



Brockport

NY Forward

Local Planning Committee
Meeting #4

September 16, 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



COMMUNITY ENGAGEMENT



We met with SUNY
Brockport's Student Senate!

Key Themes

- We go downtown to eat, shop, and just walk around with friends
- We like that downtown Brockport is cute, walkable, and generally has good food options
- We would like free places to hang out, like a community space
- Food options could be improved and should be affordable

COMMUNITY ENGAGEMENT

We popped up at the
Farmer's Market on Sunday!



Key Themes

- Love events like Arts Fest—brings people and money into downtown
- Welcome Center is a huge asset
- Desire to reduce business vacancies
- Want to see improved sidewalks and streets
- Need more housing

FUTURE MEETINGS



Here are our upcoming
engagement opportunities!

Public Workshop #2

Tuesday, September 23rd

Parish Center at Church of Nativity of the
Blessed Virgin Mary

Community Survey

September 22-29

www.BrockportForward.com/getinvolved

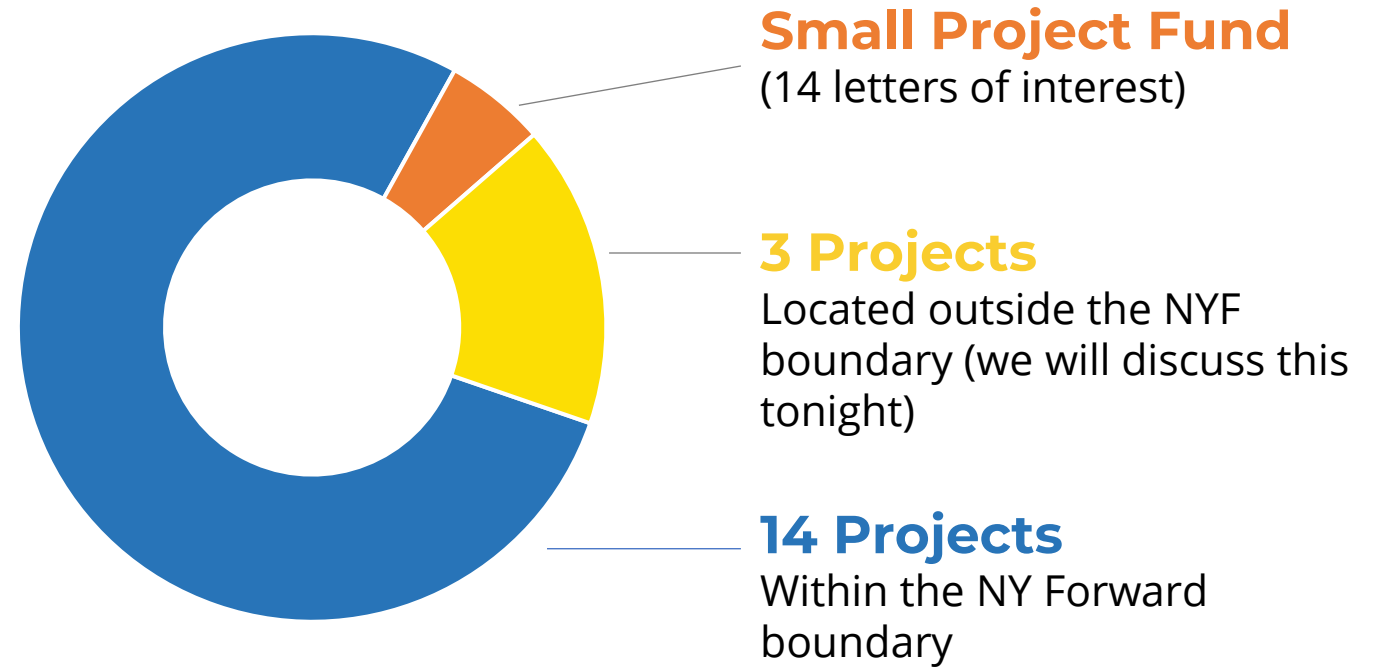
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Tuesday, October 7th

Parish Center at Church of Nativity of the
Blessed Virgin Mary

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

Construct New Mixed-Use Building on Vacant Main Street Lot

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.

Total Cost: \$600,000

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



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



Removed from
Consideration

Removed from
Consideration

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%)

Removed from
Consideration

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%)



