



60 Clinton Street
Architectural, Marketing & Funding
Analysis



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INTRODUCTION

At the request of Ms. Josephine Matela and the GBDC board, In.Site: Architecture performed a feasibility study for the rehabilitation of 60 Clinton Street, located in Brockport, New York. A feasibility study like this is meant to take a preliminary look at a variety of variables - from concept, structural, building condition, code, construction cost and financial projections - all tied to a review of various incentives, programs and funding opportunities that might be made available. The work included a review of the market conditions and previous market analysis to help determine feasible uses. The result is a snapshot of one possible path towards a viable project, if one exists. *It is not meant to be a replacement for a more detailed study* in any one of the above categories however, which would be cost prohibitive at this stage in the analysis process.

Ultimately, a buyer/developer could benefit from this analysis indicating two paths forward, while still recognizing that there may be other viable paths worth exploring as well.

We performed a non-invasive visual evaluation via a walk-through of the structure. This included preliminary measurements sufficient to develop floor plans and study potential re-configurations, egress, access, and code concerns, as well as uses for each floor level. We weighed different residential/commercial configurations against their income potential. We also looked at what programs and incentives need to be put in place, and how much capital should be invested, in order to provide a realistic cash flow after the project is completed. We sought the opinions of restoration contractors and masons to assist in estimating some of the potentially prohibitive repair work that would need to be undertaken in portions of the structure.

Following are some of the assumptions and challenges. Later in the report is a summary of the numbers, and in the back is a possible floor plan configuration and some reference data.

THE BIG ASSUMPTIONS

These are recommended steps to result in the projected feasibility of the project.

- **CONVERSION OF WEST WAREHOUSE SECTION TO COURTYARD.** The existing exterior stone walls are in poor condition, specifically the western most portion of the building. The cost associated with repairing and reconstructing these walls is significant and affects the financial viability of the overall project. As a result of this, we explored two potential paths for the development of 60 Clinton, and determined that - **there are two viable options, one which would require a significant amount of grant assistance to cover the majority of said repair, the following options demonstrate the two feasible paths forward.**
 - **OPTION A.** One viable option would be to remove the majority of the western-most warehouse structure to allow for a courtyard or parking area for the remaining building and the residential units within. Remnants of the existing stone walls could be left in place to create an enclosure and preserve the footprint and memory of the original warehouse while not having to endure the cost of a complete reconstruction of the north wall, and shoring of the existing failing roof structure.
 - **OPTION B.** A mixed-use building with a commercial as well as a residential component. This path would require repairing and in some areas completely reconstructing the stone walls, which would require a significant amount of capital, along with the roof. When we projected carrying costs for the additional debt in comparison to the additional income for re-use of that portion of the building, it indicated a severe strain on the cash flow and ROI of the overall project, unless a significant amount of grant funding can be secured.
- **UTILIZE REHABILITATION INCOME TAX CREDITS.** The property is listed individually on the National Register of Historic Places. For your record the NR Number for the property is 99NR01462. The viability of this project is greatly enhanced if owners can receive 40% of the rehabilitation cost back into their pockets via state and federal income tax rehabilitation credits. Renovation work must meet Secretary for the Interior Standards for historic rehabilitation, and the work must be approved in advance through application to the State Historic Preservation Office (SHPO). If Option A is pursued, demolition of one portion of the building complicates this determination by SHPO. We sought an initial opinion and believe that this report could be used to justify the technical infeasibility of preserving the west section. **The remaining key question, which SHPO is not prepared to answer until an official application is made for project eligibility, would be whether or not the remaining building retained enough of its historic integrity enough to be listed in the National Register.**
- **MAXIMIZE RESIDENTIAL RENTAL INCOME.** The most likely path towards providing the predictable income needed to justify the investment is to maximize income from the creation of market rate apartments situated on prime canal-front property. Such living spaces are

likely to have an extremely high rate of occupancy. Experience suggests they can command a respectable cost-per-leasable-square-foot.

- ADVOCATE FOR PROPERTY TAX ABATEMENT. The overall property tax rate in Brockport is high, at roughly \$50.73/thousand dollars of assessed value. One side effect is that this discourages investment due to the uncertainty of how high the post-renovation assessed value will be raised. In our experience, assessors have broad latitude and the process for grieving an assessment, or litigating if necessary, is costly. The result? Developers hesitate to invest due to the risk that their carrying costs after renovation are difficult to predict and taxes could become a burden that puts too much pressure on rent during a delicate period of time when tenancy is being established and revitalization is in its infancy.
 - To make this project viable, given the modest ROI and the continued liability the property will otherwise remain, we recommend advocating strongly for the adoption of a robust property tax abatement law by all taxing jurisdictions. Such a law will phase in any property taxes paid on the *increase* in assessed value that results from renovation work on projects like this one.
 - Our understanding is that the village and school district have already opted into RPTL-421m, which is a 20-year abatement with no increase for 12 years, if at least 50% of the building is residential, and of the residential portion a percentage (20%) can be demonstrated to be income-eligible (which is likely not an issue given the definitions used for the program). The benefit area already established encompasses 60 Clinton Street.
 - Working with a property tax abatement is an important component with long term impact on the project's success and cash flow and encouraging the Town and County to opt into 421m is a key step. In our opinion, significant investment in the property is unlikely without this measure. This means that all taxing jurisdictions stand to benefit in the long-term by incentivizing development and seeing long-term property tax revenue rise. Even in the short-term property tax revenue will increase if the property is put back on the tax rolls. The alternative is likely to be continued stagnation and a property that generates no property tax revenue. Immediate steps toward development of this parcel is important, as 421m was just extended for three years in mid-2015 after which it will sunset unless the state legislature acts again.
- CONTRIBUTE SUFFICIENT CAPITAL. The total construction cost of this project suggests the need for significant capital provided by owners/investors. This is for two reasons:
 1. Increase bank comfort, since a bank is likely to lend less than 80% of the post-renovation appraised value, which itself will likely be significantly below the total cost of the rehabilitation work, and
 2. Improve cash flow, since too high a mortgage puts too much pressure on the cash flow of the project.

- **TAKE ADVANTAGE OF GRANT PROGRAMS.** We have included a big assumption in *both* options - a \$130,000 grant (Option A) and a \$500,000 grant (Option B) towards the improvements proposed. Typically, our studies do not assume grant funding; however, this is capital that will need to come from either increased capital from owner/investors, or from a grant, unless costs totaling that amount can be deleted from the project without affecting quality or projected revenue. We have consulted with Labella Associates to outline a number of potential grant funding opportunities for this project. These can be found in the Market Analysis section of this report. Note that the potential funding opportunities include options for *both* potential paths for development of this project (Options A and B).

CHALLENGES

1. **Building Condition.** The biggest challenge became evaluating the structural stability of the existing building and the scope of work required to repair the unstable portions, specifically the western end. As stated above, repair/reconstruction of the western end of the building would make the feasibility of this project challenging. However, if Option A is pursued, stabilizing portions of the exterior walls to create a courtyard could maintain enough of the historic integrity and history while saving the rest of the building by making the project financially feasible. The walled area could also provide a unique amenity for the residential tenants. The remainder of the building would be used to create market-rate, canal-front apartments. Option B would require a significant amount of capital or grant funding to repair/reconstruct the western end of the building but would maintain the historic integrity of the entire existing building. This option would allow for a new commercial space within the west warehouse section and market-rate, canal-front apartments in the remainder of the building.
2. **Historic Preservation.** Preserving the historic value of the building is key. The business plan includes pursuit of rehabilitation tax credits based on existing certification. This means renovation plans will be scrutinized as to whether they have an adverse impact on defining architectural features such as the existing facades, structural elements, and interior finishes. In addition, maintaining historic integrity will be a principal selling point. As stated earlier, demolition of one portion of the building as we are proposing in Option A, will require a new determination by SHPO about the building's continued eligibility to receive tax credits.
3. **Desirable Apartments.** The third challenge was designing desirable, open-plan apartments within the constraints above, with a variety of configurations that would maximize income potential in order to justify the cost of the rehabilitation work, while meeting the requirement for handicapped-accessible units. We believe we have successfully demonstrated one possible layout that could meet this goal.

4. Site/Parking. The very limited boundaries of the property presented a big challenge, considering parking requirements, access to the tenant spaces, and the goal of outdoor private/semi-private spaces for tenants. However, the obvious benefits of the canal side location more than make up for it. Each apartment maintains canal views through restored windows, and the proposed concept creates patios accessed from each first floor residential unit allowing for private outdoor areas with a visual connection to the Canal, as well as direct access to walking, biking and boat access along the Canal. Related to this is how to create adequate, safe parking on a constricted site. The proposed concept suggests creating parking areas on the east side and along the south side of the building (reviewed with the zoning office), which would likely yield 7-9 spaces but would require additional study. Option A could allow for additional parking within a portion of the courtyard where the majority of the western portion of the building is to be removed. We'd suggest a minimum of 1 on-site parking space for each apartment. Ideally 2 spaces per unit would ensure the most attractive situation for prospective tenants, but if a second car for each tenant could be parked overnight in an off-site location or a newly acquired lot, that may be acceptable.
5. Zoning. The property's location in the B district limits multiple dwellings. This project is not allowed without a special use permit. A mixed-use building is only permitted two apartments, each 800 sf or smaller and limited to two bedrooms. Variance approval will be required to make the proposed concept feasible. However, given the village's passage of RPTL-421m, there has already been a tacit endorsement of residential use at this location.

MAIN STREET LLC

You did not specifically request the need for a broad-based investment strategy, but the need for significant private capital suggests we offer a summary of that option here. A Main Street LLC is a community-based, open-investment business structure in which a large number of local investors put in "as much money as they can afford to not see again for a while". Typically, as a community-led, yet private sector effort, the "return on investment" is a mix. It consists of the qualitative benefit to the community of getting the right use and the generational reinvestment needed, as well as the quantitative return measured via the tax credit and the long-term value. Motives of the owners of such an LLC then are compatible with a project that simply "cash flows" while debt is paid down, puts members in a strong long-term position and allows more marginal projects to be tackled. The broad-based structure can permit labor, services and material to serve as in-kind investments alongside cash, and often some or all of the purchase price by the seller. Self-directed IRA's can also be used.

Many advantages accrue. A much larger amount of capital can potentially be raised, reducing borrowing and thus improving cash flow and project viability. In some cases, this high level of capital is the only way that traditional private financing sources are comfortable with participating.

Equally important, a large number of members of a Main Street LLC ensure a large number of stakeholders in the success of the undertaking, each of whom become cheerleaders for the project's success, supporting the businesses, advocating to their elected officials and to organizations for programs in support of the project, directing tenants to their building, being staunch customers or clients of 'their' tenants, or becoming tenants themselves. One key challenge to a Main Street LLC is identifying the core managing members who will remain at the center of the project during its organizational, capital-raising and renovation phases, and who will often need to take on personal guarantees in order to secure the financing.

An additional advantage to a broad-based structure is how well it works with the tax credit program. The annual cap on the amount of federal income tax that can be offset by a tax credit means that an individual developer may need to claim the credit over years. A Main Street LLC structure allows the tax credit to pass through the LLC to all the individual investors immediately. Since each investor typically has invested a smaller amount, the cap is often not an impediment to accessing the full tax credit immediately or within a year or two.

One final observation, often not immediately grasped, is that a 40% tax credit can return more than 40% of an investor's capital to him/her, because it's based on rehab costs that can include borrowed money. Take this simplified, extreme example: On a \$750,000 renovation, \$300,000 is raised in capital, \$100,000 is provided via a grant, and the balance is financed. In this scenario, the combined state and federal tax credit would be \$300,000 (40% of the rehab cost of \$750,000), which would be passed through the LLC to the investors. In this example, the tax credit *would return 100% of the members' original investment* to them at the conclusion of the project, while still leaving them as owners of a newly renovated, income-producing project, that is growing as an asset as the debt is paid down.

FINANCING

The above example rarely happens because banks will only lend 75-80% of the post-renovation appraised value. An IDA or other source may provide some additional borrowing resources. A challenge with most rehabilitation projects is that their appraised value does not come close to the total investment. Thus, a developer with access to other funding mechanisms (including self-funding at a large scale), or a Main Street LLC, is often needed in order to provide the project with the private capital needed to limit bank financing to those accepted parameters.

All financing models are simplified. They assume a 20-year mortgage with 20-year amortization. To access the interest rate noted, they would most likely need to be 5-year fixed rates. This would mean the potential for the interest rate to be reset to a higher amount (or lower) in five, ten or fifteen years, tied to benchmarks.

TAX CREDITS and FINANCING

As noted, the broad-based Main Street LLC form of ownership also works well with Federal and State Rehabilitation Tax Credits. The property is certified as a National Register Historic Place and, as such, if the work is done to certain standards and financing is available at the levels noted, members could **see 40% of their investment returned to them at the conclusion of the project in the form of pass-through tax credits**, while still having an ownership interest in a project beneficial to the community, cash flowing or producing small dividends while debt is paid down, and growing as a long-term asset.

To make our calculations, we therefore have projected the recommended investor dollars for the project that would provide for its long-term stability, and how it might be raised. We could have indicated less owner capital and more borrowing, or the reverse. The amount proposed tries to balance cash flow goals with two goals, really two major assumptions that will need to be scrutinized. First, can any developer - a Main Street LLC or a more closely held buyer - raise the amount of capital indicated? And second, what will a bank-required appraisal based on the post-renovation building yield? As mentioned, typically a bank will only lend 75-80% of the appraised value, which is a different number altogether than the amount of money being spent on the project. A \$365,000 mortgage might require a \$485,000 post-renovation appraisal. The post-renovation revenues from 7 apartments suggest the building could be valued above that amount (it has the potential to generate over \$69,600/year of revenue). But it would likely not have local comparables. This is a discussion that should be begun soon with a preferred bank partner.

An additional gap financing partner is also assumed, such as the IDA's revolving loan fund, or a local fund if one exists. Given the predominantly residential nature of the renovation, along with the specific priorities and precedents of different IDA's, the only way to learn more clearly what role your IDA might play would be to enter into a discussion with them about this project.

Of course, even if you should choose to proceed with a more closely held LLC, the capital needed in order to limit borrowing (and therefore yield the net revenues projected) remains consistent. It should be noted that we typically assume that with a broad-based LLC, the tax credit will be retained by the LLC and passed through to members. The large number of investors and relative percentage ownership of each ensure the credits can be used quickly. With smaller numbers of member investors, each owning a greater share, the limitations on how quickly federal rehabilitation tax credits may be claimed would mean they may need to be taken over more years (you would have up to 20 years).

HISTORIC BUILDINGS APPENDIX AND THE NATIONAL REGISTER

The New York State Building Code has a Historic Buildings appendix. In order to be eligible for the exceptions within, the building must be certified as historic, and the typically accepted standard for this is if the building is a contributing member of an NRHD, or is listed individually.

It is possible that a certification letter indicating its eligibility will also suffice - it's up to the code official.

Buildings that are fully sprinklered and certified historic are often granted reductions in the separations between occupancies that would otherwise be impossible to maintain given existing building materials. There are exceptions related to toilet rooms, door swings, means of egress, and transoms. Issues pertaining to accessibility requirements are given more latitude if compliance would destroy the historic significance of the building, or are technically infeasible.

CONCLUSION

THE BAD NEWS...

To make this a viable project, you will need to execute or advocate for the all the items noted in the assumptions. In Option A, a portion of the existing building will likely need to be removed. The Town and County will need to opt-in to the 421m property tax abatement. Grant funding will need to be secured, and the project will require sufficient capital either by a developer, or through exploring a Main Street LLC business structure. Without most if not all of these items, the project will be challenging to execute successfully.

THE GOOD NEWS...

If these items come to pass, the good news is that either option could be an extremely viable, stable project. With the majority of the income deriving from desirable, new apartments, and a "break-even" requirement in the 70-75% range, the project should cash flow and then some, providing an owner with the latitude if market conditions impact rental values. Not only that, but based on our preliminary projections, an owner could see his/her entire investment and then some returned to you at the conclusion of the construction via State and Federal Rehabilitation Tax Credits. That would leave little exposure, and yet ownership in a stable, newly rehabbed building paying down debt and growing as an asset while contributing to Brockport's revitalization.

THE REST...

The remainder of the report shows grant funding opportunities, a structural assessment, zoning information, the existing National Register of Historic Places registration form, tax abatement instruction forms, previous analyses completed by Camion Associates and Bero Architecture, and the existing conditions including floor plans and exterior elevations and photos. It is meant to serve as a base document for developing a business plan, or as a tool for gaining investor confidence and commitments, or for sharing with a bank or other financial partner. It is not meant to be a substitute for a full evaluation, a full code review, or full design services and cost estimating. Certainly it does not replace advice from attorneys or accountants. Instead, it provides an affordable, preliminary snapshot of the interaction of all these, to help move the conversation forward, and a series of assumptions and recommendations that, if verified and enacted, could yield a successful, transformative project for Brockport.

EXECUTIVE SUMMARY - OPTION A

MAJOR ASSUMPTIONS AND OUTCOMES: 60 Clinton Street

Total capital supplied by owner: \$ 330,500*

*includes assumed purchase price of the building at \$75,000

Bank Mortgage/Loan 20-year: \$ 365,122

(assumed 4.50% interest rate)

IDA/GAP FINANCING 20-year: \$ 200,000

(assumed 3.25% interest rate)

Grant \$ 130,000

Current Assessed Value: \$ 64,600

Combined property tax rate: \$ 50.73/\$1000

Qualified Rehabilitation Expenses - for tax credit purposes

(including construction, architectural/SHPO fees, excluding site costs and acquisition):

~\$ 908,338

Also in budget:

Initial Marketing/advertising: \$ 3,000

Cash reserves: \$ 10,000

Legal/Closing: \$ 9,283

Site costs/misc: \$ 20,000

Purchase Price: \$ 75,000

NR Historic District status:

listed

Special Permit for 7-unit dwelling in B district:

required

Monthly Carrying Cost Assumptions:

Mortgage plus IDA/other loan repayment: \$3242

Building Management: \$ 150

Maintenance/repairs/clean/waste/house meter: \$ 410

Legal, Accounting, Insurance: \$ 300

Property Taxes (w/ abatement) \$ 273

\$4375

40% Rehabilitation Tax Credit

Pursuit of rehabilitation tax credits is recommended based on the building being listed on the national register. Renovation work will require some consequential cost increases to meet Secretary for Interior Standards, and to prepare the detailed drawings, work with SHPO, and file the paperwork, in order to access the 40% (20% federal and 20% state) tax credits. These additional architectural costs, and the filing fees to the state, have been figured into the estimating. Other requirements: renovation costs must exceed the adjusted basis value of the building; and you must plan to own the building for at least five years.

Property Tax Abatements

RPTL 421-m

Proposed uses:

Seven market-rate, light-filled one- and two-bedroom apartments with open floor plans and washer dryer hook-ups will be created. Size ranges from 619 - 882 sf. Projected rents range from \$750-\$950/mo. Two handicapped accessible (Type B) apartments will be on the first floor. Two second floor units will be accessed by a common stair and the remaining units will be two story apartments with interior communicating stairs. Our assumption is that the apartments will have dedicated off-street parking on the site.

