

Brockport NY Forward - Local Planning Committee Meeting #3 Summary

August 5, 2025 @ 6:00 pm

Location: Parish Center at Church of Nativity of the Blessed Virgin Mary

Project Status & Timeline

The NY Forward planning process is currently positioned in the Project Development phase. The planning process spans from May through November 2025, with ongoing community engagement. Two additional LPC meetings are scheduled:

- **LPC Meeting 4:** Tuesday, September 16th (Parish Center at Church of Nativity of the Blessed Virgin Mary)
- **LPC Meeting 5:** Tuesday, October 7th (Parish Center at Church of Nativity of the Blessed Virgin Mary)

There will be a pop-up event held at the Farmer's Market in September to encourage people to attend the upcoming public workshop, which is scheduled for Tuesday, September 23rd at 6pm at the Parish Center at Church of Nativity of the Blessed Virgin Mary.

Project Review

Leigh Ann reviewed the state and local evaluation criteria with the LPC to remind them how to evaluate the project proposals received through the Open Call. The match requirements were also reviewed. As a reminder, privately-sponsored projects have a 50% local match requirement. The LPC has the discretion to adjust this requirement on a case-by-case basis.

A total of 18 applications were received through the Open Call. 3 were located outside the NY Forward boundary. The LPC will need to make a decision about whether to adjust the boundary for these projects. A map of the locations of proposed projects was also reviewed.

In total, \$8.5 million in funding requests were received through the Open Call. Roughly \$5 million was for private and non-profit requests, with the remaining \$3.5 million in public project requests. The goal is to reduce this funding request to \$6-\$8 million. It was noted that once the cost estimates are reviewed and vetted by the Project Team, these funding requests will likely increase.

The LPC participated in a questionnaire prior to this meeting where they evaluated each project against state and local criteria. They also made an initial determination of which projects they would choose to fund with \$4.5 million. This is not a vote or definitive decision, but rather creates a jumping off point for discussion. The projects were sorted into "high support" (over 90% of LPC supported funding), "medium support" (over 50% supported funding), and "low support" (less than 50% supported funding).

The goal for this meeting is to start discussion, identify any follow-up questions for project sponsors, and identify any projects that should be removed from consideration.

Each project was reviewed and discussed by the LPC. The attached table summarizes the feedback and questions received by the LPC.

Public Comments

Time was set aside at the end of the meeting for public comment.

- Sarah from Lift Bridge Bookshop encouraged LPC to consider private projects that have little capacity, since there are not other grant opportunities for private retail/commercial
- Question about whether projects are also eligible for tax abatements in addition to this grant funding.
- Mary Lynne from Morgan Manning House clarified that insurance from fire only covers half of the expected costs. The total project will take time but they anticipate everything being done in 5 years. The project they proposed is not covered by insurance and includes accessibility improvements to make the property even more welcoming.
- Jackie Davis expressed disapproval of the aesthetic appeal of the 60 Clinton Street project.
- Pastor Elizabeth Harden from St. Luke's Episcopal Church encouraged anyone to come and visit, tour the space. She expressed her appreciation to the committee for stewarding this gift.
- Kathy Hill, project sponsor from 2 Main Street noted that most of her spaces have A/C already. She is planning to install new windows throughout. She is happy to add an accessibility component to the project.
- Molly Gaudioso, Planning Board, encouraged LPC not to discard public and non-profit projects. This is a rare opportunity to receive 100% funding for projects like these.