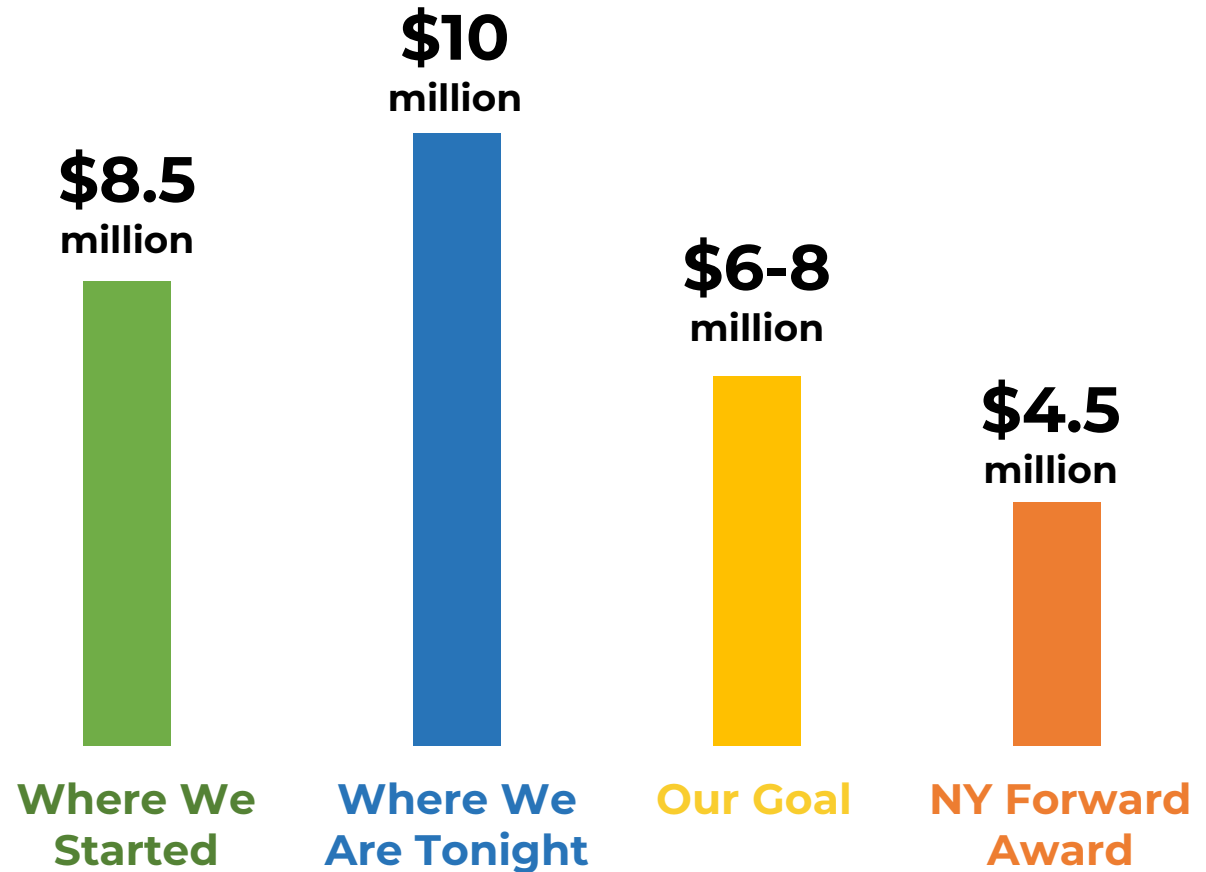
**Does not
meet
minimum
50% match
requirement**



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.

We should tentatively arrive at this range tonight!



TONIGHT'S GOALS



1. Updates on due diligence
2. Revised cost estimates
3. Confirm NY Forward Boundary
4. Approach \$6-\$8 million in project funding requests

NOTE: The boundary needs to be confirmed tonight!

02

PROJECT REVIEW

Recap from Last Meeting



“Good Fit” Projects

Project Name	Funding Request
Create an Accessible Venue at the Brockport Welcome Center	\$286,000
Enhance the Clinton Street Streetscape	\$1,229,000
Enhance the Main Street Streetscape	\$3,218,000
Enhance 2 Main Street as a Canal Gateway	\$215,000
Revitalize Blighted Property at 41 Clark Street with New Townhomes	\$800,000
Restore Upper Floor Apartments and Facade at 46-50 Main Street	\$371,000
Develop Sustainable Mixed-Income Apartments at 60-90 Cinton Street	\$1,500,000
Upgrade 73 Main Street Exterior Facade and Accessibility	\$69,000
Restore the Morgan Manning House Post-Fire	\$427,000
Establish a Small Project Grant Fund	\$300,000
Enhance Accessibility at St. Luke’s	\$783,500
Total	\$9,198,500

“Unsure” Projects

Project Name	Funding Request
Develop a Downtown Branding and Marketing Strategy	\$200,000
Modernize Brockport Fire Station	\$136,500
Improve Accessibility at the Lift Bridge Book Shop	\$346,500
Complete Historic Bed and Breakfast Restoration at 205 Park Avenue	\$77,500
Total	\$760,500

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.

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

Total Cost: \$273,000

NYF Request: \$136,500 (50%)

LPC Survey Score:
Medium

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, in addition to **selective rehabilitation of** deteriorating facades, windows, and exterior walls to address water leaks, mold issues, and energy inefficiency.

Total Cost: \$385,000

NYF Request: \$346,500 (90%)