- Unit A - \$950/mo (2BR, 1ba)
- Unit B - \$750/mo (1BR, 1ba) - Type B
- Unit C - \$750/mo (1BR, 1ba) - Type B
- Unit D - \$900/mo (2BR, 1ba)
- Unit E - \$900/mo (2BR, 1ba)
- Unit F - \$800/mo (1BR, 1ba)
- Unit G - \$750/mo (1BR, 1ba)

Monthly projected revenue at 100% occupancy:	\$ 5,800
Annual ROI at 100% (net income divided by capital):	5.17%
Minimum average occupancy rate for cash flow:	75% *

*What does this mean? If you were deriving 75% of the anticipated revenue annually - either due to lower rent or due to months without tenants in one or more units, you could still meet annual expenses at this rate. More broadly, it means you could have years below 75% average occupancy, and years above it, and as long as the multi-year average was 75% or higher, you will be able to meet the on-going expenses for the building, while debt is being paid down and the property grows as an asset. This number is more critical for mixed use buildings due to the unpredictability of the commercial rental market. Residential apartments like those proposed have a high demand. Still, the longevity of tenants, the ability to raise the capital indicated and thus keep borrowing low, and the ability to command the rents suggested, are impossible to know. Thus it is important to have flexibility in this area. This also suggests flexibility regarding the estimated construction costs, also important at this early stage of budgeting.

Total project budget:	~\$ 1,025,622
Total Tax Credits available:	~\$ 363,335
% of initial investment (\$330,500) returned via tax credit:	~ 110% ***

***As noted elsewhere, since tax credits are calculated based on qualified rehabilitation expenses, yet almost half of the project is proposed to be funded via financing or grants, this first scenario above suggests that, for example, a \$50,000 investor would receive \$55,000 of tax credits (110% of their investment) passed through to his/her personal income taxes. These could be used to offset taxes owed - \$27,500 federal and \$27,500 state. The state credit can often be claimed in one year, and any amount in excess of taxes owed is issued as a refund check. The federal credit has more limitations, tied to the kind of income against which the credit is being used. However, in this example, the investor could amend the previous year tax return to take the maximum allowable tax credit, take the maximum allowed tax credit in the current year, and then apply the balance to the following year. *If needed, the credits can be carried forward for 20 years.* For more specific information, please consult an accountant.

EXECUTIVE SUMMARY - OPTION B

MAJOR ASSUMPTIONS AND OUTCOMES: 60 Clinton Street

Total capital supplied by owner:	\$ 300,000*
*includes assumed purchase price of the building at \$75,000	
Bank Mortgage/Loan 20-year: (assumed 4.50% interest rate)	\$ 491,600
IDA/GAP FINANCING 20-year: (assumed 3.25% interest rate)	\$ 200,000
Grant	\$ 500,000
Current Assessed Value:	\$ 64,600
Combined property tax rate:	\$ 50.73/\$1000

Qualified Rehabilitation Expenses - for tax credit purposes
(including construction, architectural/SHPO fees, excluding site costs and acquisition): ~\$ 1,369,700

Also in budget:

Initial Marketing/advertising:	\$ 3,000
Cash reserves:	\$ 10,000
Legal/Closing:	\$ 13,900
Site costs/misc:	\$ 20,000
Purchase Price:	\$ 75,000

NR Historic District status:	listed
Special Permit for 7-unit dwelling in B district:	required

Monthly Carrying Cost Assumptions:

Mortgage plus IDA/other loan repayment:	\$3973
Building Management:	\$ 150
Maintenance/repairs/clean/waste/house meter:	\$ 410
Legal, Accounting, Insurance:	\$ 300
Property Taxes (w/ abatement)	\$ 273
	<hr/>
	\$5106

40% Rehabilitation Tax Credit

Pursuit of rehabilitation tax credits is recommended based on the building being listed on the national historic register. Renovation work will require some consequential cost increases to meet Secretary for Interior Standards, and to prepare the detailed drawings, work with SHPO, and file the paperwork, in order to access the 40% (20% federal and 20% state) tax credits. These additional architectural costs, and the filing fees to the state, have been figured into the estimating. Other requirements: renovation costs must exceed the adjusted basis value of the building; and you must plan to own the building for at least five years.

Property Tax Abatements
RPTL 421-m

Proposed uses:

Seven market-rate, light-filled one- and two-bedroom apartments with open floor plans and washer dryer hook-ups will be created. Size ranges from 619 - 882 sf. Projected rents range from \$750-\$950/mo. Two handicapped accessible (Type B) apartments will be on the first floor. Two second floor units will be accessed by a common stair and the remaining units will be two story apartments with interior communicating stairs. Our assumption is that the apartments will have dedicated off-street parking on the site. There will also be a 3,350 sf commercial space on the first floor of the west warehouse building, with a projected rent of \$1400/mo. and a "base buildout" figured into the cost.

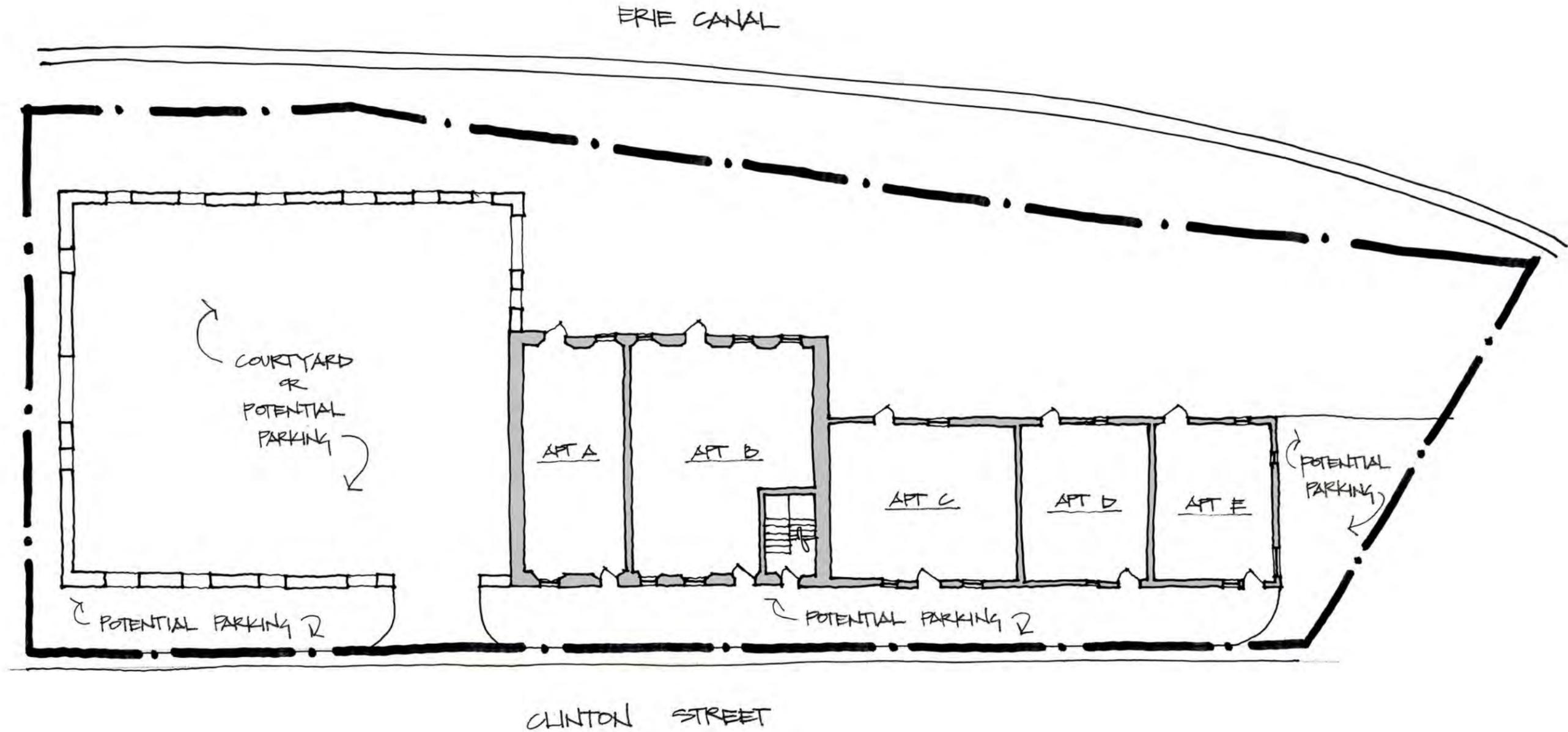
- Commercial A - \$1400/mo
- Unit A - \$950/mo (2BR, 1ba)
- Unit B - \$750/mo (1BR, 1ba) - Type B
- Unit C - \$750/mo (1BR, 1ba) - Type B
- Unit D - \$900/mo (2BR, 1ba)
- Unit E - \$900/mo (2BR, 1ba)
- Unit F - \$800/mo (1BR, 1ba)
- Unit G - \$750/mo (1BR, 1ba)

Monthly projected revenue at 100% occupancy:	\$ 7,200
Annual ROI at 100% (net income divided by capital):	8.38%
Minimum average occupancy rate for cash flow:	71% *

*What does this mean? If you were deriving 72% of the anticipated revenue annually - either due to lower rent or due to months without tenants in one or more units, you could still meet annual expenses at this rate. More broadly, it means you could have years below 72% average occupancy, and years above it, and as long as the multi-year average was 72% or higher, you will be able to meet the on-going expenses for the building, while debt is being paid down and the property grows as an asset. This number is more critical for mixed use buildings due to the unpredictability of the commercial rental market. Residential apartments like those proposed have a high demand. Still, the longevity of tenants, the ability to raise the capital indicated and thus keep borrowing low, and the ability to command the rents suggested, are impossible to know. Thus it is important to have flexibility in this area. This also suggests flexibility regarding the estimated construction costs, also important at this early stage of budgeting.

Total project budget:	~\$ 1,491,600
Total Tax Credits available:	~\$ 547,880
% of initial investment (\$300,000) returned via tax credit:	~ 183% ***

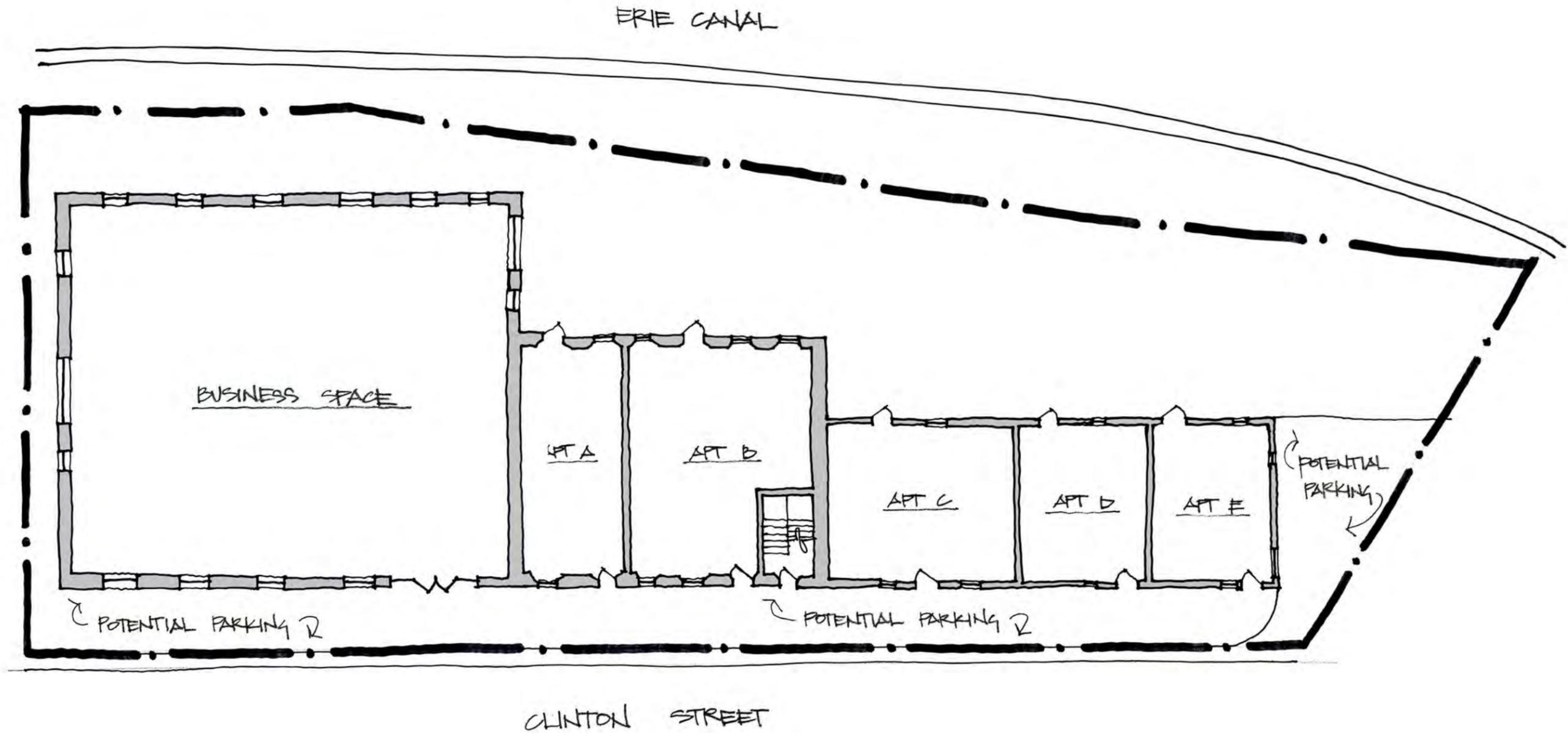
***As noted elsewhere, since tax credits are calculated based on qualified rehabilitation expenses, yet more than half of the project is proposed to be funded via financing or a grant, this first scenario above suggests that, for example, a \$50,000 investor would receive \$91,500 of tax credits (183% of their investment) passed through to his/her personal income taxes. These could be used to offset taxes owed - \$45,750 federal and \$45,750 state. The state credit can often be claimed in one year, and any amount in excess of taxes owed is issued as a refund check. The federal credit has more limitations, tied to the kind of income against which the credit is being used. However, in this example, the investor could amend the previous year tax return to take the maximum allowable tax credit, take the maximum allowed tax credit in the current year, and then apply the balance to the following year. *If needed, the credits can be carried forward for 20 years.* For more specific information, please consult an accountant.



Courtyard/Public space
7 apartments
Apartment entry from Clinton Street
No parking on Canal side
Patios for each apartment

Site plan - Option A
Scale: 1/16" = 1'-0"



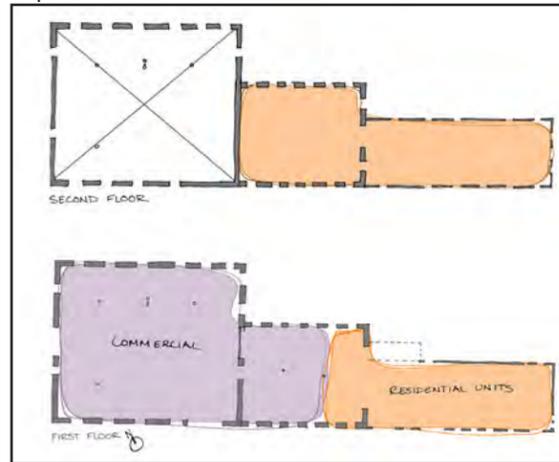


7 apartments
Apartment entry from Clinton Street
No parking on Canal side
Patios for each apartment

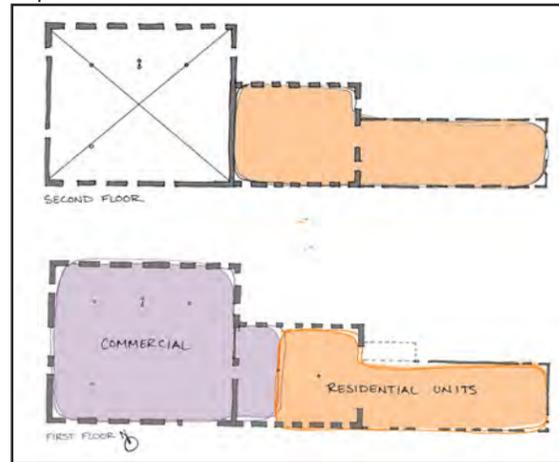
Site plan - Option B
Scale: 1/16" = 1'-0"



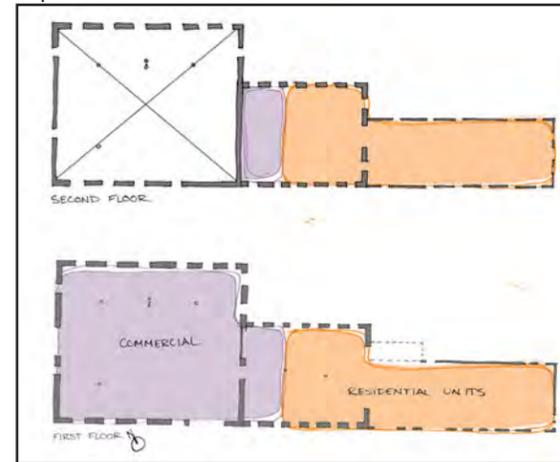
Option 1



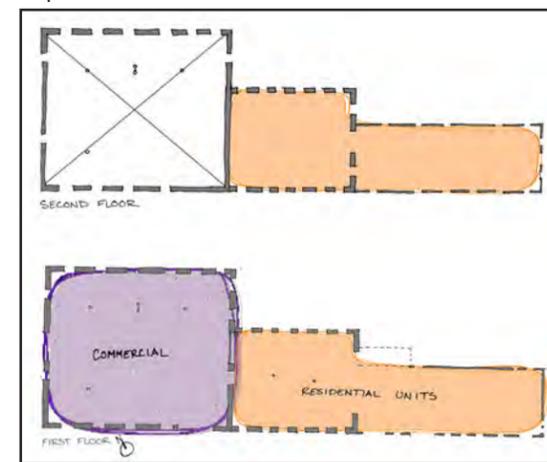
Option 2



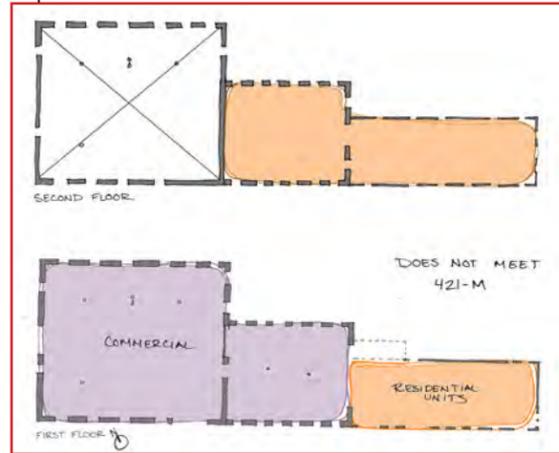
Option 3



Option 4



Option 5



New York State Department of Taxation and Finance
Office of Real Property Tax Services

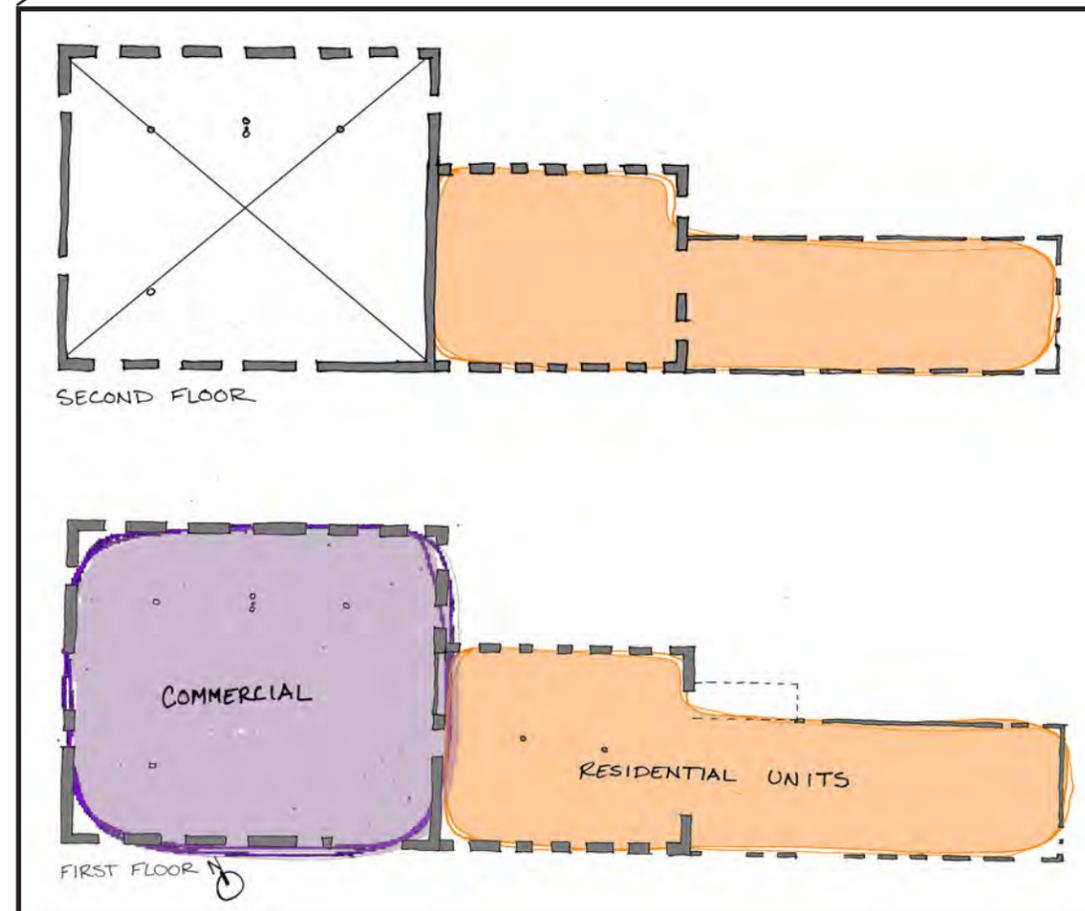
RP-421-m-Ins (2/12)

Instructions for Form RP-421-m

Application for Real Property Tax Exemption for Certain New or Substantially Rehabilitated Multiple Dwellings
(Real Property Tax Law, Section 421-m)

- The multiple dwelling must be occupied or is to be occupied as the residence of **at least three** or more families living independently of one another, whether such dwelling is rented or owned as a cooperative or condominium. The multiple dwelling may not be used as a hotel (Item 7).
- Where the property is used partially as a multiple dwelling and also for commercial or other purposes, the property is eligible for exemption only if the square footage of the portion used as a multiple dwelling comprises **at least 50% of the total property's square footage** (Item 8).

