Morgan-Manning House, addressing areas affected by the January 2025 fire, including refinishing flooring and installing custom cabinetry in the Victorian-style kitchen. The project will also enhance accessibility to the museum with a new ADA ramp connection from the back parking area, restructured restrooms, and a widened driveway. Enhanced security systems will also be installed.

Total Cost: \$108,968

NYF Request: \$108,968 (100%)

LPC Survey Score:
Medium



16 Replace Roof at 43 Main Street

Project Description:

This project will replace the roof and decorative architectural overhangs at the historic 43 Main Street mixed-use building.

Significant details missing from application.



Does not meet minimum 50% match requirement



Total Cost: \$300,000

NYF Request: \$300,000 (100%)

LPC Survey Score:
Low

17 Renovate 2 Market Street Apartment

Project Description:

This project will completely renovate a 600-square foot apartment unit at 2 Market Street with new ceilings, floors, windows, HVAC, plumbing, and structural improvements.

Significant details missing from application.

Total Cost: \$300,000

NYF Request: \$300,000 (100%)



**Does not
meet
minimum
50% match
requirement**



03

WHAT'S NEXT?

NEXT STEPS



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



Meetings and Site Visits with Project Sponsors August/September



LPC Meeting #4

Tuesday, September 16th

Parish Center at Church of Nativity of the Blessed Virgin Mary



Pop-Up Events

September 2025

Farmers Market & SUNY Brockport



Public Workshop #2

Tuesday, September 23rd

Location TBD

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.