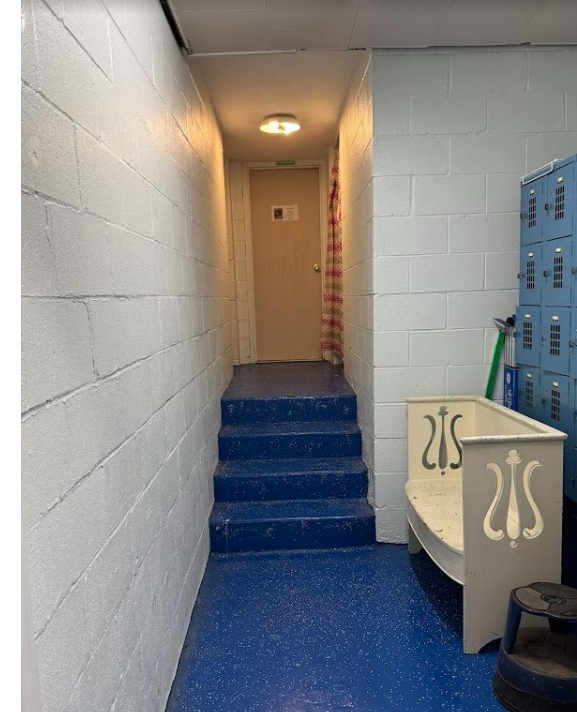
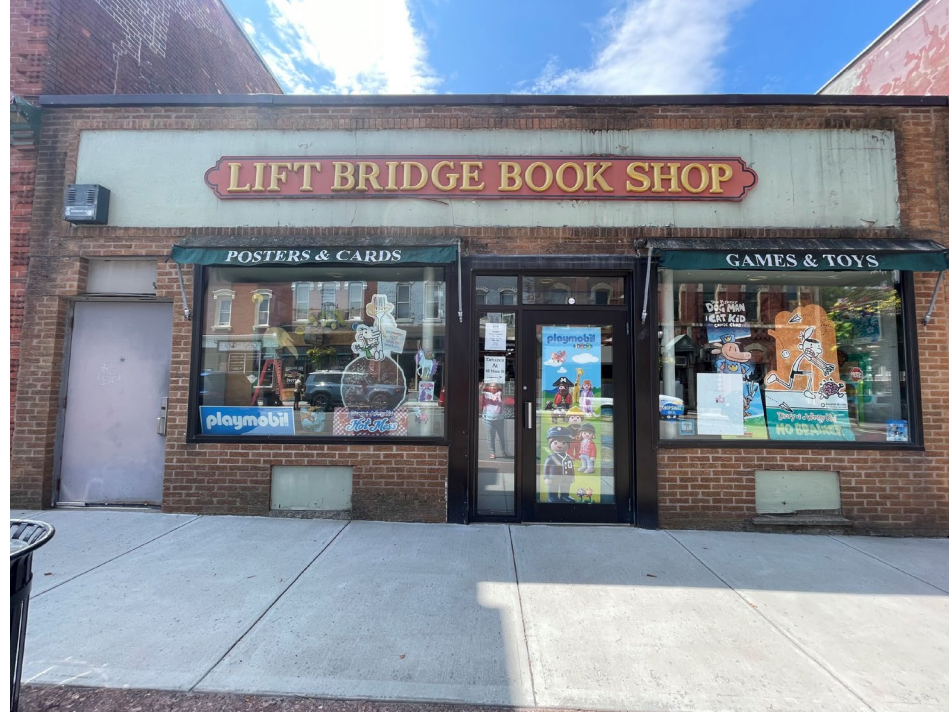
Does not meet minimum 50% match requirement

LPC Survey Score:
Medium

Last Meeting:
Unsure



Improve Accessibility at the Lift Bridge Book Shop



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

Last Meeting:
Unsure

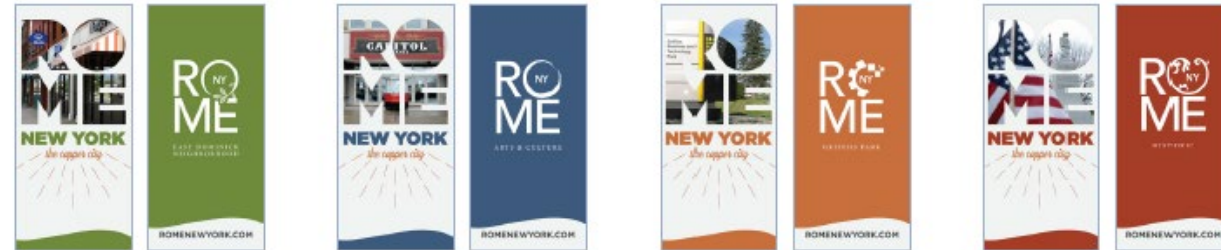


Develop a Downtown Branding and Marketing Strategy

Main Logo



Please note this document is NOT actual size.



Complete Historic Bed and Breakfast Restoration at 205 Park Avenue

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: \$155,000

NYF Request: \$77,500 (50%)

LPC Survey Score:
Medium

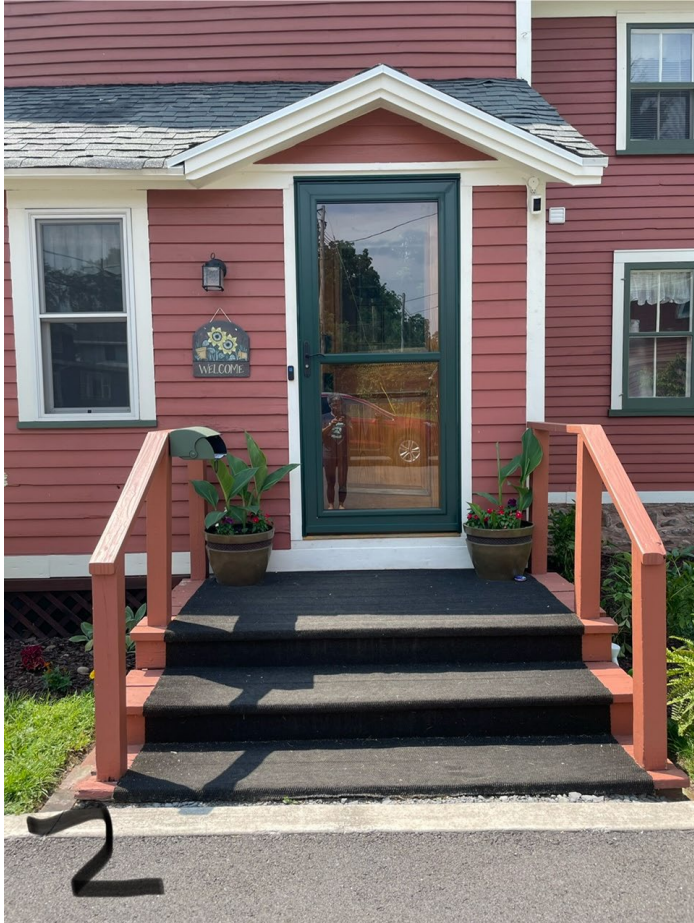
Last Meeting:
Unsure



This project
is outside
the NY
Forward
boundary.