Option	Commercial SF	Residential SF	% Res.
1	4338	4875	52%
2	3874	5339	60%
3	4345	4868	53%
4	3355	5810	63%
5	4788	4389	48%



Option 4



ROCHESTER
v . 585.237.2614
2 Borden Ave Ste. 202
Perry NY 14530

FINGER LAKES
v . 315.220.0225
103 Seneca Street
Geneva NY 14456

f . 585.237.3679
www.insitearch.com

PRELIMINARY
NOT FOR
CONSTRUCTION

STAMP

PROJECT TITLE

60 Clinton Street
Brockport, NY
Feasibility Study

60 Clinton St
Brockport, NY 14420

PROJECT NUMBER: 1511

DATE: 07.24.2015

DRAWN BY: SW

CHECKED BY: RH

SHEET TITLE

OVERALL
LAYOUT

SHEET NUMBER

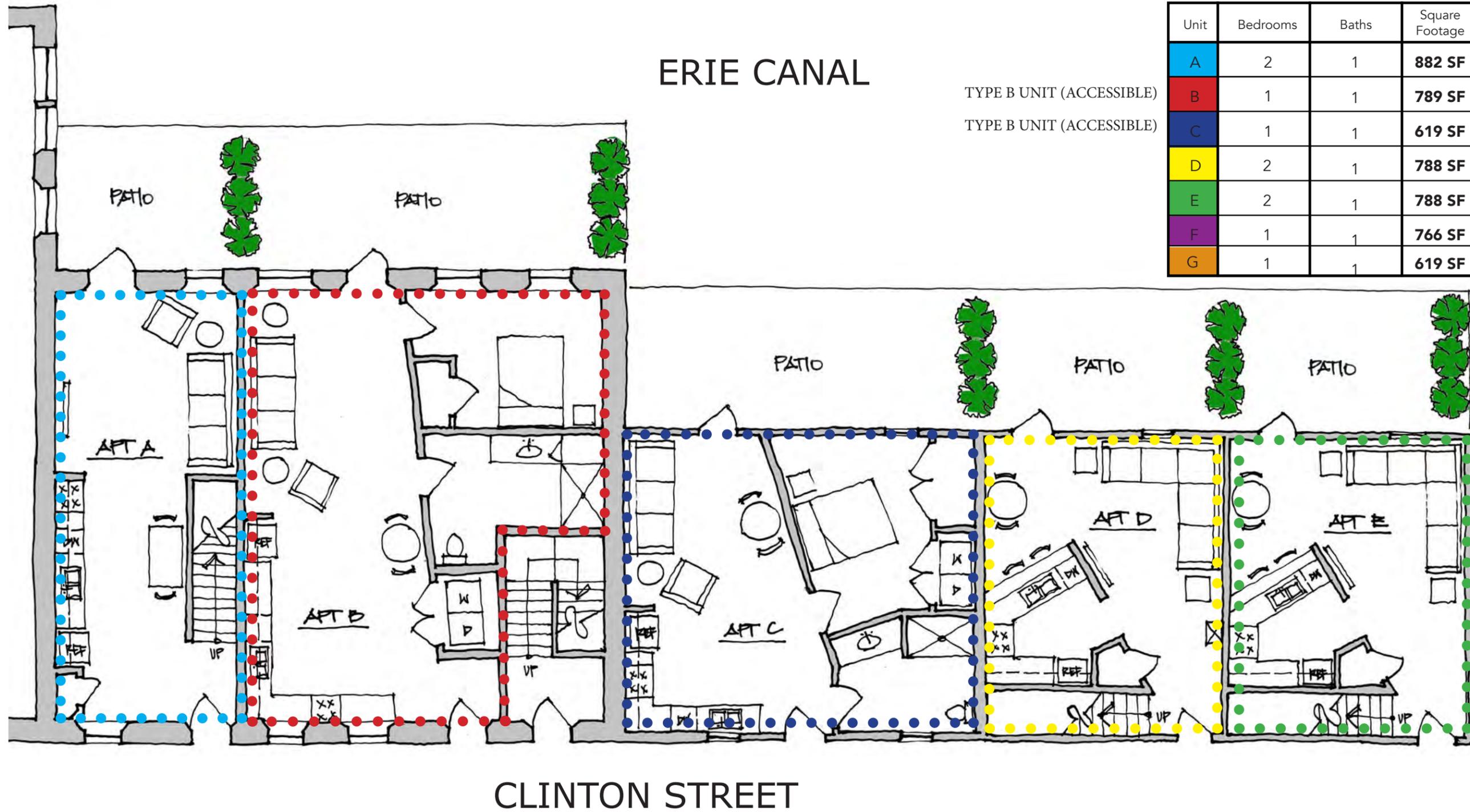
SD 1

ERIE CANAL

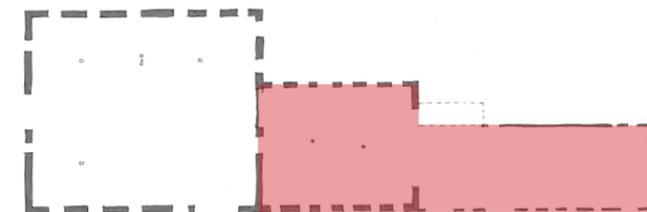
TYPE B UNIT (ACCESSIBLE)

TYPE B UNIT (ACCESSIBLE)

Unit	Bedrooms	Baths	Square Footage
A	2	1	882 SF
B	1	1	789 SF
C	1	1	619 SF
D	2	1	788 SF
E	2	1	788 SF
F	1	1	766 SF
G	1	1	619 SF



Partial first floor plan
Scale: 1/8" = 1'-0"

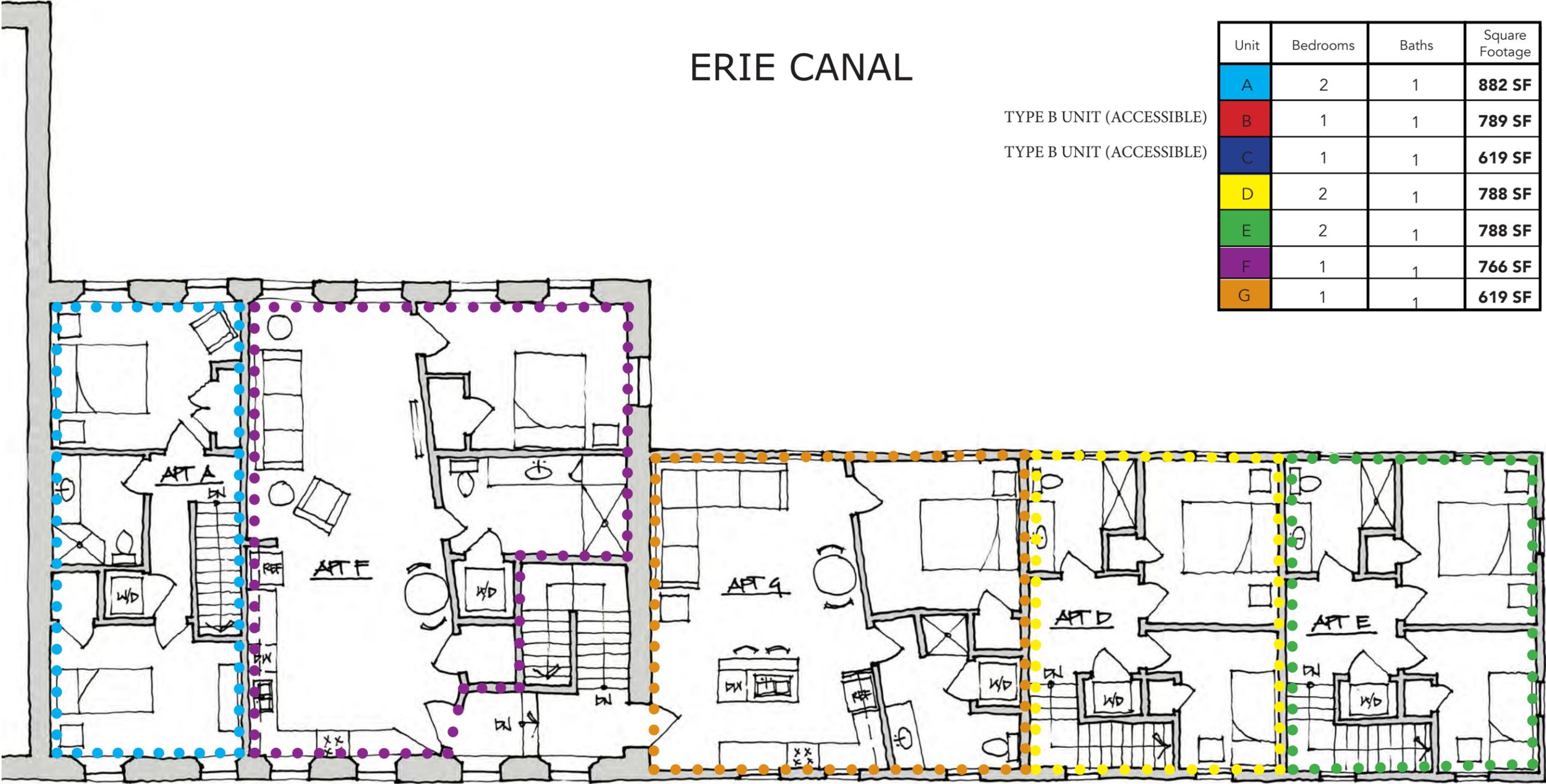


key plan

ERIE CANAL

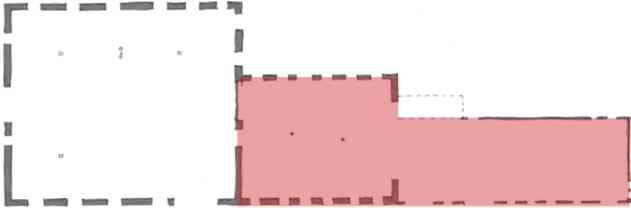
TYPE B UNIT (ACCESSIBLE)
 TYPE B UNIT (ACCESSIBLE)

Unit	Bedrooms	Baths	Square Footage
A	2	1	882 SF
B	1	1	789 SF
C	1	1	619 SF
D	2	1	788 SF
E	2	1	788 SF
F	1	1	766 SF
G	1	1	619 SF



CLINTON STREET

Partial second floor plan
 Scale: 1/8" = 1'-0"



key plan

Market Analysis

A. POTENTIAL FUNDING OPPORTUNITIES

1. New York Main Street Anchor Grant

Summary: The New York Main Street Program provides grant funding to communities and not for profit corporations like the Brockport Development Corporation for anchor building revitalization. Anchor building renovation funding is intended to help significant cultural, residential or business anchors that are catalytic to local downtown revitalization efforts. While 60 Clinton Street is not directly on “Main Street”, the structure is within the historic downtown core and it is historically and visually connected to the Canal which is a distinguishing feature of Brockport’s Downtown. In short, its revitalization will be catalytic for the downtown and continue the Village’s goals of reconnecting its downtown to the Canal.

Funding Available: New York Main Street Anchor Projects can receive up to \$500,000 to renovate a single shovel ready renovation project. Up to 75% of total project costs can be funded with a 5% allowance for administration and 18% for project delivery costs.

Funding Agency: New York State Office of Community Renewal

Applicability: New York Main Street funding can be used on renovation of existing structures. It cannot be used for building demolition or additions. It can also not be used for residential only projects so some commercial component needs to be a part of the project to qualify for the funding. The New York Main Street grant program also has a preference for historic preservation projects like 60 Clinton Street.

Eligibility Requirements: Units of local government (cities, towns, villages, counties) and not for profit corporations (LDCs, BIDs) in areas that have experienced physical deterioration, decay, neglect or disinvestment. Projects should be located in areas 1) where 51 percent of the residents earn less than 90 percent of the area median income, or 2) that have been designated a CDBG target area, Urban Renewal Area or other federal or state designation including being served by a neighborhood or rural preservation company. As the Village has a NY Main Street program underway, the project qualifies under these eligibility requirements.

2. New York Main Street Downtown Stabilization Grant

Summary: The New York Main Street Program provides grant funding to communities and not for profit corporations like the Brockport Development Corporation for building stabilization or environmental mitigation projects. The program was introduced in 2015 and is therefore relatively new but could potentially be used by any developer of the building on asbestos and lead testing and abatement and/or building stabilization. In addition, the program could potentially be used in conjunction with an Anchor Grant application.

Funding Available: Downtown Stabilization grant projects can receive up to \$500,000 in Downtown Stabilization funding to renovate a single shovel ready renovation project. Up to 75% of total project costs can be funded.

Funding Agency: New York State Office of Community Renewal

Applicability: New York Main Street Downtown Revitalization funding can be used for environmental testing, environmental abatement and building stabilization projects, including structural stabilization.

Eligibility Requirements: Units of local government (cities, towns, villages, counties) and not for profit corporations (LDCs, BIDs) in areas that have experienced physical deterioration, decay, neglect or disinvestment. Projects should be located in areas 1) where 51 percent of the residents earn less than 90 percent of the area median income, or 2) that have been designated a CDBG target area, Urban Renewal Area or other federal or state designation including being served by a neighborhood or rural preservation company. As the Village has a NY Main Street program underway, the project qualifies under these eligibility requirements.

3. Rural Area Revitalization Program

Summary: The Rural Area Revitalization program, available to communities with populations of 25,000 or less, is offered periodically and almost identical to the New York Main Street Program's Anchor Building grant. However, the program has some differences which align with the 60 Clinton Street project: 1) only non-profit organizations are eligible applicants, 2) demolition and additions are allowed and 3) there is no requirement that a building is located in a downtown area.

Funding Available: Rural Area Revitalization Projects can receive up to \$150,000 to renovate a single shovel ready renovation project. Up to 75% of total project costs can be funded.

Funding Agency: New York State Office of Community Renewal

Applicability: Rural Area Revitalization funding can be used for renovation, rehabilitation, demolition and/or clearance.

Eligibility Requirements: Units of local government (cities, towns, villages, counties) and not for profit corporations (LDCs, BIDs) in areas that have experienced physical deterioration, decay, neglect or disinvestment. Projects should be located in areas 1) where 51 percent of the residents earn less than 90 percent of the area median income, or 2) that have been designated a CDBG target area, Urban Renewal Area or other federal or state designation including being served by a neighborhood or rural preservation company. As the Village has a NY Main Street program underway, the project qualifies under these eligibility requirements.

4. Environmental Protection Fund (EPF) Historic Preservation Grants

Summary: EPF funding provides matching reimbursement grants to communities and not-for-profit organizations for up to \$500,000 to preserve historic properties.

Funding Available: The maximum grant request is \$500,000. A minimum 50 percent project match is required and a higher match is recommended. Matching grants of up to 75 percent may be provided when the poverty rate for the Census tract in which the project is located is equal to or greater than 10 percent, however a larger match is recommended. 60 Clinton Street is within Census Tract 153.04 which has a 26.4 poverty rate and therefore it qualifies for the 75 percent reimbursement.

Funding Agency: New York State Office of Parks, Recreation and Historic Preservation

Applicability: Rehabilitation, preservation or restoration of properties on the State or National Historic Registers in accordance with the Secretary of the Interior's Standards for Historic Preservation. 60 Clinton is on the National Register and if the project qualifies for tax credits then it will need to strictly meet the Secretary of Interior's Standards.

Eligibility Requirements: Municipalities, not-for-profit corporations with an ownership interest in a property, public benefit corporations and public authorities are eligible applicants. Therefore, this program is only applicable if the Brockport Development Corporation maintains an ownership interest in the property.

5. Canalway Grants Program

Summary: EPF funding provides matching reimbursement grants to communities and not-for-profit organizations for up to \$150,000. The program provides a 50 percent match toward the completion of projects that help to promote recreation, tourism and economic development in municipalities along the New York State Canal.

Funding Available: The maximum grant request is \$150,000. A minimum 50 percent project match is required and a higher match is recommended.

Funding Agency: New York State Canal Corporation

Applicability: Construction and renovation of buildings, vessels or structures; site preparation; equipment purchases, trail improvements, dock and bulkhead improvements and site remediation.

Eligibility Requirements: Municipalities or not-for-profit corporations. Therefore, this program is only applicable if the Brockport Development Corporation maintains an ownership interest in the property.

6. Other Potential Funding Opportunities

a. County of Monroe Industrial Development Agency (COMIDA)

COMIDA can potentially provide its suite of incentives for the 60 Clinton Street project. Generally, COMIDA does not fund residential development but can consider a project that is within a highly distressed Census Tract (a 26.4 percent poverty rate suggests it may be a distressed area) and/or serves a special population (i.e., senior, students, handicapped). The incentives include lower loan interest rates, sales tax exemption, mortgage tax exemption and property tax abatements. COMIDA has recently participated in the redevelopment of the Button Lofts and Alexandria Lofts building renovations.

b. Monroe County Community Development Block Grant (CDBG)

The Village of Brockport participates in the Monroe County CDBG consortium and must submit potential eligible projects for funding consideration under the CDBG program annually. If the 60 Clinton Street project includes housing that benefits low to moderate income families it may be eligible for grant funds.

c. Empire State Development Corporation Capital Grant Funding

Funding available for business investment, infrastructure investment, and other economic development investment. Funds can be used for acquisition, demolition, new construction, machinery/equipment or soft costs. ESDC generally provides no more than 20 percent of total project costs, prefers high impact projects with significant jobs and will generally only consider residential projects in distressed areas.