Brockport NY Forward

LPC Meeting 3

Project Title		Description	Project Sponsor	Project Location	Total Cost	NYF Funding Request		LPC Survey Ranking	LPC 3 Comments
						NYF Request	% of Total Cost		
Public Projects									
01	Create an Accessible Venue at the Brockport Welcome Center	This project will retrofit and expand accessible outdoor seating at the Brockport Welcome Center to enhance waterfront amenities for residents and Erie Canal visitors. The project includes installing durable, 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.	Village of Brockport	11 Water Street (Brockport Welcome Center)	\$150,000	\$150,000	100%	High	Good fit. Question as to whether the surface would be hardscape or grass. This is a design decision. It was also noted that an additional grant application was submitted for this project through the CFA. If awarded, this funding request would be reduced.
02	Enhance the Clinton Street Streetscape	This project will 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.	Village of Brockport	Clinton Street from Main Street to Utica Street	\$1,000,000	\$1,000,000	100%	High	Good fit. High cost. Creates good linkages. Could lead to follow-on projects. Concern if other projects planned along Clinton don't come to fruition, will this investment have been for nothing? Others felt this public investment is exactly what would lead to that additional private investment. Inner Loop was mentioned as an example of this. Could also set the stage for the Merchant Street project in the future.
03	Enhance the Main Street Streetscape	This project will 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.	Village of Brockport	Main Street from the Main Street Bridge to Holley Street	\$2,000,000	\$2,000,000	100%	High	Good fit. Mixed feelings about whether the keep the trees. \$2 million seems like a lot of money for sidewalks. Mentioned that this could be a good dovetail project with the Small Project Fund. Some were uncomfortable with moving forward with this project when it doesn't enhance access into the buildings, but it was noted that this was reviewed and feasibility would have created a huge challenge. LPC members want "everyone to be able to go everywhere".
04	Develop a Downtown Branding and Marketing Strategy	This project will 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. The project will include the creation of a new brand identity, targeted messaging for different audiences, and implementation through both digital collateral and wayfinding signage.	Village of Brockport	Downtown Brockport	\$200,000	\$200,000	100%	Medium	Unsure. LPC wants a better budget breakdown. How much goes toward design vs. implementation? In terms of capacity, who will carry this work on in the Village staff after the initial investment is made? Want to understand a succession plan. Question as to whether this would apply to the Village broadly or just the downtown. Response is that it would target downtown but would benefit the entire village. Medina marketing strategy was mentioned as a success story.
Private Projects									
05	Enhance Accessibility at St. Luke's Episcopal Church	This project will 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.	St . Luke's Episcopal Church	14 State Street	\$550,000	\$500,000	91%	Medium	Good fit. Felt this project was a good fit and ready to go. Had a cost estimate, floor plan, church that supports it, photos clearly demonstrate the need, and it serves the community. Has a strong community benefit. The church is constantly opening its doors to the community.
06	Modernize Brockport Fire Station	This project will 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.	Brockport Fire Department	38 Market Street	\$205,428	\$102,250	50%	Medium	Unsure. Not the best use of funds. Seems like deferred maintenance. However, it's very visible and everyone loves the fire trucks. If the doors created some version of public art that could be beneficial. Need more info from the sponsor about the true need and outcome.