Complete Historic Bed and Breakfast Restoration at 205 Park Avenue



Complete Historic Bed and Breakfast Restoration at 205 Park Avenue



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: \$4,000,000
NYF Request: \$800,000 (20%)

LPC Survey Score:
High

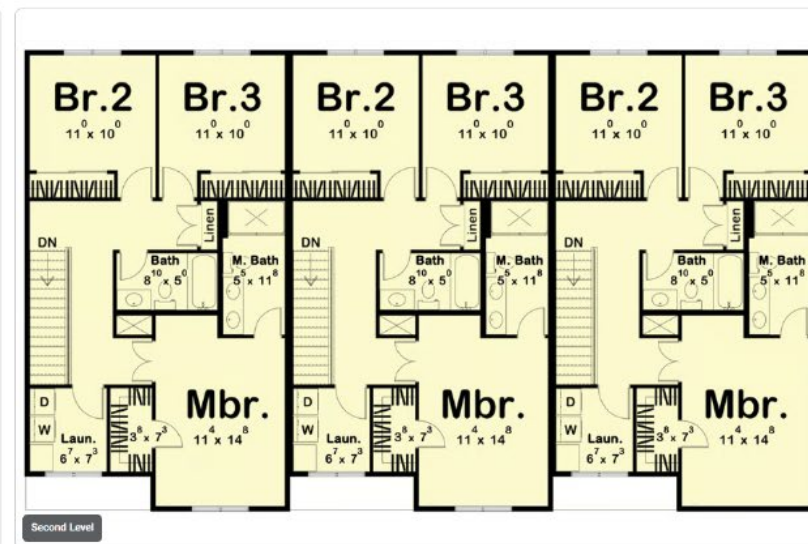
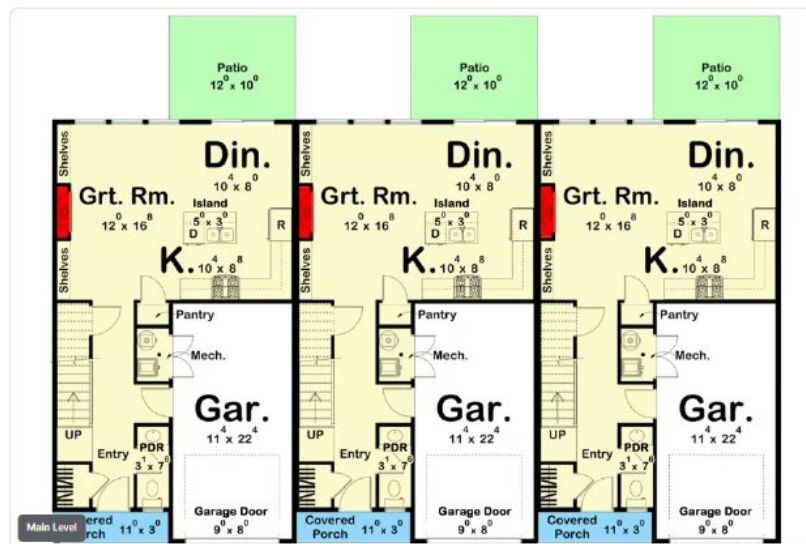
Last Meeting:
Good Fit



This project is outside the NY Forward boundary.



Revitalize Blighted Property at 41 Clark Street with New Townhomes



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%)

LPC Survey Score:
High

Last Meeting:
Good Fit



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: \$1,229,000

NYF Request: \$1,229,000 (100%)

LPC Survey Score:
High

Last Meeting:
Good Fit



Enhance the Clinton Street Streetscape



Option 1: Main Street to Utica Street | \$1.2 million

Option 2: Main Street to Merchant Street | \$950,000

Enhance the Main Street Streetscape

Project Description:

Revitalize Main Street's historic commercial district by replacing sidewalks, **replacing** street trees, modernizing LED lighting with power connections for events, and adding bike racks.

Sidewalk transformation is primary driver of cost.