B. POTENTIAL GAP FUNDING FINANCING

Two options for the project have been considered. Option A includes renovation of the majority of the property with the exception of the large warehouse space that would be converted to a courtyard or other site amenity. Option B is a full renovation of the existing property at a cost of \$1.5 million. Both projects would potentially qualify for the following funding:

For Profit Owner

Funding	Use	Amount	Notes
NY Main Street Anchor Grant*	Interior and Exterior Renovations	\$500,000	Cannot be used for building demolition
ESDC Capital Grant	Acquisition, Interior/Exterior Renovations, site work, demolition, remediation, equipment	\$200,000 - Option A \$300,000 - Option B	Relate to economic growth of Downtown, Canalway, neighborhood & Village
COMIDA Incentives	Acquisition, Interior/Exterior Renovations, site work, demolition, remediation, equipment	Low interest loans and incentives available; no grants are available for projects with a residential component	Focus on distressed nature of neighborhood, project and/or provide housing for special needs populations

Non Profit Owner

Funding	Use	Amount	Notes
NY Main Street Anchor Grant*	Interior and Exterior Renovations	\$500,000	Cannot be used for building demolition
ESDC Capital Grant	Acquisition, Interior/Exterior Renovations, site work, demolition, remediation, equipment	\$200,000 - Option A \$300,000 - Option B	Relate to economic growth of Downtown, Canalway, neighborhood & Village
COMIDA Incentives**	Acquisition, Interior/Exterior Renovations, site work, demolition, remediation, equipment	Low interest loans and incentives available; no grants are available for projects with a residential component	Focus on distressed nature of neighborhood, project and/or provide housing for special needs populations
EPF Historic Preservation Grant	Interior and Exterior Renovations	\$500,000	Renovations must comply with historic standards
Canalway Grant	Interior/Exterior Renovations, site work, demolition, remediation, equipment	\$150,000	Relate to use or history of the Canalway

* If the building is not considered an Anchor, then utilize the NY Main Stabilization grant funding instead.

** Some COMIDA incentives will not be applicable to non-profit corporations (i.e. tax abatements).

2015-06-05 Observation Report - Update to 2002 report
(Adaptive Reuse Study Report - 2002-08-05 in appendix)

SITE

- 1-A Condition still exists. Building D - Grade is at or above foundation which is causing bottom of wood siding to rot. Sill plate is also deteriorated in some locations.
- 1-B Condition still exists.
- 1-C Building D - Remnants of a concrete slab or foundation remain on both the north and south sides.
- 1-D Condition still exists.
- 1-E Condition still exists. There are (2) existing catch basins within 10'-0" from the building on Clinton Street.
- 1-F Building D - Foundation is barely visible at sill plate but appears to be in good condition.

ROOFING

- 2-A The roofing on the buildings looks fair and needs to be replaced with the exception of approximately one third of Building B which looks to have been replaced recently. The fascias and soffits on all the buildings have deteriorated in many locations and are missing in some locations.
- 2-B Condition still exists. Did not access the crawl space, no vents were visible from the exterior.
- 2-C Condition still exists.
- 2-D Condition still exists. Assumed reference to Building E is the small red and white addition on the north side of Building D.

RAINWATER DISPOSAL

- 3-A Condition still exists. There are (2) existing catch basins within 10'-0" from the building on Clinton Street that a new stormwater collection system could potentially tie into. Regrading should occur at Building D specifically to prevent wood siding from having direct contact with grade, recommended 8" from bottom of siding to grade.

MASONRY

- 4-A Condition still exists. The north wall of Building B is in serious need of repair. A system of 2x wood braces anchored to the interior concrete slab by cables has been installed to prevent the wall from collapsing. The wall separating Building B and Building C also is in serious need of repair as there is severe cracking and a failing wood lintel.
- 4-B Condition still exists.
- 4-C Condition still exists.
- 4-D Condition still exists.

CARPENTRY

5-A Condition still exists. Building B - Agree that the roof structure is failing. The ridge beam appears to be unsupported which is causing a severe bow in the roof. King posts could be installed to bear on the existing trusses, however, additional columns and footings would likely be required to transfer loads down. I question if the trusses are actually original to the building. There was a structural fire at some point and some of the roof has some charring, specifically the northeast corner of the building. Columns have been installed that are not original to the building but are serving as supports to eliminate any bearing on the north wall that appears ready to collapse.

5-B Building A is the house next to Building B and not part of this study.

5-C Condition still exists. It appears a structural fire started in this building, the majority of the roof is charred, specifically the northwest corner. There are ceiling joists that have been charred to the point that they are no longer structurally stable and need to be replaced.

5-D Condition still exists. Building D has 6 structural bays, the western most bay roof structure has been replaced and is not historically accurate. The second story floor of this bay also appears to be sagging and requires additional support.

5-E This was not observed.

WINDOWS AND DOORS

6-A Condition still exists. All the buildings have windows that are missing or portions of windows missing or damaged due to the structural fire. Many of the existing wood sills are rotted and need to be repaired or replaced.

6-B Conditions still exists. The garage door on the west side of Building B with the exception of the top two segments is missing and has been infilled with wood framing and plywood. The garage door on the south side is in relatively good condition. The two garage doors on the south side of Building D have deteriorated and could be repaired or more than likely need to be replaced.

6-C The man door on the south side of Building D is not historically accurate, is rusted and if kept would need to be repaired. Most door openings on the second floor level of Buildings C and D have been infilled, however, there are a few that appear to be historically significant and could be repaired.

FINISHES

7-A Condition still exists. The aluminum cladding used on the south and east soffits of Building D have rust and need to be repaired or replaced, the cladding is not historically accurate. The cementitious siding on the south and east sides of Building D is also not historically accurate and is damaged in a number of locations. The vinyl siding on the east side of Building B while in good condition, is not historically accurate and appears to be poorly installed. The asphalt? shingles on the west side of Building B are in poor condition and missing in some locations, these also are not historically accurate.

7-B Condition still exists. Interior skim coat finish on Buildings B and C stonework is cracked and damaged in a number of locations. Interior concrete floor slabs are uneven and cracked throughout all the buildings and need repair or top coating. The floor slab in Building B is in very poor condition in many locations, this building would likely need a new floor.

OTHER

8-A Condition still exists. Much of the second floor structure of Building D appears to be covered in pigeon or bird droppings. There are also a number of wasp or bee's nests on the walls and roof structure of Building D.

8-B As stated above, there was a structural fire in Buildings B and C which has resulted in a lot of charring throughout.

ELECTRICAL

9-A Mechanical systems appear to be in poor condition and abandoned for quite some time.

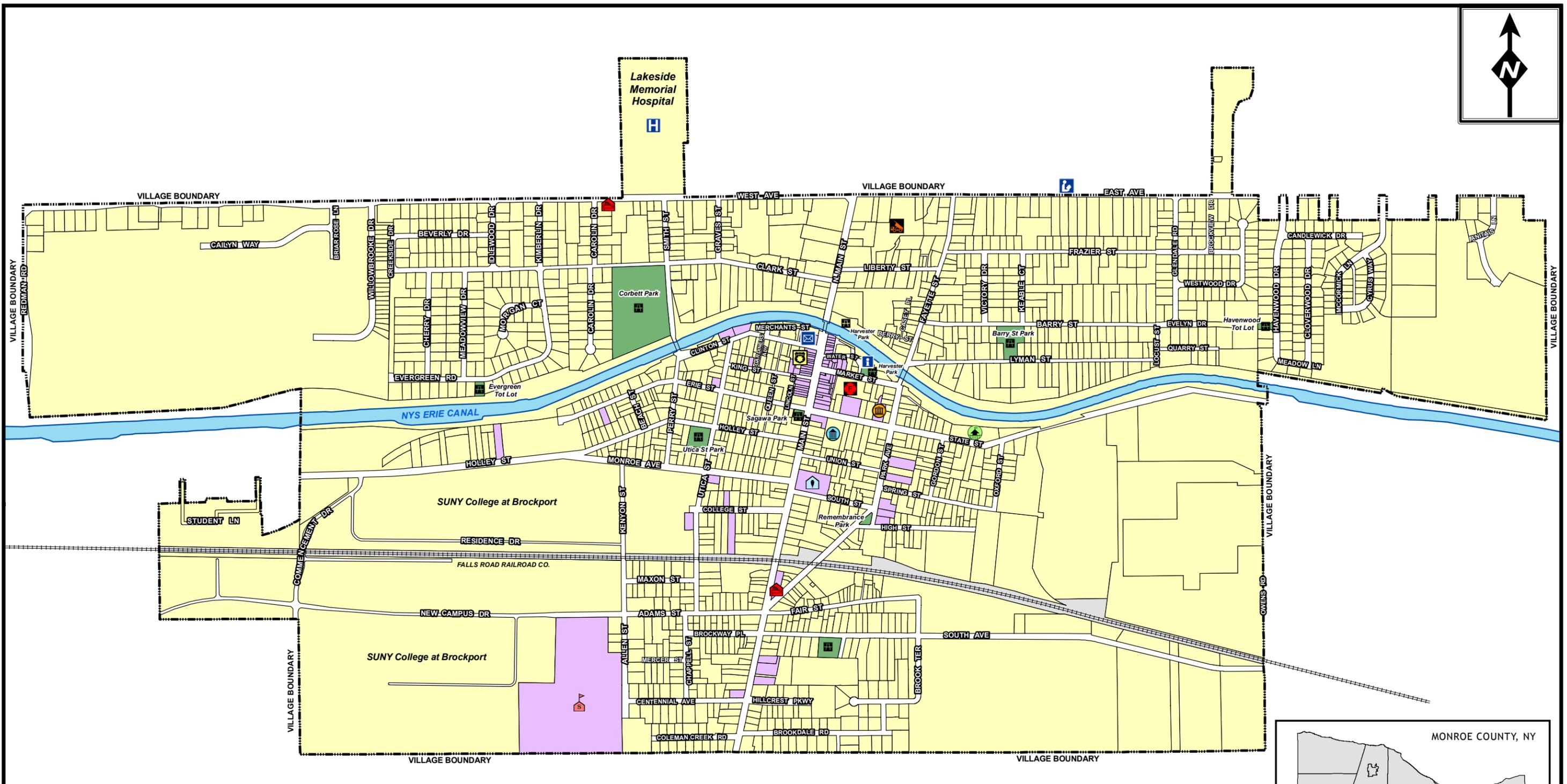
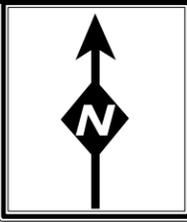
9-B Conditions still exists.

ADDITIONAL ITEMS:

It appears there is no insulation in any of the buildings with the exception of the second floor system of Building C.

Some portions of the building may contain hazardous materials (asbestos, lead paint, oil).

Appendix



KEY TO FEATURES

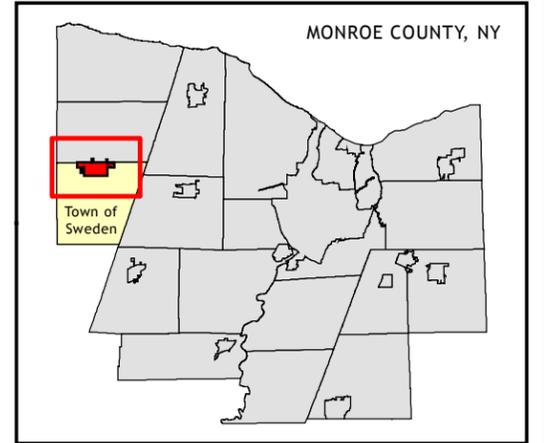
Railroad	Village Sites	Seymour Library
Tax Parcels	Village Hall	Post Office
NYS Erie Canal	Town Hall	Lakeside Memorial Hospital
Historic Landmarks	Oliver Middle School	Police Department
Parks & Playgrounds	Senior Center	Fire Department
Village Boundary	Morgan Manning House	Fire Station
	Welcome Center	Public Works

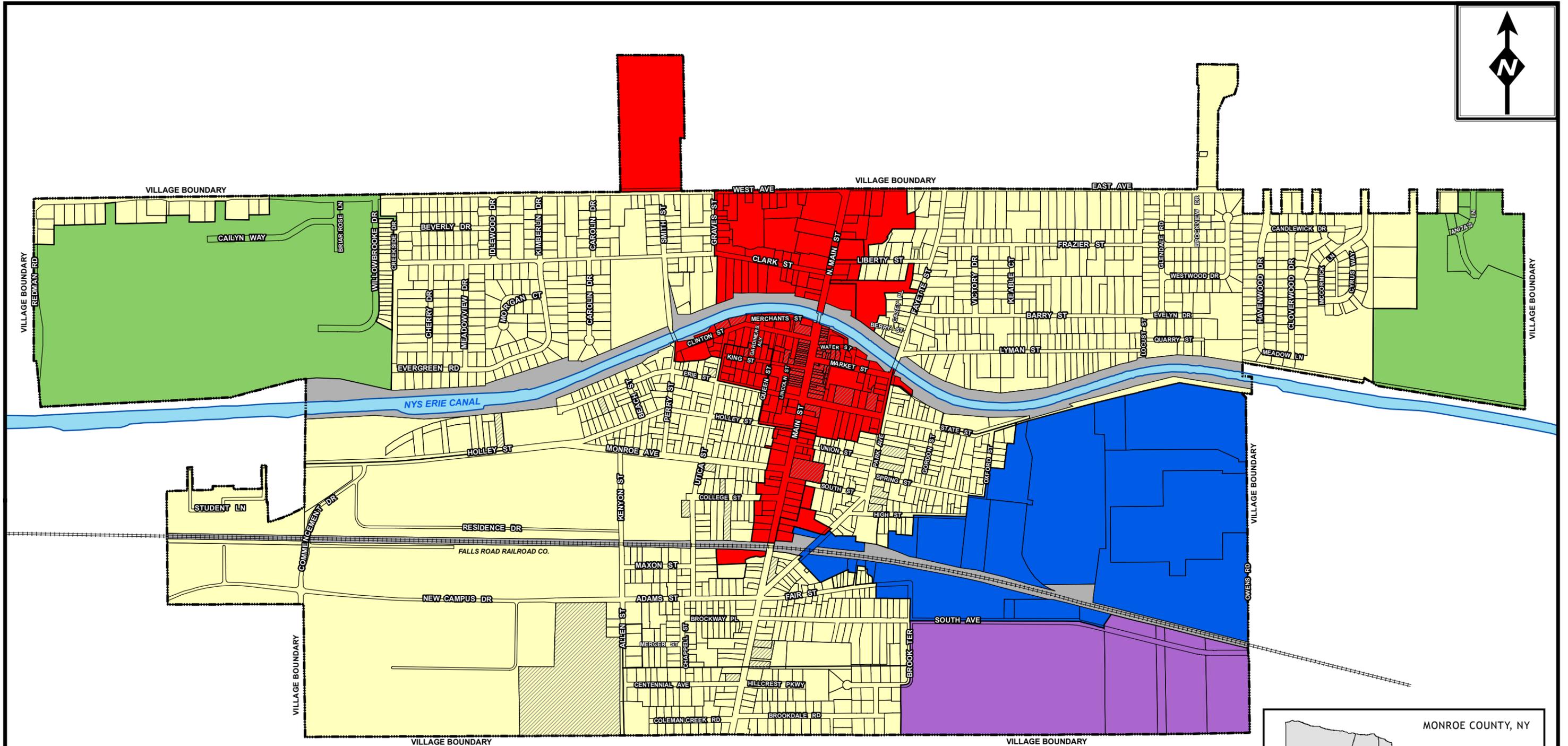
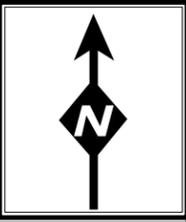


VILLAGE OF BROCKPORT ROAD MAP

MONROE COUNTY, NY

ADOPTED BY BROCKPORT VILLAGE BOARD 10/1/07





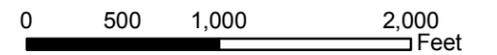
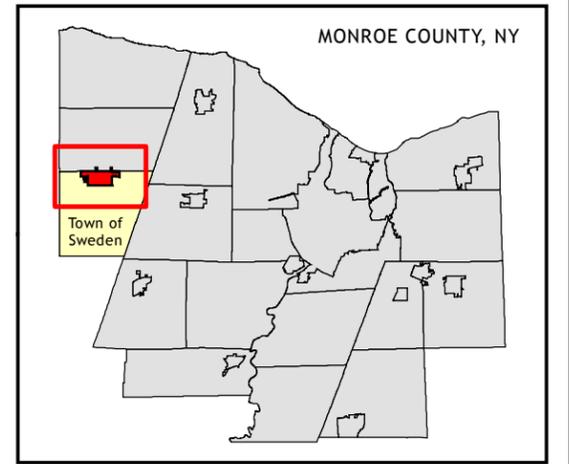
KEY TO FEATURES

- Zoning District
 - Residential Use District
 - Business Use District
 - Planned Development District
 - Limited Industrial Use District
 - Industrial Use District
- Parcels
 - Historic Landmarks
 - Village Boundary

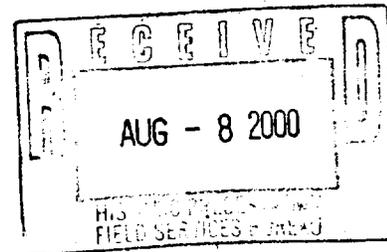


**OFFICIAL ZONING MAP
VILLAGE OF BROCKPORT
MONROE COUNTY, NY**

ADOPTED BY BROCKPORT VILLAGE BOARD 10/1/07



National Register Historic Places form



United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Whiteside, Barnett & Co. Agricultural Works
other name/site number Canal-Front Warehouse

2. Location

street & number 60 Clinton St not for publication
city or town Brockport vicinity _____
state New York code NY county Monroe code 055 zip code 14420

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

[Signature] Deputy Commissioner for Historic Preservation 4 August '00
Signature of certifying official/Title Date
New York State Office of Parks, Recreation and Historic Preservation
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:
 entered in the National Register.
 See continuation sheet.
 determined eligible for the National Register
 See continuation sheet.
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain:) _____

Signature of the Keeper Date of Action

5. Classification

<p>Ownership of Property (check as many boxes as apply)</p> <p><input type="checkbox"/> public-local</p> <p><input checked="" type="checkbox"/> private</p> <p><input type="checkbox"/> public-State</p> <p><input type="checkbox"/> public-Federal</p>	<p>Category of Property (check only one box)</p> <p><input type="checkbox"/> district</p> <p><input checked="" type="checkbox"/> building(s)</p> <p><input type="checkbox"/> site</p> <p><input type="checkbox"/> structure</p> <p><input type="checkbox"/> object</p>	<p>Number of Resources within Property (Do not include previously listed resources in the count.)</p> <table border="0"> <tr> <td style="text-align: center;">Contributing</td> <td style="text-align: center;">Noncontributing</td> <td></td> </tr> <tr> <td style="text-align: center;">2</td> <td style="text-align: center;">0</td> <td style="text-align: right;">buildings</td> </tr> <tr> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: right;">sites</td> </tr> <tr> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: right;">structures</td> </tr> <tr> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: right;">objects</td> </tr> <tr> <td style="text-align: center;">2</td> <td style="text-align: center;">0</td> <td style="text-align: right;">Total</td> </tr> </table>	Contributing	Noncontributing		2	0	buildings	0	0	sites	0	0	structures	0	0	objects	2	0	Total
Contributing	Noncontributing																			
2	0	buildings																		
0	0	sites																		
0	0	structures																		
0	0	objects																		
2	0	Total																		

Name of related multiple property listing
 (Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

<p>Historic Function (Enter categories from instructions)</p> <p>COMMERCE/ warehouse and manufacturing site (1850-1900)</p> <p>AGRICULTURAL/ processing plant (1905-1945)</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Current Function (Enter categories from instructions)</p> <p>TRANSPORTATION/ road related (service garage 1947-present)</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
---	--

7. Description

<p>Architectural Classification (Enter categories from instructions)</p> <p>OTHER: vernacular stone commercial warehouse</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Materials (Enter categories from instructions)</p> <p>foundation <u>STONE</u></p> <p>walls <u>STONE</u></p> <p><u>WOOD</u></p> <p>roof <u>ASLPHALT</u></p> <p>other _____</p>
---	--

Narrative Description
 (Describe the historic and current condition of the property on one or more continuation sheets.)

8. Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(enter categories from instructions)

- TRANSPORTATION/Erie Canal
- INDUSTRY/ agricultural equipment
- AGRICULTURAL/processing

Period of Significance

ca 1850-1945

Significant Dates

ca 1850 - date of construction

Significant Persons

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

UNKNOWN

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other Name of repository:

Seymour Library, Brockport; Drake Library, SUNY Brockport

Whiteside, Barnett & Co. Agricultural Works
Name of Property

Monroe County, New York
County and State

10. Geographical Data

Acreage of Property 0.75

UTM References

(Place additional boundaries of the property on a continuation sheet.)

1 18 261050 4788830
Zone Easting Northing

2 18
Zone Easting Northing

3 18
Zone Easting Northing

4 18
Zone Easting Northing

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Editor/Contact: Robert T. Englert Historic Preservation Program Analyst
organization NYS Office of Parks, Recreation & Historic Preservation date June 2000
street & number PO Box 189 telephone 518-237-8643
city or town Waterford state NY zip code 12188-0189

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and **white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name/title _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

Whiteside, Barnett & Co. Agricultural Works
Monroe County, New York

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1

The Whiteside, Barnett & Co. Agricultural Works complex is located on a rectangular lot between the north side of Clinton Street and the Erie Barge Canal opposite the north end of Utica Street. The site is part of the canal-front commercial district which occupies the first block west from Brockport's Main Street. This district consists of nineteenth- and twentieth-century commercial buildings on the north side of Clinton Street and mostly nineteenth-century residential buildings on the south side. There are several other buildings on or near the canal in Brockport exhibiting similar stonework; however, this one has been largely unaltered since its construction in the mid-nineteenth century. This nomination consists of two contributing buildings.

The main building consists of three two-story sections, each with a gable roof parallel to the canal; the western two sections have brownstone masonry walls and wood framed floors, while the eastern section is entirely wood framed. A smaller building lies to the west of the main building and has one story of similar stone masonry and a second floor encased in a later mansard roof. The building has a largely unfinished and open interior, which has allowed a ready adaptation to its sequence of uses.

The stone masonry of the main building and the secondary building is of random-sized field stone, probably of local origin, with larger cut stone quoins at the corners. The deepest portion is the westernmost section of the main building; this is currently a double height space on the interior, although joist pockets suggest that it had a second floor at one time. It has four bays of windows with wood lintels across the south (Clinton St.) facade, and a large opening for an overhead door. It has four bays of higher windows at the west facade. Boarded-up openings below the south windows suggest a one-time below grade level. The masonry walls end short of the roof level, suggesting that the present roof structure is not original.

The central portion of the main building has six bays across the front and rear; one opening at each level has been enlarged to a doorway on the front. Rear (canal-front) doors and windows have been boarded up. Several original twelve-over-twelve double-hung wood sash remain on the first story front. The interior has heavy wood framing with open wood floors, including the attic level.

The easternmost section of the building has six windows, one pedestrian door and two overhead doors along the south facade, with four widely spaced windows at the second floor level. The first story window sash have been replaced, while those on the second floor retain the original six-over-six double-hung sash. The structure is post and beam, with king post trusses oriented north-south supporting the roof. Siding is asbestos shingles on the south and east facades, and vertical boarding on the north facade. A difference in finishes on the north facade suggests that an addition or open shed may at one time have existed north of this section of the building. The first floor consists of a service garage area to the west and an office area to the east; a straight stair leads to the open second floor from within the office area.

The secondary residential building to the west of the main structure is roughly square, with a wide entrance and three bays of windows at the first floor and three dormers at the second floor, south facade. The entrance, large enough for a vehicle, has been filled in with a single pedestrian entrance. The west facade has three bays at the first floor and a dormer of paired windows at the second floor. The second floor is encased by a flared mansard

Whiteside, Barnett & Co. Agricultural Works
Monroe County, New York

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 2

around all four sides of the building, but the eaves and gable roof above this suggest that the mansard and dormers may be a twentieth-century addition. The interior has been converted to residential use.

The buildings are all sited close to the property line at Clinton Street, with a rear yard of varying depth between the building and the canal edge. The deepest (westernmost) part of the main building is approximately fifteen to twenty from the canal edge; the narrower eastern portion of the building is about 50' from the canal. The rear yard is characterized by grass, shrubby trees and piles of scrap metal. The narrowest portion has a dense build-up of trees and shrubs. The area to the west of the buildings is used for parking and yard for the residential unit, and has some larger trees and grassy areas.

The condition of the property is stable through deteriorated. The stone and mortar of the masonry walls is largely intact, though some substantial cracks and bulges have developed on the north facade of the westernmost section. The wood of the windows and lintels is deteriorated due to lack of painting. The roofs, which are of asphalt shingles, appear to have been replaced in the past 30 years

Whiteside, Barnett & Co. Agricultural Works
Monroe County, New York

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 1

The Whiteside, Barnett & Co. Agricultural Works is architecturally significant as an largely intact and rare surviving example of the brownstone industrial buildings that once lined the Erie Canal in Brockport and other canal communities during the middle and late nineteenth century. The complex is historically significant as the only surviving buildings built and used for the reaper industry, which lent Brockport a nationwide reputation as a center for innovative agricultural equipment between the 1840s and the 1880s. The site of the agricultural works was the business headquarters, including a boatyard, brickyard and packet boat office, of Brockport's namesake, Hiel Brockway. After the destruction by fire in 1848 of Brockway's operations on the site, the existing buildings were constructed between 1850 and 1852 for the Agricultural Works in Brockport, later known as Whiteside, Barnett and Co. After the decline of this business at the site in the 1880s, the property was used as a lumberyard from 1890 to 1904, and as a food processing plant until 1945. Both the farm equipment factory and the canning business were second-tier players in the leading local industries of their respective times, and all of the businesses on the site through 1945 can be assumed to have made use of the Erie Canal frontage to gather raw materials and to distribute their products. The property also reflects the changes in Brockport's economy throughout the period when the Erie Canal was a key factor in the commerce and economic prosperity of Brockport and western New York State.

Clinton Street, which runs south of and parallel to the Erie Canal on the west side of Main Street in Brockport, was initially laid out by Hiel Brockway in 1822. Brockway was a key player in the early history of the community, having acquired much of the western portion of the village between 1817 and 1822, before and after the decision that brought the Erie Canal through Brockport. The canal opened from Brockport east in 1823, and Brockway prospered both in land development and in canal commerce, with his own brick and boat yard and packet boat line, the Red Bird Packet Boat Company.

The original buildings on this site, associated with Brockway's canal-front operations, were demolished during or after a major fire in 1848; they housed a brick and boatyard, by then owned by Brockway's son-in-law, Elias B. Holmes. The present stone buildings on the site were in place by the time of an 1852 Village map, and the existing wood section at the east end of the main building appears on an 1862 Village map. By this time, the entire north side of Clinton Street was developed from Main Street to the subject site.

An 1872 plat map of Brockport shows the existing building configuration labeled "Agricultural Works Whiteside, Barnett & Co.", with four small structures and a large vacant area labeled "Underhill Bramen & Co. Lumber, Coal, etc" to the west, between the warehouse and the end of Perry Street. By this time a bridge over the canal had been constructed, joining Perry Street with Smith Street on the north side. An 1880 Bird's Eye View shows the Village in three-dimensional detail; the existing building appears, with a series of eight one- and two-story warehouse buildings on the site formerly identified as the Underhill property. By the time of the next plat map, in 1902, the Underhill warehouses are gone, their site labeled simply "L.T. Underhill", and the former Whiteside Barnett structure is labeled as "Geo. L. Lovejoy Mill."

Deed records from the mid to late nineteenth century identify George B. Whiteside Et al as the property owner at the time the warehouse was built. Whiteside made five purchases of land in the Village of Brockport between 1843 and 1854, including two purchases in 1850 and 1851 of portions of Lot 56, which is the location of the existing main building. In 1886 Whiteside died, and his wife, Susan E. Whiteside, became owner; in 1890 she

Whiteside, Barnett & Co. Agricultural Works
Monroe County, New York

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 2

sold Lot 56 to Lucius T. Underhill, and Lot 57 (to the east) to James M. Barnett. In addition a transfer was made in 1890 from George F. Barnett to James M. Barnett.

Deed records indicate that the "Lovejoy property" was transferred to Monroe Canning in 1905, while the Underhill property was transferred to Monroe Canning in 1904. Monroe Canning continued its food processing and distribution from the site until 1945; presumably during this time the importance of canal access for receiving fresh produce and distributing canned goods gradually diminished as the trucking industry assumed prominence in this area. During this period of time the separate stone structure to the west, currently residential, was used as the scales house. Between 1945 and 1948 the property changed hands four times, with the former Underhill property and the former Lovejoy property assembled into a single parcel and ultimately transferred to Fay LaDue, the father of the current owner, Charles LaDue, who took over ownership in 1976. The use as a service garage dates from 1943, and the name "Fay's Garage and Auto Parts" still appears on a sign on the east facade. During the service garage period, the canal frontage has been largely ignored, and openings facing the canal have been boarded up.

The complex is the last remaining local example of a canal-front industrial building, which was common in Brockport and elsewhere along the Erie Canal during the period when the canal was the key to commerce and prosperity across upstate New York. The brownstone construction material was most likely imported from nearby Medina, and can be seen in two other canal-front sites in Brockport: in a portion of one other Clinton Street building and in the building at 1 Park Avenue, at the east end of Market Street, on the other side of Main Street. Medina stone was widely used along the canal and was shipped by canal boat to various construction sites throughout the state. The unfinished interior, with exposed stone and wood walls and wood floor structures, and the somewhat haphazard arrangement of windows and doors on the Clinton Street as well as the canal facades, has adapted itself readily to the various types of use that have occupied the building over its roughly 150-year life.

The property is historically significant for its association with the manufacture of agricultural implements, a mainstay of Brockport's economy between the 1830s and the 1880s. Between 1828, when the forge of Backus and Ganson began to operate on South Street, and 1844, Brockport became known for its concentration of blacksmiths and foundries specializing in threshing machines, and for the inventive spirit of its metalworkers. Beginning in 1844, two local forges contracted with Cyrus McCormick to build his patented reaper. Despite McCormick's eventual move to a Chicago manufacturing facility in 1850, Brockport continued as a center for innovation in the development of farm machinery. The firms of Seymour, Morgan and Allen (later D. S. Morgan and Company), located on the canal east of Main Street, and Ganson and Huntley (later Johnston Harvester Company, a precursor of International Harvester), on North Main Street, were the largest of a number of farm equipment manufacturers that flourished in Brockport from the 1840s to the early 1880s. Despite the coming of the railroad to Brockport in 1852, the Erie Canal continued to be a major transportation method for heavy goods such as the lumber, coal and iron needed for manufacturing and the reapers, grain drills, and other finished products which were shipped across the Midwest, as well as east to east coast ports and to Europe.

George F. Barnett, a principal in the firm which first occupied the stone warehouse, came to Brockport in 1826 and worked as an architect and builder before joining McCormick Harvesting Company in 1840. After ten years

Whiteside, Barnett & Co. Agricultural Works
Monroe County, New York

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 3

of learning the farm equipment manufacturing business at McCormick and then at Seymour and Morgan, he began his own Agricultural Works in Brockport in 1850, the approximate date of construction for the existing stone buildings. By 1861 he had entered a successful partnership with George B. Whiteside. The 1861 map and an 1864 Directory list the business at 18 Clinton Street as Whiteside, Barnett & Co. An 1880 advertisement in the Monroe County Directory notes the name as Brockport Agricultural Works (established in 1850) and as Whiteside, Barnett & Co., and lists as principal products the Empire Grain Drill, the Ithaca Wheel Rake, and assorted other plows, planters, cultivators, etc. The same year his partner, George Whiteside, died, Mr. Barnett retired from his business in 1886; he died in 1897. The eventual transfer of the property to Monroe Canning in 1904-1905 reflects the overall decline of the farm equipment business as the backbone of Brockport's economy after 1882, when a major fire at the Johnston Harvester plant resulted in the relocation of that major employer to the City of Batavia. While Brockport never regained the industrial prominence that it enjoyed in the heyday of its farm equipment days, it continued to rely on the agricultural prosperity of the region, and the processing of agricultural products became a major industrial focus, with A & P's Quaker Main Canning Co. and Brockport Cold Storage as local leading employers. As it had in the farm equipment days, the building continued to house a second-tier participant in Brockport's major industry.

The Whiteside, Barnett & Co. complex survives as a reminder of Brockport's industrial heritage and a rare surviving example of a once-common building type along the Erie Canal.

Whiteside, Barnett & Co. Agricultural Works
Monroe County, New York

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9 Page 1

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----, Drake Library, State University of New York College at Brockport, Local History Files.

----, Monroe County Clerk's Office, Records of Deeds.

----, Seymour (Public) Library, Brockport, Local History Files.

----, Village maps 1823, 1852, 1858, 1862, 1870, 1880, 1902, and 1924.

Whiteside, Barnett & Co. Agricultural Works
Monroe County, New York

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 10 Page 1

Verbal Boundary Description

The nomination boundary coincides with the current legal boundary of the property as indicated by the heavy black line on the attached tax parcel map. Refer to attached Map 2.

Boundary Justification

The nomination boundary was drawn to encompass the entire parcel of the nominated buildings.

Whiteside, Barnett & Co. Agricultural Works
Monroe County, New York

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 11 Page 1

Form prepared by:

Saralinda Hooker, Consultant in Planning, Development, and Historic Preservation
c/o Bill Andrews, Village of Brockport Historian
18 State St
Brockport, NY 14420

Whiteside, Barnett & Co. Agricultural Works
Monroe County, New York

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number Page 1

Photographs:

Photographer: Saralinda Hooker

Date of Photographs: May 2000

Negatives: Brockport Village Historian's Office
18 State St
Brockport, NY 14420

PHOTO DESCRIPTIONS

1. South and east façades. View to West.
 2. South façade and part of west façade of main building. View to East.
 3. South façade and part of west façade of entire complex. View to East.
 4. Stonework detail. View to North-northeast.
 5. Secondary building south and east façades. View to Northwest.
 6. North side of main building. View to West.
 7. Vehicular door. View to North-northwest.
 8. West façades of main and secondary buildings. View to East-northeast.
 9. North side of main building, frame wing. View to East.
 10. Main building interior. View to Northwest.
 11. Interior of main building. View to West.
 12. Main building interior. View to east.
-