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07	Enhance 2 Main Street as a Canal Gateway	This project will enhance the mixed-use property at 2 Main Street to strengthen its appeal as a gateway to the canal. The project will make comprehensive 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.	Lift Bridge Landing, LLC	2 Main Street	\$200,000	\$100,000	50%	High	Good fit. Aligns well with project goals but didn't address accessibility. Need more detail on how the aesthetics of the outside of the building will be improved. This is a modest ask. The parking improvements will help and its intersection with Clinton Street makes it impactful.	
08	Revitalize Blighted Property at 41 Clark Street with New Townhomes	This project will demolish a 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. Project work will include final engineering plans, village approvals, demolition, site preparation with new road and sidewalk, and townhome construction.	Aras Property Group, LLC	41 Clark Street	\$3,466,011	\$800,000	23%	High	Good fit. Outside boundary. Want to understand how it orients itself to the canal. Other than being outside the boundary it aligns with all other project goals and especially encourages downtown living, provides a rental option for young families and professionals.	
09	Improve Accessibility at the Lift Bridge Book Shop	This project will 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.	The Lift Bridge Book Shop, Inc.	45 Main Street	\$550,000	\$500,000	91%	Medium	Unsure. Does not meet minimum 50% match requirement. Anchor business but readiness is an issue. It would enhance a community event space, which is lacking downtown. Benefit is proportionate to what they've asked for. Some elements seem like deferred maintenance. Would be interested to see what the cost and impact looks like if deferred maintenance was removed.	
10	Restore Upper Floor Apartments and Facade at 46-50 Main Street	This project will restore and renovate three vacant third-floor apartment units at 46-50 Main Street, 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.	Hawley Properties, LLC	46-50 Main Street	\$526,785	\$263,392	50%	Medium	Good fit. These are cool apartments that will be costly to renovate. Want to know more about the façade, whether they're adding brick or just removing vinyl to expose existing brick. Does help the housing goal, but with 10% of properties vacant do we need mroe housing? Creates a public benefit for a public investment.	
11	Develop Sustainable Mixed-Income Apartments at 60-90 Cinton Street	This project will 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. The project will provide high-quality, mixed income housing options, serving households earning up to 80% of Area Median Income (AMI).	Brockport Clinton, LLC	60-90 Clinton Street	\$8,484,033	\$1,500,000	18%	High	Good fit. Question of whether the sponsor owns all the property (no) and without the unowned property, does the project still work financially? The size and scale is concerning for this location. It's a large amount of the pot to request, even though it's a small fraction of the total project cost.	
12	Upgrade 73 Main Street Exterior Facade and Accessibility	This project will 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.	73 Main St Brockport, LLC	73 Main Street	\$110,550	\$55,275	50%	Medium	Good fit. Mural would help this location. In Fairport, everywhere you park is visually effective but that's not the case here right now. Parking is part of the point of entry and the welcome. Are windows being replaced or added?	
13	Construct New Mixed-Use Building on Vacant Main Street Lot	This project will 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.	Riddell Enterprise, LLC	173 Main Street	\$600,000	\$300,000	50%	Medium	Removed from consideration. Outside NY Forward boundary. Unclear on the commercial use. Don't feel like this end of Village is ready to receive this kind of development. Don't see the catalytic effect. Also don't get the sense that the sponsor is ready.	



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14	Complete Historic Bed and Breakfast Restoration at 205 Park Avenue	This project will complete the renovation and restoration of a historic Victorian hotel which has been transformed into a bed and breakfast. The project will add 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. This project will be the last phase of a larger renovation project, which has already invested more than \$200,000 in historical restoration work and infrastructure.	Park Ave Bed & Breakfast, LLC	205 Park Avenue	\$83,331	\$41,665	50%	Low	Unsure. Outside NY Forward Area. Location is the beginning of Brockport. Helps to bring people in for tourism, like long-distance bicyclists. Not much lodging in Village. This is 1 of 2 or 3. At the same time, for limited funding, maybe housing should be a bigger focus that lodging at this point. Some question about whether funding this project is unfair to others who didn't apply because they were outside the boundary, though it was noted that it was widely advertised that anyone outside the boundary could apply.	
15	Restore the Morgan Manning House Post-Fire	This project will 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.	Morgan-Manning House Museum	151 Main Street	\$108,968	\$108,968	100%	Medium	Good fit. Iconic building that's had a tragedy. Kitchen needs improvement. They hold a lot of community events so accessibility is key. School tours. Closest thing to a community center in the Village. Others felt this wasn't the best fit for NY Forward funding.	
16	Replace Roof at 43 Main Street	This project will replace the roof and decorative architectural overhangs at the historic 43 Main Street mixed-use building.	Jeremy Burris	43 Main Street	\$300,000	\$300,000	100%	Low	Removed from consideration. Does not meet minimum 50% match requirement. No scope and cost provided. Roof replacement doesn't further NYF goals.	
17	Renovate 2 Market Street Apartment	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.	Jeremy Burris	2 Market Street	\$300,000	\$300,000	100%	Low	Removed from consideration. Does not meet minimum 50% match requirement. No scope and cost provided. Single apartment renovation doesn't have a catalytic effect.	
Small Project Grant Fund										
18	Establish a Small Project Grant Fund	The Small Project Grant Fund will 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.	Village of Brockport	NY Forward Area	\$390,000	\$300,000	77%	Medium	Good fit. Some were unsure about this, in part because so many of the applications came from one sponsor. They like the idea of the aesthetic enhancements but also want a focus on accessibility. LPC was reminded that this is and can continue to be part of the scoring metric. Public art has power, this provides an opportunity to add more. Ithaca's Carl Sagan Planets Walk was mentioned as a good example.	