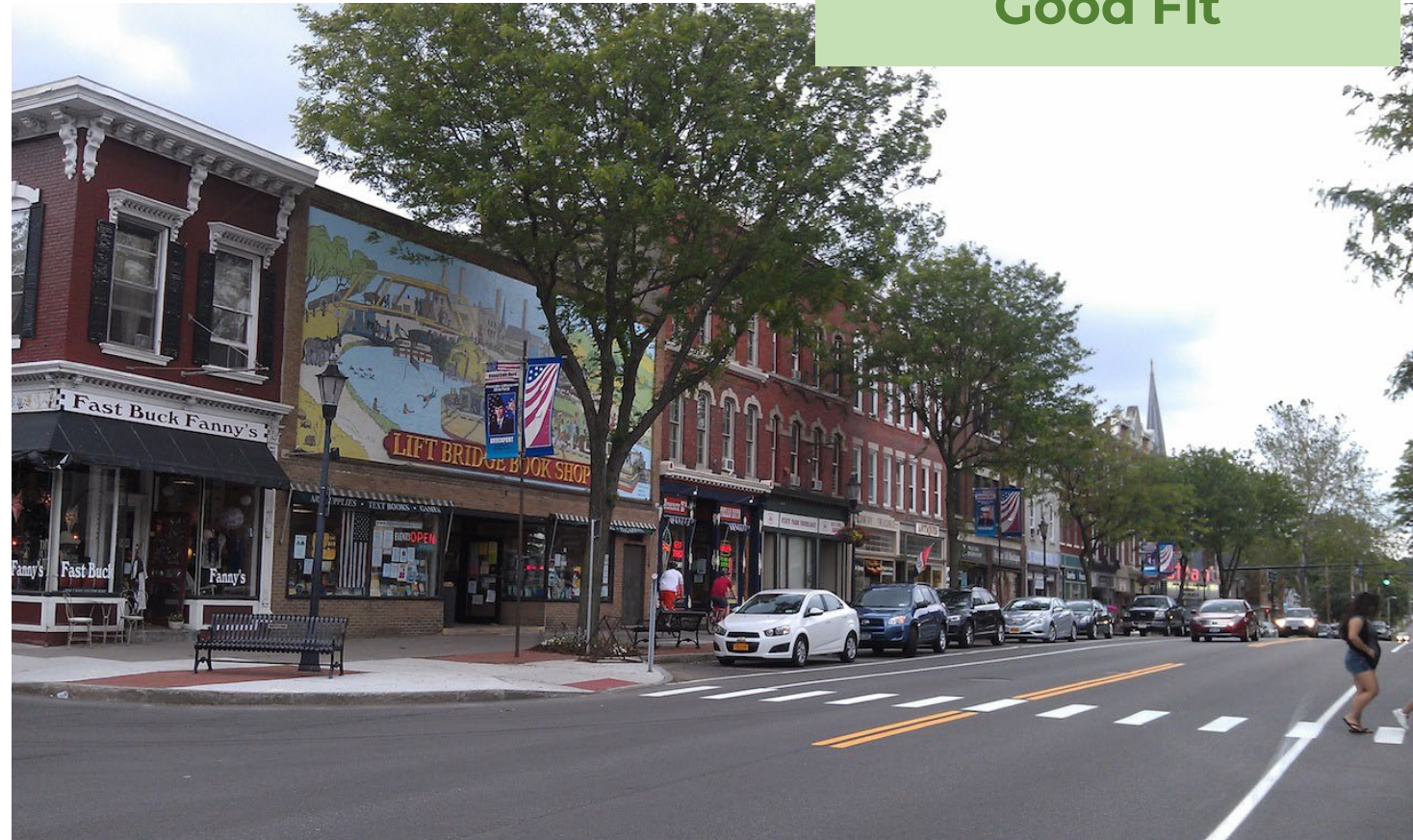
Total Cost: \$3,218,000

NYF Request: \$3,218,000 (100%)