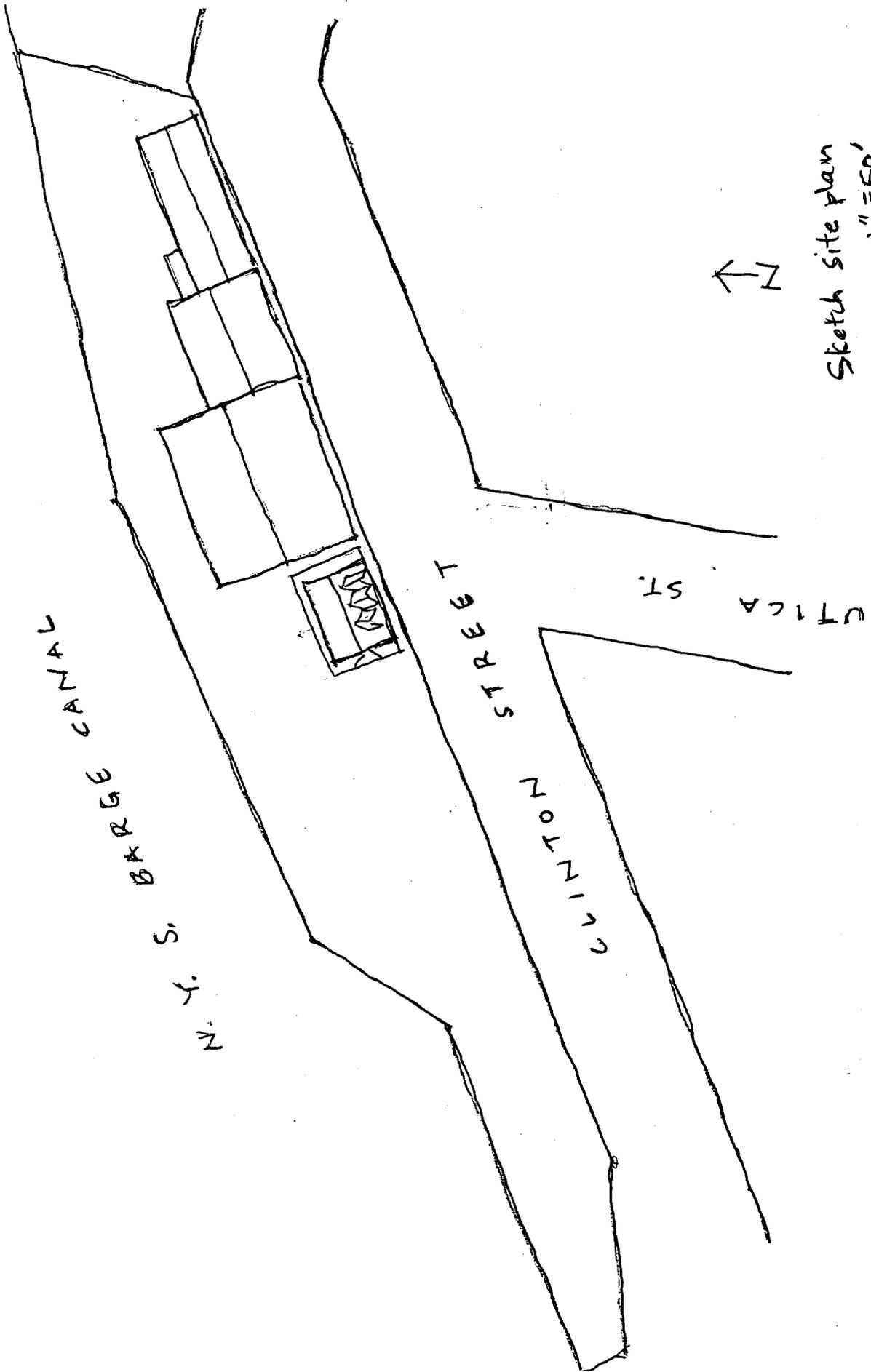
THIS MAP PREPARED FOR TAX PURPOSES ONLY

PREPARED BY
 AERO SERVICE

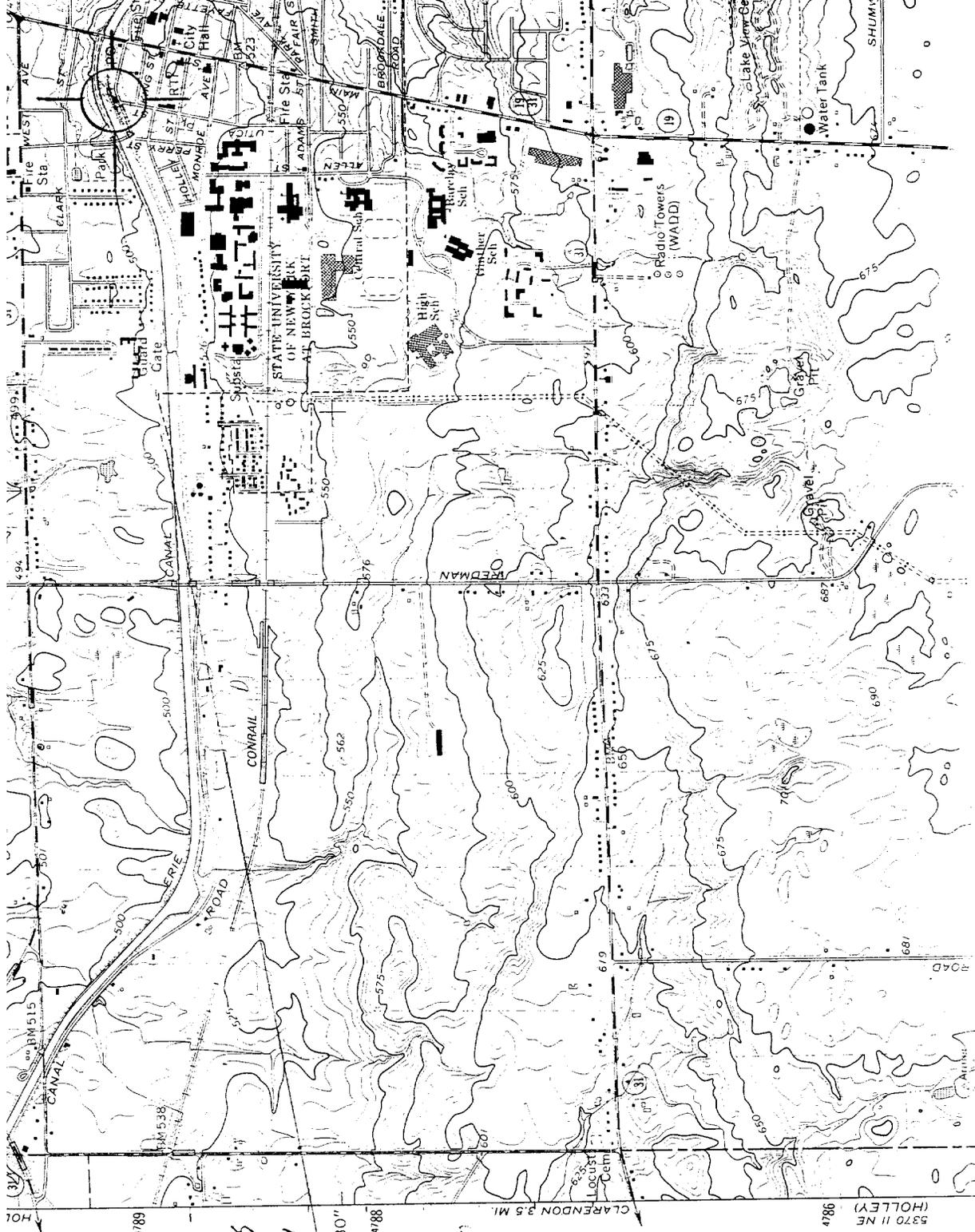
FOR THE
REAL PROPERTY TAX SERVICE AGENCY
 MONROE COUNTY, NEW YORK

MAP REVISIONS				SPECIAL DISTRICTS			MONUMENTS
DATE	MADE BY	DATE	MADE BY	SCHOOL	BROOKPORT	WATER	SEWER
11-1-71	JAC				CENTRAL		
11-1-71	JAC				FIRE	LIGHT	OTHER
11-1-71	JAC						
11-1-71	JAC						

 Surveyor's symbol
 This map is prepared for tax purposes only and is not to be used for any other purpose. The user is advised to consult the original deed map for the correct location of monuments and other features.



Sketch site plan
from Top Map - 1" = 50'
60 Clinton St. Brockport, NY



WILSON, CARROLL A CO
 AGRICULTURAL WORKS
 BROCKPORT, MONROE COUNTY
 BROCKPORT ZONE 19
 2610SD 4783630

4789

4788

4786

5370 11 NE
(HOLLEY)



Instructions for Form RP-421-m

Application for Real Property Tax Exemption for Certain New or Substantially Rehabilitated Multiple Dwellings (Real Property Tax Law, Section 421-m)

1. Authorization for exemption

Section 421-m of The Real Property Tax Law allows a city, town, or village to adopt a local law providing an exemption from taxation and special ad valorem levies (but not special assessments) for the construction or substantial rehabilitation of a multiple dwelling located within a *designated benefit area* set forth in local law (*Item 3, Form RP-421-m*). After a city, town, or village has initially adopted a local law to authorize this exemption, the county and any other municipal corporation in which the designated benefit area is located may likewise authorize the exemption by local law, or in the case of a school district, by resolution. In order for the property to become eligible for this exemption, the following eligibility requirements must be met:

- The construction or substantial rehabilitation must take place on vacant, predominantly vacant or under-utilized land, or on land that contains a non-conforming use or a substandard, structurally unsound or unsanitary dwelling. Substantial rehabilitation includes all work necessary to bring a property into compliance with all applicable laws and regulations, including installation, replacement or repair of heating, plumbing, electrical and related systems, plus the elimination of all hazardous and immediately hazardous violations of the structure in accordance with state and local laws and regulations. Substantial rehabilitation also includes all reconstruction necessary for improving the habitability or prolonging the useful life of the property. Ordinary maintenance and repairs do not qualify for exemption (*Item 4*).
- The construction or substantial rehabilitation must begin on or after the effective date of the local law, ordinance or resolution but no later than June 15, 2015 (*Item 5*).
- The construction or substantial rehabilitation must be carried out with the assistance of affordable housing grants, loans or subsidies from a federal, state or local agency (*Item 6*).
- The multiple dwelling must be occupied or is to be occupied as the residence of at least three or more families living independently of one another, whether such dwelling is rented or owned as a cooperative or condominium. The multiple dwelling may not be used as a hotel (*Item 7*).
- At least 20% of the units must be affordable to individuals and families of low and moderate incomes as determined in accordance with the statutory criteria; resident incomes at the time of initial occupancy must not exceed 90% of the area median income, as adjusted for family size and where the individual or family pays no more than 30% of their adjusted gross income as reported in their federal income tax return, or would be reported if such return were required, less such personal exemptions, deductions and medical expenses. A municipal agency or officer must verify that the project complies with the affordability requirements, as outlined above, and also with locally adopted procedures; check with your local assessor on this matter. Such verification must be done in accordance with procedures established by the New York State Division of Housing and Community Renewal (*Item 7*).
- Where the property is used partially as a multiple dwelling and also for commercial or other purposes, the property is eligible for exemption only if the square footage of the portion used as a multiple dwelling comprises at least 50% of the total property's square footage (*Item 8*).
- Property eligible for this exemption may not be currently receiving any other exemption (*Item 9*).

2. Duration and computation of exemption

If the exemption is locally authorized, a 100% exemption of the increase in assessed value attributable to the construction or substantial rehabilitation applies while the construction or substantial rehabilitation is ongoing, subject to a maximum of three years. After the work is completed, the exemption continues for another 20 years, at a percentage of 100% for the first 12 years, then declining to 80%, 60%, 40% and finally 20% over the next eight years. However, while the exemption is in force, taxes are nonetheless payable in an amount at least equal to the amount that was payable on the land and pre-existing improvements immediately before the exemption began. Property eligible for this exemption may not be currently receiving any other exemption.

3. Application of exemption

The exemption may apply to city, town, or village taxes and town special ad valorem levies. It also applies to county and other municipal taxes, including special ad valorem levies, as well as to school taxes where applicable. It does not apply to special assessments. The exemption does not apply in the City of New York or in municipalities where the multiple dwelling exemption authorized by RPTL §421-c is offered.

4. Place of filing of exemption application

Initial application for this exemption must be filed with the city or town assessor. If the property is located in a village which is an assessing unit and which offers the exemption, a separate application for exemption from village taxes must be filed with the village assessor. In Nassau County, initial application for exemption from town taxes and town special ad valorem levies should be filed with the Nassau County Board of Assessors; for city and villages which assess property for their own purposes, file the initial application with the city or village assessor. In Tompkins County, initial application of exemption for exemption from city, town or village taxes should be filed with the Tompkins County Division of Assessment. Do **not** file this form with either the New York State Department of Taxation and Finance or the Office of Real Property Tax Services.

5. Time of filing application

The application must be filed in the assessor's office on or before the appropriate taxable status date. In towns preparing their assessment rolls in accordance with the schedule provided in The Real Property Tax Law, the taxable status date is March, 1. In towns in Nassau County, the taxable status date is January, 2. Westchester County towns have either a May 1 or June 1 taxable status date; contact the assessor. In villages and cities, the taxable status dates vary, and the appropriate assessor should be consulted for the correct date. Once the exemption has been granted, the exemption may continue for the authorized period provided that the eligibility requirements continue to be satisfied. It is not necessary to reapply for the exemption after the initial year in order for the exemption to continue.

Market Analysis - Previous Studies

INTRODUCTION

The Village of Brockport is located on the Erie Canal on the outskirts of the greater Rochester metropolitan area in Monroe County, New York. The Village lies in the transition zone between the relatively large metropolitan area of Rochester located to the east, and the more sparsely populated rural towns and villages to the west. Sitting on the banks of the Erie Canal, the Village experienced significant growth during the industrial era, but has struggled to maintain that growth in the post-war period. As a result many sections of the Village have seen little or no investment for many years, and need the focused attention of the private and public sectors to overcome issues of disinvestment and deterioration. Clinton Street is one of those areas, and because of its position on the bank of the Erie Canal and adjacent to the Village's primary downtown retail district on Main Street, has become an important redevelopment district. This market analysis specifically examines potential opportunities for the Clinton Street redevelopment district in downtown Brockport.

There is now a state-wide effort to reconnect with the Erie Canal as a historic and recreational resource rather than an industrial corridor. This effort has been driven as much at the community level as it has been at the state level, and there are a number of examples of communities along the canal that have engaged in successful redevelopment and revitalization efforts.

This parallels a national trend whereby a combination of economic, structural and cultural forces in the United State has begun to create a reemergence of many neglected and underutilized city centers. Prior to World War II, city centers were often characterized by industrial development. The post war years saw the decline of manufacturing and the flight of residential and commercial development to the outskirts of communities. In more recent years, that trend has changed and communities have begun to reinvest in neglected city and village centers. During this process the role of village centers has also evolved, and are now characterized as cultural, recreation, and entertainment centers catering to the needs of a population that is looking for a varied range of community amenities not available in single-use suburban style residential neighborhoods.

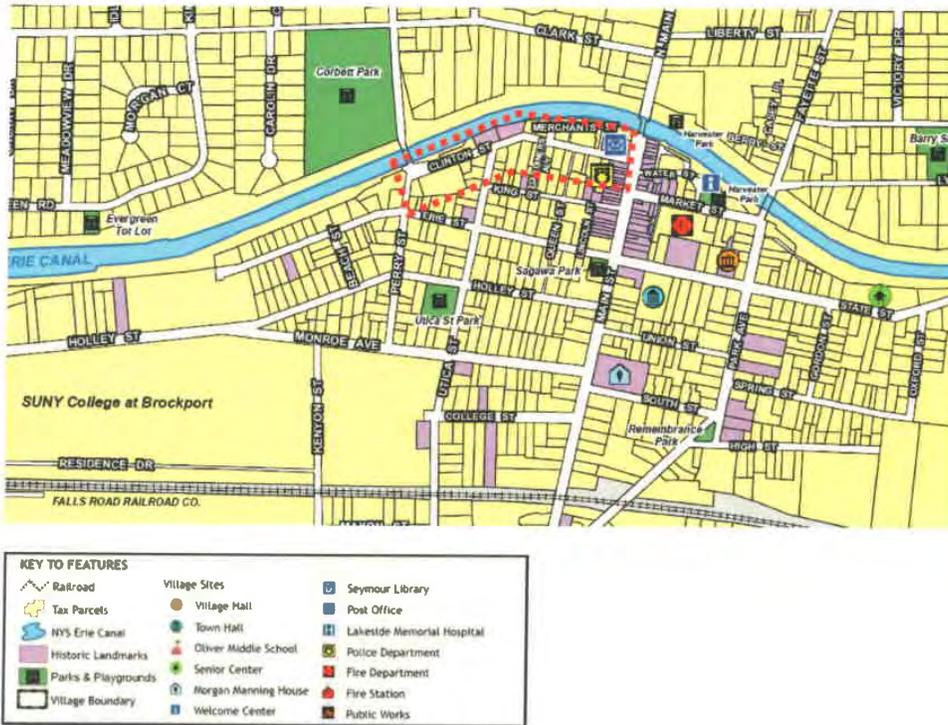
The types of commercial development that fit in village centers in today's market are:

- Small-scale retail and personal services
- Residential (Rental or condominium, typically on the upper stories of buildings, geared toward "active lifestyle" seniors and young people without children)
- Office space for professional services and small scale office users
- Civic and cultural space
- Restaurants and entertainment venues

This market analysis focuses primarily on these five uses to assess an appropriate direction for the redevelopment of Clinton Street in the Village of Brockport. The redevelopment district includes some vacant properties including a historic mill, and the opposite side of the canal includes a number of park features and multi-use trail. Clinton Street's position on the

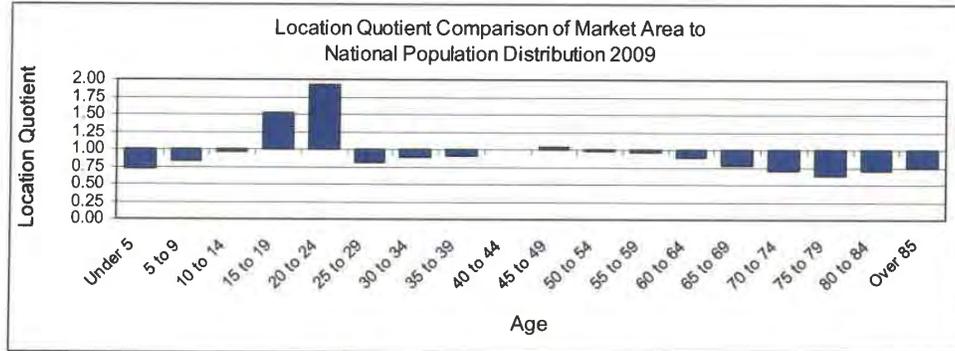
Erie Canal and perpendicular to Brockport’s primary downtown commercial district on Main Street (Map 1) provide the opportunity to integrate waterfront development, pedestrian amenities, and mixed-use renovations.

Map 1: Map with Clinton Street Shown in Red



The market analysis will provide a general overview of the market forces in the community, and what, if any, uses may be successful in the Clinton Street redevelopment district. The analysis will be used in subsequent portions of the redevelopment process to help identify specific uses for properties within the district. Camoin Associates will analyze social and economic trends, real estate vacancy and lease rates, retail sales, and other important information to help narrow the search of possible uses for each property. This analysis focuses primarily on what uses may be economically viable. Redevelopment efforts will no doubt also include public recreation and beautification that will complement potential commercial, residential or retail uses; however, public recreation and beautification are not a focus of this analysis.

Figure 2: Population Location Quotient 2009



Despite the large student population, the Study Area as a whole tends to be aging. The percentage of households over 55 is rising and is projected to continue to do so for the next several years. This is a common pattern in many communities as baby boomers move further into retirement age. Services that target this group of residents will likely be successful moving forward.

Table 1: Households Over 55

Percentage of Households Over 55 Years of Age			
Year	2000	2008	2013
Percentage	29.9%	35.1%	38.2%

Source: ESRI Business Analyst Online 2009

The population in the Study Area is relatively affluent with a low poverty rate. The median household income in 2000 was \$46,855 which was higher than the national average of \$42,164. The number of households living in poverty in the Study Area in 2000 was 8.1%, which was lower than the national average of 11.8%. Median household income is projected to continue to be higher in the Study Area than in the nation as a whole, upstate New York, and Monroe County (Table 2).

Table 2: Median Household Income 2000-2014

Year	Median Household Income			
	Study Area	Monroe County	Upstate NY	National Average
2000	\$46,855	\$44,898	\$39,131	\$42,164
2009	\$60,535	\$59,670	\$51,057	\$54,719
2014	\$63,057	\$62,843	\$54,610	\$56,938

Source: ESRI Business Analyst Online 2009

The demographic indicators show an odd mix of forces. Generally an aging population with few young families is characteristic of small rural communities that are struggling to retain young professionals. However, rural communities often have low incomes and high poverty rates as compared to the national average. The incomes in Brockport show that it is also serving as an outer suburb or “bedroom” community for the greater Rochester area.

Rents

Residential rents in the Study Area are less than rents in the Rochester metro area (Table 3), but higher than rents in upstate New York. This re-enforces the area's role as a transition zone between rural New York and the greater Rochester metro area. Rental vacancy rates are not high in the Study Area either (Table 4). Based on vacancy rates there is no clear over or under supply of rental units in the Study Area. The Village does have a higher vacancy rate than the Study Area.

Table 3: Residential Rental Rates 2000

Residential Market Rents in 2000			
	Study Area	Upstate NY	Rochester Metro
Median Rent	\$488	\$435	\$516
Average Rent	\$473	\$448	\$526
Average Gross Rent (with Utilities)	\$584	\$551	\$620

Source: ESRI Business Analyst Online 2009

Table 4: Rental Vacancy Rates 2000

Rental Vacancy Rates 2000				
	Village Only	Study Area	Upstate NY	Rochester Metro
Vacancy Rate	9.4%	7.7%	8.5%	7.7%

Source: ESRI Business Analyst Online 2009

Industry

The leading industry supersectors for the Brockport Study area are shown in Table 5. The largest sectors are government, retail trade and health care and social assistance. Post secondary instructors associated with the College are included in the government supersector. Workers at the Lakeside Hospital would be in the health care supersector. The fastest growing industry supersector is transportation and warehousing. This is due in part to the activity at the Allied Frozen Foods site in the Town of Sweden.

Brockport Study Area. Due to this high concentration, students and faculty are a key market in Brockport.

The other four of the five top segments tend to be characteristic of suburban and rural or small town areas. These are generally middle income married couples and families with modest to moderate spending habits. The segmentation analysis tends to reinforce the Brockport area's role as both a small town and a suburban community.

Canal Users

Brockport's history is closely tied to the Erie Canal. Clinton Street is located immediately adjacent to the Canal, and as such an investigation into canal usage is important for this study. While the freight traffic on the canal has declined since the 1950's, in recent years recreational boaters have begun using the canal in increasing numbers. The NYS Canal Corporation and the municipalities and counties located along the canal have also made a concerted effort to beautify the waterway and connect a multiuse trail system along the banks of the canal for hikers and bikers. Many communities have been able to leverage the Erie Canal as a recreational resource for residents and for tourists.

A welcome center located in the Village of Brockport records the number of boaters that stop in Brockport every season. For the years 2006, 2007, and 2008 the welcome center recorded 466, 573, and 536 boat nights per season. This represents approximately 3.2 boats per night per season. This volume of recreational boater traffic is not high enough on its own to sustain a hotel or restaurant. However, the increased traffic is a supplement to any business that is operating in the Village. There are also tourist users that will bike the canal trail, however, statistics for these users are unavailable.