Option to reduce geographic scope to State Street: **\$2,390,000**

LPC Survey Score:
High

Last Meeting:
Good Fit



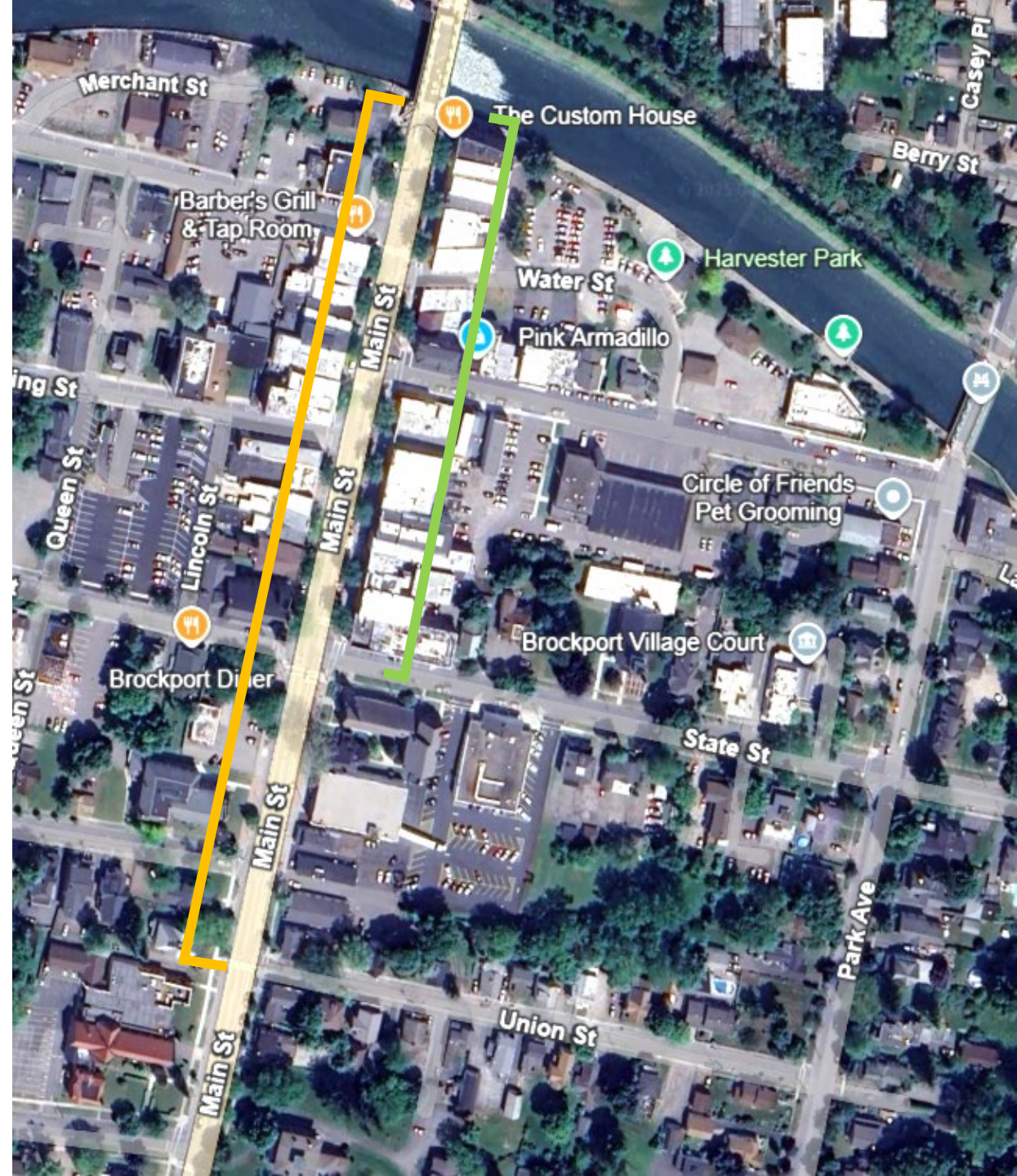
Enhance the Main Street Streetscape

Option 1: Bridge to Union Street

\$3.2 million

Option 2: Bridge to State Street

\$2.3 million



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

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: \$833,000

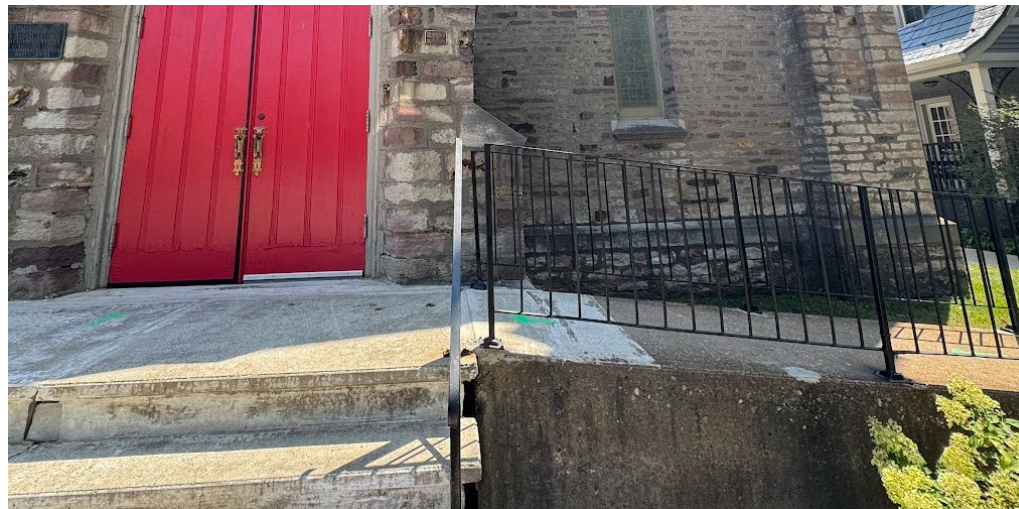
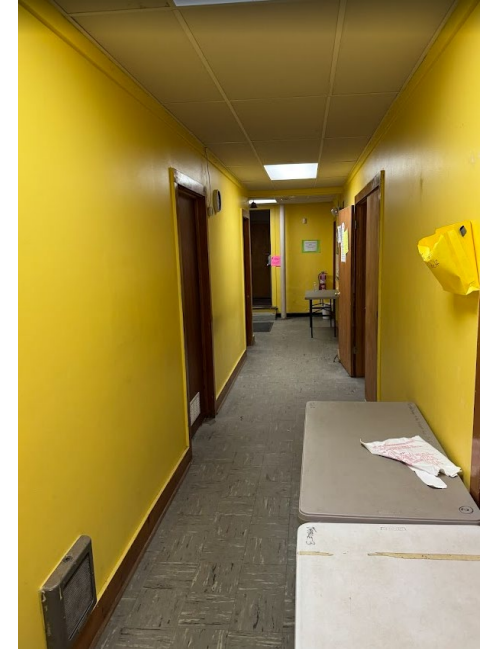
NYF Request: \$783,500 (94%)

LPC Survey Score:
Medium

Last Meeting:
Good Fit



Enhance Accessibility at St. Luke's Episcopal Church



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: \$430,000

NYF Request: \$215,000 (50%)

LPC Survey Score:
High

Last Meeting:
Good Fit



Enhance 2 Main Street as a Canal Gateway



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: \$371,000 (50%)

LPC Survey Score:
Medium

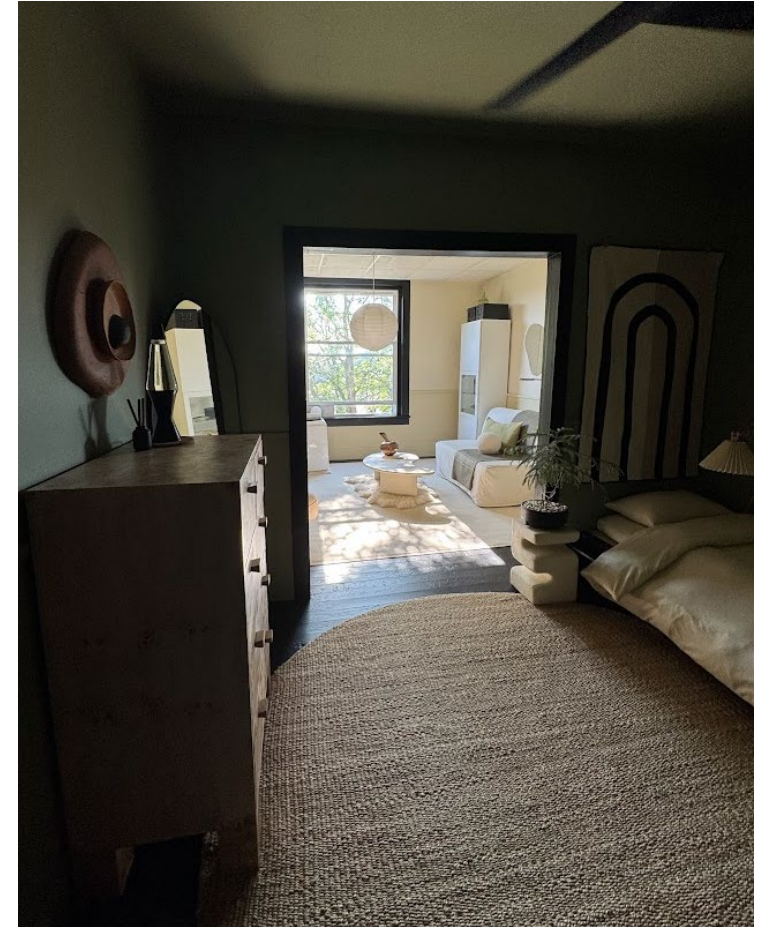
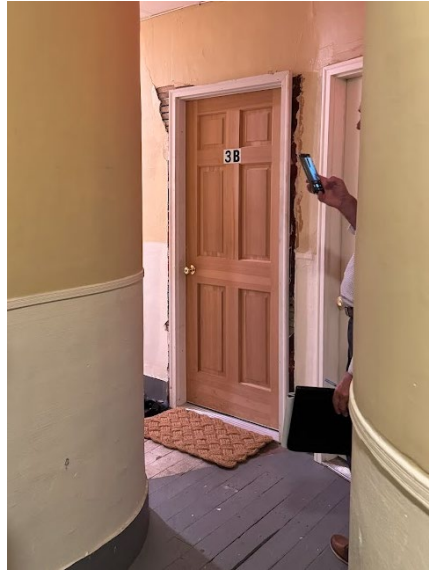
Last Meeting:
Good Fit



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



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



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: \$8,600,000

NYF Request: \$1,500,000 (17%)

LPC Survey Score:
High

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, and replace the rear steep stairway.

Sponsor is open to incorporating public art and painting front façade. These elements will be incorporated into an updated estimate.

Total Cost: \$138,000

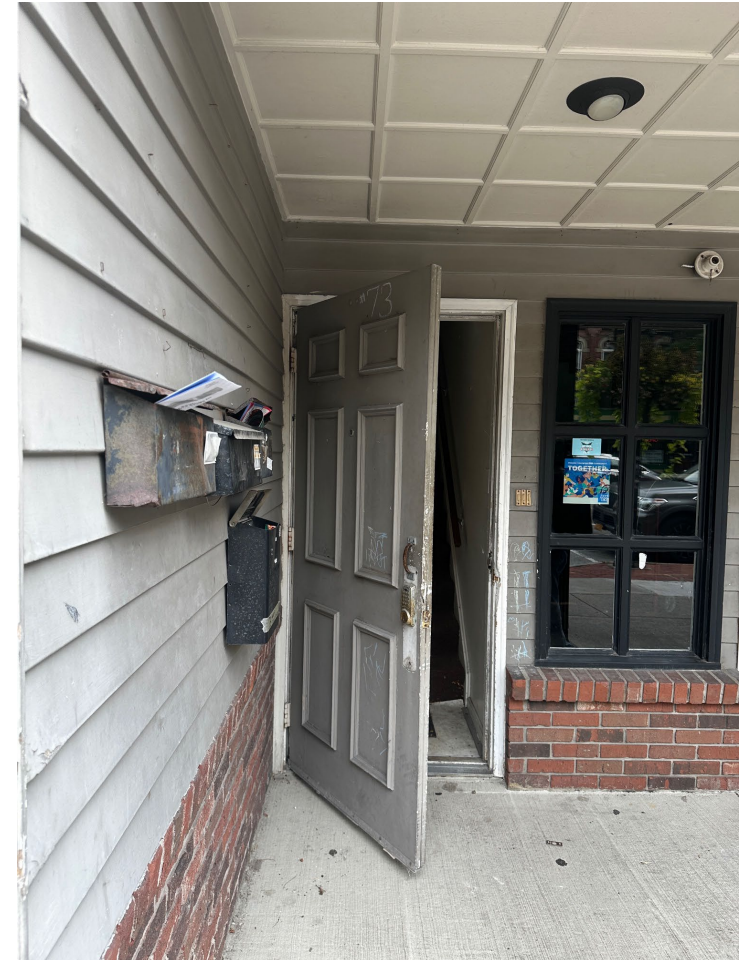
NYF Request: \$69,000 (50%)

LPC Survey Score:
Medium

Last Meeting:
Good Fit



Upgrade 73 Main Street Exterior Facade and Accessibility



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. The project will also renovate the Victorian-style kitchen with new cabinetry and appliances.

Total Cost: \$427,000

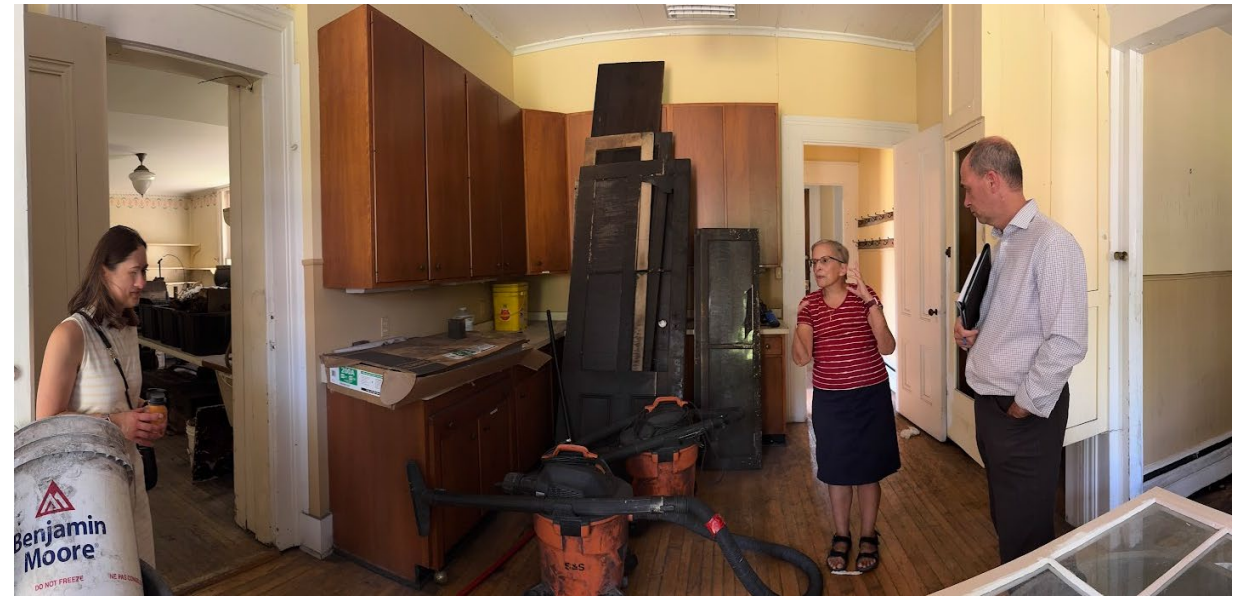
NYF Request: \$427,000 (100%)