The Canal may not provide a significant market for tourist dollars, however, that does not mean that the Canal cannot serve an important role in the redevelopment of Clinton Street. Site specific redevelopment projects should be combined with a district wide effort to beautify the area, provide access to the canal, and form pedestrian connections between the redevelopment district, the Canal and Main Street. Clinton Street's physical location between the University, Main Street and the Canal provides the opportunity to redesign the area as a pedestrian centered connection between these three important community resources.

Target Markets

Based on the demographic analysis and interviews conducted in the commercial market analysis, the Brockport Study Area has four primary markets that could potentially induce businesses to locate in the Clinton Street redevelopment district. These markets include:

- **Student Population and Faculty**

The College is a leading asset for the community and can be utilized as a target market or partnership organization for redevelopment efforts. The

existing Village housing stock provides many of the housing needs to students living off-campus. The downtown area also provides some entertainment amenities to students. As described in the conclusions section of this report, partnering with the College could be a key strategy for redevelopment of Clinton Street.

- **Longtime Residents**

This is one of the largest demographic segments in the community. Redevelopment efforts that serve this segment may include family style restaurants, office space for professional services that market to area residents, and niche retail.

- **Commuters**

There are commuters that live in the area and travel to Rochester for work. This group may be targeted for restaurants, niche retail, and office space for professional services that market to area residents.

- **Recreational Canal Users**

The Erie Canal brings recreational users to the Village, but the volume of recreational users is not high enough to completely support new businesses. The recreational users do provide a supplemental revenue stream to existing and new businesses. The canal is an important community resource that should be used to market the area, create recreational opportunities and add to the overall appeal of the downtown area. Furthermore, improvements to the canal and waterfront will likely attract additional visitors in the future to help build a stronger tourism market.

RETAIL MARKET REPORT

Retail components are often an important element of downtown redevelopment efforts. Successful retail brings foot traffic and activity to an area. Brockport has a number of successful retail businesses located on Main Street. An investigation into the retail market was undertaken to identify the potential for additional retail in the Clinton Street redevelopment district.

Retail Sales Leakage Analysis

The retail sales leakage analysis examines the potential market for new retail stores in the Study Area. A retail sales leakage analysis compares the potential spending of households in the Study Area on retail goods based on household income, and compares that to the amount of retail sales being captured by local businesses based on gross receipts. Retail sales dollars that are not being captured by local businesses are called a retail gap. A significant retail gap indicates that a new retail business or businesses could be successful, as there is unmet demand for that good in the area. A negative retail gap shows that the supply of a particular retail subsector exceeds local demand, and households are traveling from outside the Study Area to inside the Study Area to purchase goods.

Table 1 shows the sales leakage summary table for the Brockport Study Area. Industry subsectors are shown in bold and industry groups are shown as sub-headings under each industry subsector. All but two industry subsectors show a retail gap. The two subsectors that do not show a gap are:

- food and beverage stores
- general merchandise stores

This means that there is limited room in the local market for new businesses that serve these two industry subsectors. However, there appears to be room for new businesses in other industry subsectors. Of the subsectors that do show a gap, there are some that would not be a good fit for a downtown, because they would not match the character of a downtown or are geared towards shoppers who are more likely to travel to a shopping mall or retail power center to purchase that good. Those subsectors that show a gap but are not necessarily likely to locate in a downtown are:

- motor vehicle and parts dealers
- furniture and home furnishings stores
- electronics and appliance stores
- building material, garden equipment and supply stores
- health care and personal services
- gasoline stations
- general merchandise stores
- nonstore retailers



Table 1: Retail Sales Leakage by Industry Subsector

Retail Sales Leakage			
Industry Group	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap
Motor Vehicle & Parts Dealers (NAICS 441)	\$74,655,318	\$28,473,237	\$46,182,081
Automobile Dealers (NAICS 4411)	\$62,897,765	\$24,321,927	\$38,575,838
Other Motor Vehicle Dealers (NAICS 4412)	\$6,824,332	\$132,290	\$6,692,042
Auto Parts, Accessories, and Tire Stores (NAICS 4413)	\$4,933,221	\$4,019,020	\$914,201
Furniture & Home Furnishings Stores (NAICS 442)	\$10,615,224	\$3,145,733	\$7,469,491
Furniture Stores (NAICS 4421)	\$5,732,118	\$1,419,287	\$4,312,831
Home Furnishings Stores (NAICS 4422)	\$4,883,106	\$1,726,446	\$3,156,660
Electronics & Appliance Stores (NAICS 443/NAICS 4431)	\$12,222,563	\$3,874,112	\$8,348,451
Bldg Materials, Garden Equip. & Supply Stores (NAICS 444)	\$12,741,916	\$9,330,983	\$3,410,933
Building Material and Supplies Dealers (NAICS 4441)	\$11,665,028	\$7,563,815	\$4,101,213
Lawn and Garden Equipment and Supplies Stores (NAICS 4442)	\$1,076,888	\$1,767,168	-\$690,280
Food & Beverage Stores (NAICS 445)	\$75,096,871	\$94,760,611	-\$19,663,740
Grocery Stores (NAICS 4451)	\$69,293,048	\$87,528,032	-\$18,234,984
Specialty Food Stores (NAICS 4452)	\$2,399,738	\$4,336,546	-\$1,936,808
Beer, Wine, and Liquor Stores (NAICS 4453)	\$3,404,085	\$2,896,033	\$508,052
Health & Personal Care Stores (NAICS 446/NAICS 4461)	\$15,132,814	\$8,855,478	\$6,277,336
Gasoline Stations (NAICS 447/NAICS 4471)	\$38,365,337	\$21,446,201	\$16,919,136
Clothing and Clothing Accessories Stores (NAICS 448)	\$20,294,226	\$2,779,319	\$17,514,907
Clothing Stores (NAICS 4481)	\$16,271,798	\$2,260,117	\$14,011,681
Shoe Stores (NAICS 4482)	\$2,240,483	\$365,978	\$1,874,505
Jewelry, Luggage, and Leather Goods Stores (NAICS 4483)	\$1,781,945	\$153,224	\$1,628,721
Sporting Goods, Hobby, Book, and Music Stores (NAICS 451)	\$5,738,181	\$1,874,770	\$3,863,411
Sporting Goods/Hobby/Musical Instrument Stores (NAICS 4511)	\$3,530,766	\$365,203	\$3,165,563
Book, Periodical, and Music Stores (NAICS 4512)	\$2,207,415	\$1,509,567	\$697,848
General Merchandise Stores (NAICS 452)	\$15,562,235	\$18,362,504	-\$2,800,269
Department Stores Excluding Leased Depts. (NAICS 4521)	\$11,441,546	\$8,128,757	\$3,312,789
Other General Merchandise Stores (NAICS 4529)	\$4,120,689	\$10,233,747	-\$6,113,058
Miscellaneous Store Retailers (NAICS 453)	\$6,706,429	\$2,465,846	\$4,240,583
Florists (NAICS 4531)	\$734,537	\$329,946	\$404,591
Office Supplies, Stationery, and Gift Stores (NAICS 4532)	\$1,872,370	\$723,536	\$1,148,834
Used Merchandise Stores (NAICS 4533)	\$975,662	\$330,263	\$645,399
Other Miscellaneous Store Retailers (NAICS 4539)	\$3,123,860	\$1,082,101	\$2,041,759
Nonstore Retailers (NAICS 454)	\$11,174,044	\$761,998	\$10,412,046
Electronic Shopping and Mail-Order Houses (NAICS 4541)	\$4,953,929	\$761,998	\$4,191,931
Vending Machine Operators (NAICS 4542)	\$4,237,721	\$0	\$4,237,721
Direct Selling Establishments (NAICS 4543)	\$1,982,394	\$0	\$1,982,394
Food Services & Drinking Places (NAICS 722)	\$49,817,266	\$31,593,887	\$18,223,379
Full-Service Restaurants (NAICS 7221)	\$30,068,134	\$9,891,452	\$20,176,682
Limited-Service Eating Places (NAICS 7222)	\$11,249,022	\$15,397,906	-\$4,148,884
Special Food Services (NAICS 7223)	\$5,553,159	\$3,761,254	\$1,791,905
Drinking Places - Alcoholic Beverages (NAICS 7224)	\$2,946,951	\$2,543,275	\$403,676

Source: ESRI Business Analyst 2009

The industry subsectors that would likely be a good fit for the Brockport area are shown in Table 2. The industry groups that are highlighted in yellow are those with the largest retail gap as measured in absolute dollars.

Table 2: Good Fit Industry Groups for Brockport Study Area

Retail Sales Leakage: Brockport Target Industry Groups			
Industry Group	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap
Clothing and Clothing Accessories Stores (NAICS 448)	\$20,294,226	\$2,779,319	\$17,514,907
Clothing Stores (NAICS 4481)	\$16,271,798	\$2,280,117	\$14,011,681
Shoe Stores (NAICS 4482)	\$2,240,483	\$365,978	\$1,874,505
Jewelry, Luggage, and Leather Goods Stores (NAICS 4483)	\$1,781,945	\$153,224	\$1,628,721
Sporting Goods, Hobby, Book, and Music Stores (NAICS 451)	\$5,738,181	\$1,874,770	\$3,863,411
Sporting Goods/Hobby/Musical Instrument Stores (NAICS 4511)	\$3,530,766	\$365,203	\$3,165,563
Book, Periodical, and Music Stores (NAICS 4512)	\$2,207,415	\$1,509,567	\$697,848
Miscellaneous Store Retailers (NAICS 453)	\$6,706,429	\$2,465,846	\$4,240,583
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Used Merchandise Stores (NAICS 4533)	\$975,662	\$330,263	\$645,399
Other Miscellaneous Store Retailers (NAICS 4539)	\$3,123,860	\$1,082,101	\$2,041,759
Food Services & Drinking Places (NAICS 722)	\$49,817,266	\$31,593,887	\$18,223,379
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Drinking Places - Alcoholic Beverages (NAICS 7224)	\$2,946,951	\$2,543,275	\$403,676

Source: ESRI Business Analyst 2009

The industry group with the largest retail gap is full-service restaurants. There is a retail gap of over 20 million dollars in the Study Area for this industry group. This means that households are either not spending money on full service restaurants or spending money on full service restaurants outside the Study Area. This is a very strong indication that additional full service restaurants could be supported in the Study Area provided the right circumstances.

Similar to full-service restaurants, clothing stores and sporting goods/hobby/musical instrument stores have a large retail gap in the Study Area and additional retail establishments could be supported inside the Study Area. However, there is an important difference between these two industry groups and full service restaurants. Clothing stores and sporting goods/hobby/musical instrument stores located in a downtown will compete more directly with a retail center such as a shopping mall or big box power center. Restaurants tend to face less of this type of competition as restaurants tend not to be built in planned clusters the way shopping malls and retail power centers are constructed. While there is a significant retail gap for the clothing and sporting goods/hobby/musical industry groups, a new retail business in these industry groups may have more trouble operating successfully than a full-service restaurant and will therefore need to offer a product or range of services that differs from what is offered at a shopping mall or big box store. This may include a focus on a niche market, bundling of both products and services, focusing on an upscale or downscale market, or some other method to differentiate the business in the marketplace.

The data from the retail market sales leakage analysis shows that there is a potentially large market of retail spending that is not being captured in the Study Area. In particular, the area is being strongly underserved by full service restaurants. A restaurant or restaurants in the downtown area that are appropriately targeted to the Brockport community's tastes could be successful.

A review of the sales per store provides additional insight into the viability of more retail establishments in the Study Area. Table 3 shows average sales per store in the Study Area, Monroe County, upstate New York and the United States as a whole. The table also shows the median of these four values for each industry subsector.

Table 3: Average Sales per Store 2008

	Sales Per Store				
	Study Area	Monroe County	Upstate NY	USA	Median Value
Clothing Stores (NAICS 4481)	\$277,932	\$338,207	\$406,810	\$542,667	\$372,508
Sporting Goods/Hobby/Musical Instrument Stores (NAICS 4511)	\$60,867	\$163,663	\$161,228	\$219,322	\$162,445
Full-Service Restaurants (NAICS 7221)	\$509,579	\$533,259	\$431,578	\$665,427	\$521,419

Source: ESRI Business Analyst 2009 & Camoin Associates 2009

Taking the median sales figure included in Table 3 and comparing that to the retail trade gap yields an estimate of the number of new stores that would be supported by residents of the Study Area. A 25% capture rate was used for this calculation, meaning that the analysis assumes that only 25% of the potential sales dollars would be spent within the Study Area. The remaining 75% is assumed to continue to be spent outside the Study Area, or not spent at all. The results of this analysis are shown in Table 4. Based on per store average sales, and a 25% capture rate, the Study Area could potentially support 9 clothing stores, 5 sporting goods/hobby/musical instrument stores and 10 full-service restaurants.

Table 4: Potential Number of New Stores

Potential Number of New Stores in Study Area by NAICS Code			
Industry Group	Retail Gap	Median Sales per Store	Number of New Stores (25% capture rate)
Clothing Stores (NAICS 4481)	\$14,011,681	\$372,508	9
Sporting Goods/Hobby/Musical Instrument Stores (NAICS 4511)	\$3,165,563	\$162,445	5
Full-Service Restaurants (NAICS 7221)	\$20,176,682	\$521,419	10

Source: ESRI Business Analyst 2009 & Camoin Associates 2009

The numbers shown in Table 4 are based on local and national averages and therefore include a combination of both small local stores, and large national chains. National chain retailers require a much higher per store annual revenue than independently owned stores. The Olive Garden and Red Lobster chains recorded 2008-2009 fiscal year per store average revenues of \$4.8 million, and \$3.8 million respectively. TGI Friday's restaurants per store revenues in 2005 were \$3.8 million. National clothing retailers also have similar revenue demands. The Gap had an average per store revenue of \$4.6 million in the year ending in the first quarter of 2009. With a 25% capture rate, a national chain could still draw enough revenue to locate in the area. However, these numbers may not be attractive enough to lure a national chain, and it may be more appropriate to utilize downtown space for locally or regionally owned establishments.

Demand for Retail Space

The market for retail space development is generally strong for the greater Rochester area.

Table 5 shows the retail vacancy rates for the greater Rochester area, and shows an overall retail vacancy rate of 7.16%. The northwest portion of the greater Rochester area has a low vacancy rate of 6.80%. A low vacancy rate is generally an indication that there is enough demand in the market to support development of new or renovated space for lease or sale.

Downtown Brockport also shows signs that there is room for additional development of retail space. An interview conducted with the downtown merchants association showed that there were approximately 30 operational downtown businesses, and few retail vacancies in buildings located on Main Street.

Table 5: Retail Vacancy Rates

Retail Market Vacancy Rates 2008		
Rochester Metro Area	Inventory (sq)	Vacancy Rate
Northeast	4,297,370	9.06%
Northwest	2,777,494	6.80%
South Central	4,952,192	6.40%
Southeast	2,801,832	4.15%
Southwest	1,686,616	12.19%
Downtown	1,283,345	4.53%
Total	17,798,849	7.16%

Source: Pyramid Brokerage 2009

Based on conversations with area property owners and retail proprietors, the going rent for downtown retail space in Brockport is approximately \$8.5 to \$9 triple net¹ per square foot annually. These are below market retail lease rates for the greater Rochester area. The average retail lease rate for neighborhood retail in the greater Rochester area is about \$12.00 per square foot annually.

The going rates for retail space in downtown Brockport are below market. If any of the buildings in the Clinton Street redevelopment district require significant renovations, the cost for renovation will likely exceed the income that a property owner will derive from leases to retail tenants. This will impede a developer from renovating an underutilized property. To overcome this, the Village will likely need to assist the developer in identifying and securing public funding to make a renovation project financially feasible.

¹ Triple net includes rent, utilities and property taxes

COMMERCIAL MARKET ANALYSIS REPORT

To gain an initial indication of the feasibility of the redevelopment of existing properties in the Clinton Street redevelopment area, an investigation of the vacancy rates, lease rates and sales rates of commercial property was conducted. A review of economic trends and projected employment growth in Monroe County was performed as framework for the investigation into industrial, commercial, retail, and residential lease and vacancy rates.

Employment Trends Overview:

Table 1 shows recent job growth and projected employment trends in Monroe County for the next five years. The strongest growth areas are educational services, administrative and waste services, health care, and management of companies. It is important to note that instructors at private universities are classified in educational services, while instructors at public universities, such as SUNY Brockport, are classified in government.

Table 1: Monroe County Industry Change 2002-2014

Industry Breakdown Monroe County 2002-2014						
Industry Supersector	2002 Jobs	2009 Jobs	2014 Jobs	Absolute Change in Jobs 2002-2014	Percent Change in Jobs 2002-2014	Earnings Per Worker 2009
Manufacturing	71,798	51,444	38,168	(33,630)	(47%)	\$87,309
Health care and social assistance	61,241	69,143	73,010	11,769	19%	\$40,583
Government	49,126	46,797	45,456	(3,670)	(7%)	\$60,572
Retail trade	48,896	46,798	46,244	(2,652)	(5%)	\$25,881
Professional and technical services	31,666	33,874	36,514	4,848	15%	\$57,567
Educational services	26,433	31,837	35,383	8,950	34%	\$50,117
Accommodation and food services	24,817	24,744	25,387	570	2%	\$17,185
Administrative and waste services	23,543	27,628	30,340	6,797	29%	\$32,009
Other services, except public administration	18,201	19,631	19,821	1,620	9%	\$22,035
Finance and insurance	18,102	18,026	18,838	735	4%	\$64,655
Construction	17,637	17,018	18,344	707	4%	\$52,576
Wholesale trade	16,643	15,792	16,013	(630)	(4%)	\$75,533
Real estate and rental and leasing	13,435	14,772	15,929	2,494	19%	\$25,622
Information	13,379	9,971	9,444	(3,936)	(29%)	\$74,799
Management of companies and enterprises	10,476	11,821	12,325	1,848	18%	\$98,604
Transportation and warehousing	9,886	10,382	10,642	755	8%	\$43,022
Arts, entertainment, and recreation	9,458	9,539	10,407	949	10%	\$14,978
Utilities	1,874	1,043	735	(1,139)	(61%)	\$111,224
Agriculture, forestry, fishing and hunting	1,302	1,093	1,042	(261)	(20%)	\$18,465
Mining	580	309	344	(236)	(41%)	\$24,988
Total	467,915	461,351	464,041	(3,874)	(1%)	\$32,253

Educational services has shown strong growth in recent years, and is projected to be the fastest growing industry in the County through 2014. With the presence of a major college, Brockport is well positioned to be a participant in this growth of educational services. There are many examples of communities that have successfully partnered with local colleges and universities on downtown redevelopment projects. The Big Tree Inn in Geneseo is an example of this, as well as Seneca Place on the Commons in Ithaca New York. Binghamton University recently completed a large downtown complex in the City of Binghamton which has spurred proposals by several private developers for student housing projects and other associated developments in the Downtown. SUNY Brockport is a leading asset to the

Village, and finding a project that can be a partnership between the community and the College would be a boon to Clinton Street as well as position the community to capitalize on the growing education industry in Monroe County.

There has also been strong growth among management of companies and professional and technical services. These industries include businesses that may look to locate in office space located in the Village center. As noted in the demographic report, the Brockport Study Area has seen a rise in professional and technical services as has the County. A redevelopment project on Clinton Street could capitalize on this growth by providing office space to professionals.

Industrial property:

While industrial uses are probably not appropriate for Clinton Street, a brief analysis of industrial property was conducted to gain a more complete view of the real estate market. The western Rochester industrial market, particularly the northwest, is characterized by very high vacancy rates. In 2008 the northwest Rochester region had an industrial vacancy rate of over 31% (Table 2). The surplus in supply of industrial space combined with the limited transportation access to Clinton Street indicate that industrial uses for the area should not be a primary focus of redevelopment efforts.