LPC Survey Score:
Medium

Last Meeting:
Good Fit



Restore the Morgan Manning House Post-Fire



03

WHAT'S NEXT?

NEXT STEPS



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



Project Development Ongoing



Public Workshop #2

Tuesday, September 23rd at 6pm

Parish Center at Church of Nativity of the Blessed Virgin Mary



LPC Meeting #5

Tuesday, October 7th at 6pm

Parish Center at Church of Nativity of the Blessed Virgin Mary

04

PUBLIC COMMENT

PLEASE FOLLOW THESE GUIDELINES



Please state your name and affiliation, if applicable.

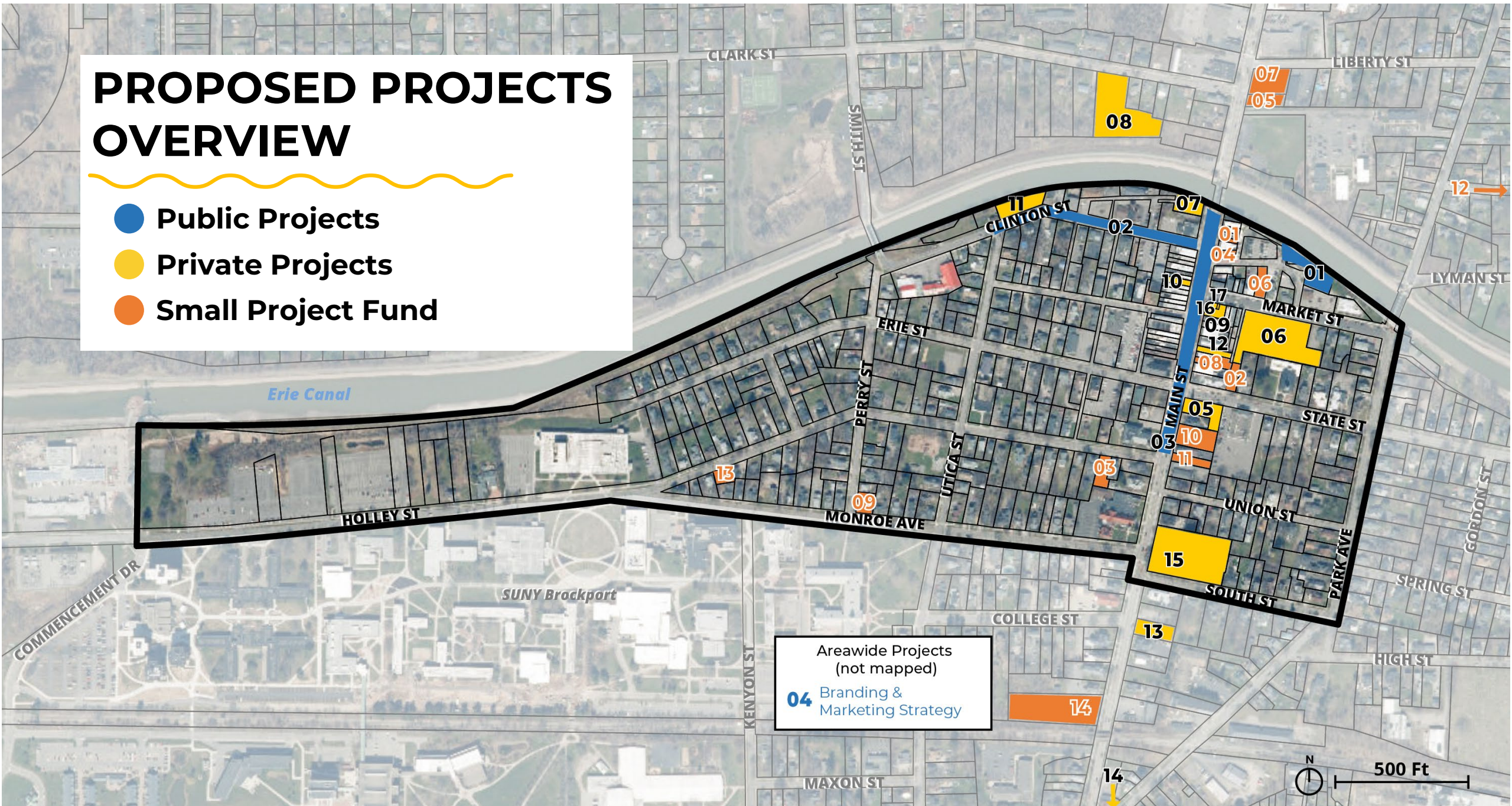
Please limit your comments to 3 minutes.

Thank you!

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

PROPOSED PROJECTS OVERVIEW

- Public Projects
- Private Projects
- Small Project Fund



- Public Projects
- Private Projects
- Small Project Fund