Table 2: Industrial Vacancy Rates 2008

Industrial Market Vacancy Rates 2008		
Rochester Metro Area	Inventory (sq)	Vacancy Rate
Northeast	7,561,608	5.9%
Northwest	6,493,470	31.2%
South Central	10,727,263	4.7%
Southeast	4,553,418	5.2%
Southwest	13,304,271	22.9%
City Center	30,070,361	10.5%
Total	72,710,391	12.8%

Source: Pyramid Brokerage 2009

Office Property:

The office market vacancy rate for the greater Rochester area is shown in Table 3. Data is only available for the city center, and the suburban south central and suburban southeast markets in the greater Rochester area. Rochester is characterized by a surplus of office space in the central business district (CBD), and lower vacancy rates in the suburban office market. Data is not available for the Northwest Rochester market, which is where Brockport is located; however, this information does give a general view of the suburban office market.

house can be purchased for a comparable or lower price. However, there has been a growing national trend among empty nesters and active retirees to downsize from a full sized house to a condominium because condominiums offer “maintenance free living”. With the growing number of retirees in the area there may be a market for this style of development. Brockport also serves as a center for rentals in the Study Area and the rental market may be a viable focus for a downtown redevelopment project.

The Brockport Study Area has a high rate of owner occupied housing units as compared to upstate New York and the Rochester metropolitan area (Table 6). Table 7 shows that rental vacancy rates in the Brockport Study Area are not particularly low or high, and therefore there is not an over supply or under supply of apartments. The high rate of owner occupancy in the Brockport Study Area is likely indicative of the preferences of consumers in the Brockport market, rather than a shortage of rental space. Consumers locating in Brockport are there to buy a house and live in the small town setting. However, in the Village proper, the percentage of rentals is significantly higher. There are more renter occupied units than owner occupied units in the Village boundaries, with about 55% of occupied units in the Village being occupied by renters. Rental vacancy rates in the Village are a little high, being about 1 percentage point higher than the upstate New York Average (Table 7).

Table 6: Occupied Units by Tenure 2000

Occupied Housing Units By Tenure				
	Village Only	Study Area	Rochester Metro	Upstate NY
Owner Occupied	45.1%	73.6%	67.8%	67.6%
Renter Occupied	54.9%	26.4%	32.2%	32.4%

Source: ESRI Business Analyst

Table 7: Rental Vacancy Rates 2000

Rental Vacancy Rates 2000				
	Village Only	Study Area	Upstate NY	Rochester Metro
Vacancy Rate	9.4%	7.7%	8.5%	7.7%

Source: ESRI Business Analyst Online 2009

Currently, there are some apartments on the second and third floor of downtown buildings. Based on conversations with downtown property owners, downtown apartments generally have asking rents that are lower than the rest of the Brockport area. Rents in downtown apartments are approximately \$400 to \$425 for a one bedroom. These rents are lower than the rents in the Study Area, and in the student market.

Based on conversations with local stakeholders, students make up a large portion of the rental market in the Village. Student rentals tend to be concentrated in converted residential units in the areas west of Main Street, between Main Street and the University Campus. Clinton Street does extend west of Main Street, and therefore a discussion of the student rental market is relevant. Student rental rates in converted residential units are

approximately \$400 for a studio, \$450-\$500 for a one bedroom, \$600 for a two bedroom, and \$900 per month (\$3,600 per person per academic year) for a three bedroom.

The perception among those interviewed for this analysis is that student housing within the Village is often poorly maintained and that student rentals tend to make a neighborhood less attractive to homeowners. This is a common concern expressed by homeowners that live near campus in college towns. As mentioned before, most of the rentals offered in the Village are converted from single family residential to rental properties, this may be due to the restrictions outlined in the zoning code that prevent construction of an apartment complex with more than four residential units, leaving landlords limited options to fill market demands in the area. Student rental rates in converted residential units are fairly low, usually running approximately \$450-500 for a one bedroom. The Village code limits the size of converted residential units as it is a zoning violation to rent a single unit to three or more unrelated individuals in a residentially zoned district.

Construction of a new student apartment complex in the Town of Sweden, College Suites, is scheduled for completion in 2009. This will be a 401 bedroom project that will charge rents above the market rent in the Brockport area. The development company targets locations where 50% or more of the student population lives off campus. At SUNY Brockport, 60% of the student population lives off campus. The asking rents at College Suites are significantly higher than average rents in the Village or Study Area, and are \$1,366 per month (\$8,200 per person per academic year) for a 2 bedroom, \$1,850 per month (\$7,400 per person per academic year) for a 3 bedroom and \$2,400 per month (\$7,200 per person per academic year) for a 4 bedroom. If these apartments are successful, it may show that there is a shortage in the market for newer, high quality rentals.

Property owners and real estate professionals that were contacted as part of this analysis have indicated that there is a sufficient supply of residential rentals in the Village. The high proportion of rental units in the Village and above average vacancy rates would tend to confirm this. The issue is not the supply of rentals, but rather the quality of rentals in the Village. Older properties tend to be in poorer condition than newer properties and according to Monroe County Real Property, there have only been two apartment properties built in the Village since 1975.

The Village serves as a center for residential rentals not only for students but for the non-student population in the Study Area as well. The perception is that student rentals in the Village and rentals in the downtown area are of lower quality with lower asking rents than other local area rental units. Redevelopment of a building in the Clinton Street area may include residential property on the upper floors. The limited supply of quality student rentals and quality rentals in the downtown may mean that there is room in the market for construction of higher quality rental units. Residential construction, particularly upstairs residential, is often a key component of redevelopment of older downtown buildings as this helps to build a critical mass of residents to bring vibrancy to downtown. If there is a residential component to plans for redevelopment of buildings in Brockport, the focus should



be on high quality units that are currently lacking in the downtown area. The low asking rents in downtown, and zoning that limits downtown buildings to no more than two residential units will impede a developers ability to recover the cost of renovation through rental income. It may be necessary to assist a developer with a renovation project by identifying and securing public funding sources, or amending the zoning ordinance to allow for higher density development.



Clinton Street Master Plan

Pedestrian Connections

Legend

- Primary Study Area
- Parcel Boundaries
- Gateways
- Parks & Recreation
- College
- Trails
- Primary Connections
- Secondary Connections
- Pedestrian Corridors

Scale: 1" = 400'
(8.5x11 sheet)

Date Sources: MaineCoGIS.com, Esri.com, Esri.com, Esri.com

Clark Street

Fayette Street

Primary Streetscape Enhancement Area

Secondary Streetscape Enhancement Area

Corbett Park

Smith Street

Clinton Street

Heritage

Market Street

Harvester Park

Erie Street

State Street

Utica Street

Ferry Street

Sagawa Park

Utica St

Utica St Park

Monroe Avenue

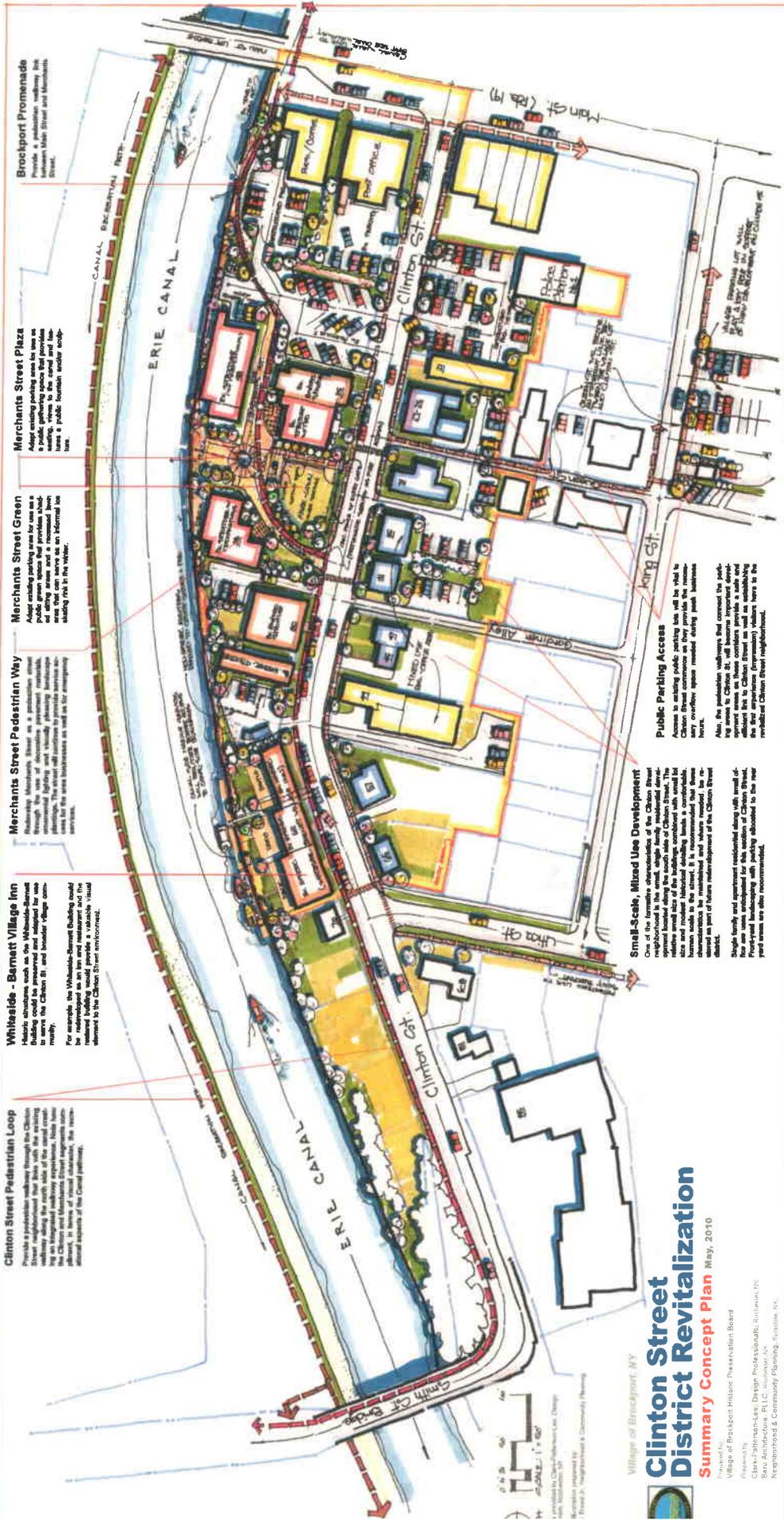
SUNY Brockport Campus

19

Clinton Street

Monroe Avenue

Utica Street



Clinton Street Pedestrian Loop
Provide a pedestrian walkway through the Clinton Street neighborhood that links with the existing walkway along the canal. The walkway will provide an integrated walkway experience. Link between the Clinton and Merchants Street segments across the canal. The walkway will provide a valuable visual element to the Canal promenade.

Whiteside - Barnett Village Inn
Historic structures, such as the Whiteside-Barnett building could be preserved and adapted for use as a multi-unit residential building. The building is located on the east side of the canal. For example, the Whiteside-Barnett Building could be redeveloped as an inn and restaurant and the remaining building would provide a valuable visual element to the Clinton Street environment.

Merchants Street Pedestrian Way
Reimagine Merchants Street as a pedestrian street through the use of attractive pavement materials, landscaping, and street lighting. The street will provide a pedestrian way for the area businesses as well as for emergency services.

Merchants Street Green
Adapt existing parking areas to use as a public green space that provides shade, seating, views to the canal and functions as a public forum under a canopy. An example of this is the Water Street Park in New York City.

Merchants Street Plaza
Adapt existing parking areas to use as a public gathering space that provides seating, views to the canal and functions as a public forum under a canopy. An example of this is the Water Street Park in New York City.

Brockport Promenade
Provide a pedestrian walkway link between the canal and the street. The walkway will provide a valuable visual element to the Canal promenade.

Small-Scale, Mixed Use Development
One of the former characteristics of the Clinton Street neighborhood is the small, single-family residential development. The plan calls for a mix of building sizes and uses, including small-scale, mixed-use development. The plan calls for a mix of building sizes and uses, including small-scale, mixed-use development. The plan calls for a mix of building sizes and uses, including small-scale, mixed-use development.

Public Parking Access
Access to existing public parking lots will be vital to the Clinton Street community as they provide the necessary parking for residents and visitors. The plan calls for a mix of building sizes and uses, including small-scale, mixed-use development. The plan calls for a mix of building sizes and uses, including small-scale, mixed-use development.

Public Office
The plan calls for a mix of building sizes and uses, including small-scale, mixed-use development. The plan calls for a mix of building sizes and uses, including small-scale, mixed-use development. The plan calls for a mix of building sizes and uses, including small-scale, mixed-use development.

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Clinton Street District Revitalization
Summary Concept Plan May, 2010

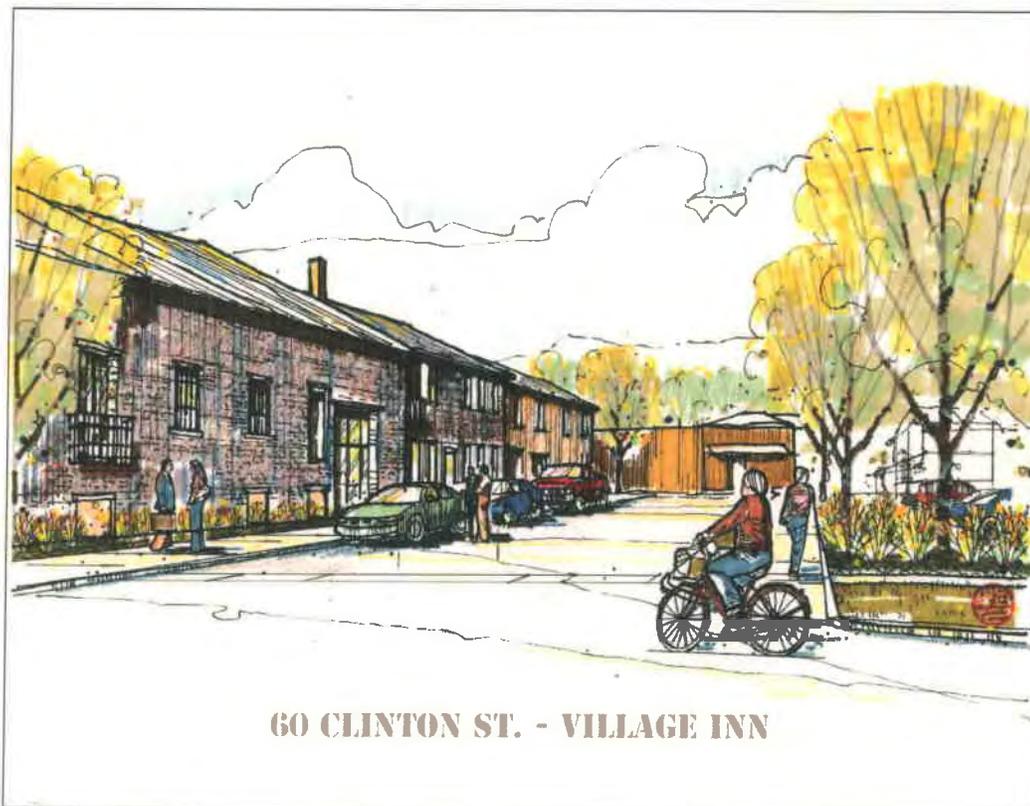
Prepared by:
Village of Brockport Historic Preservation Board
Clinton Street District Revitalization Board
Bare Architecture, PLLC, Rochester, NY
Neighborhood & Community Planning, Syracuse, NY



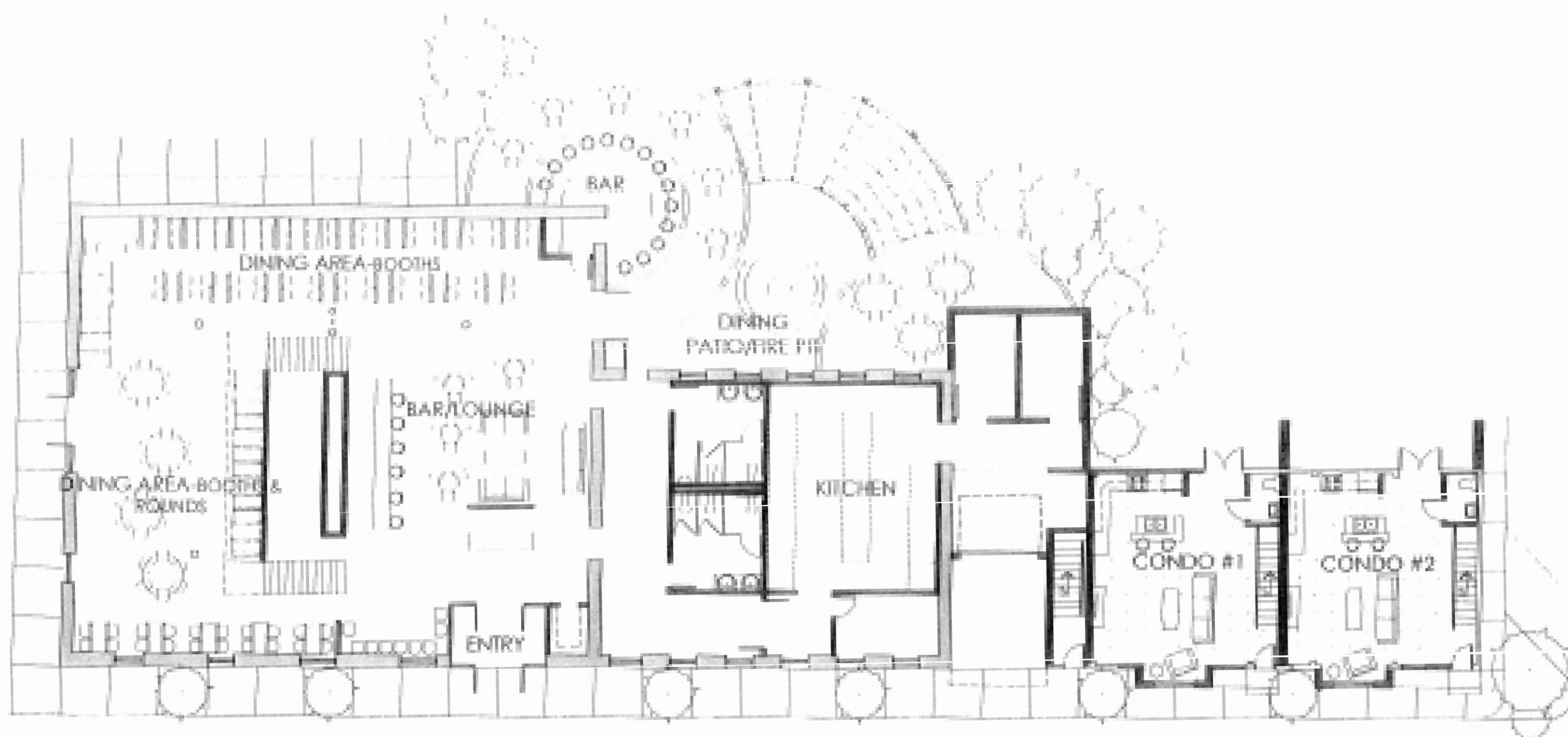
VILLAGE OF ESOPUS
CLINTON STREET DEVELOPMENT
 CONCEPTUAL APPROVAL
 PREPARED BY TOWN OF ESOPUS
 ILLUSTRATED BY TOWN OF ESOPUS



DATE: 10/11/07
 SCALE: 1" = 50'
 DRAWN BY: TOWN OF ESOPUS
 CHECKED BY: TOWN OF ESOPUS



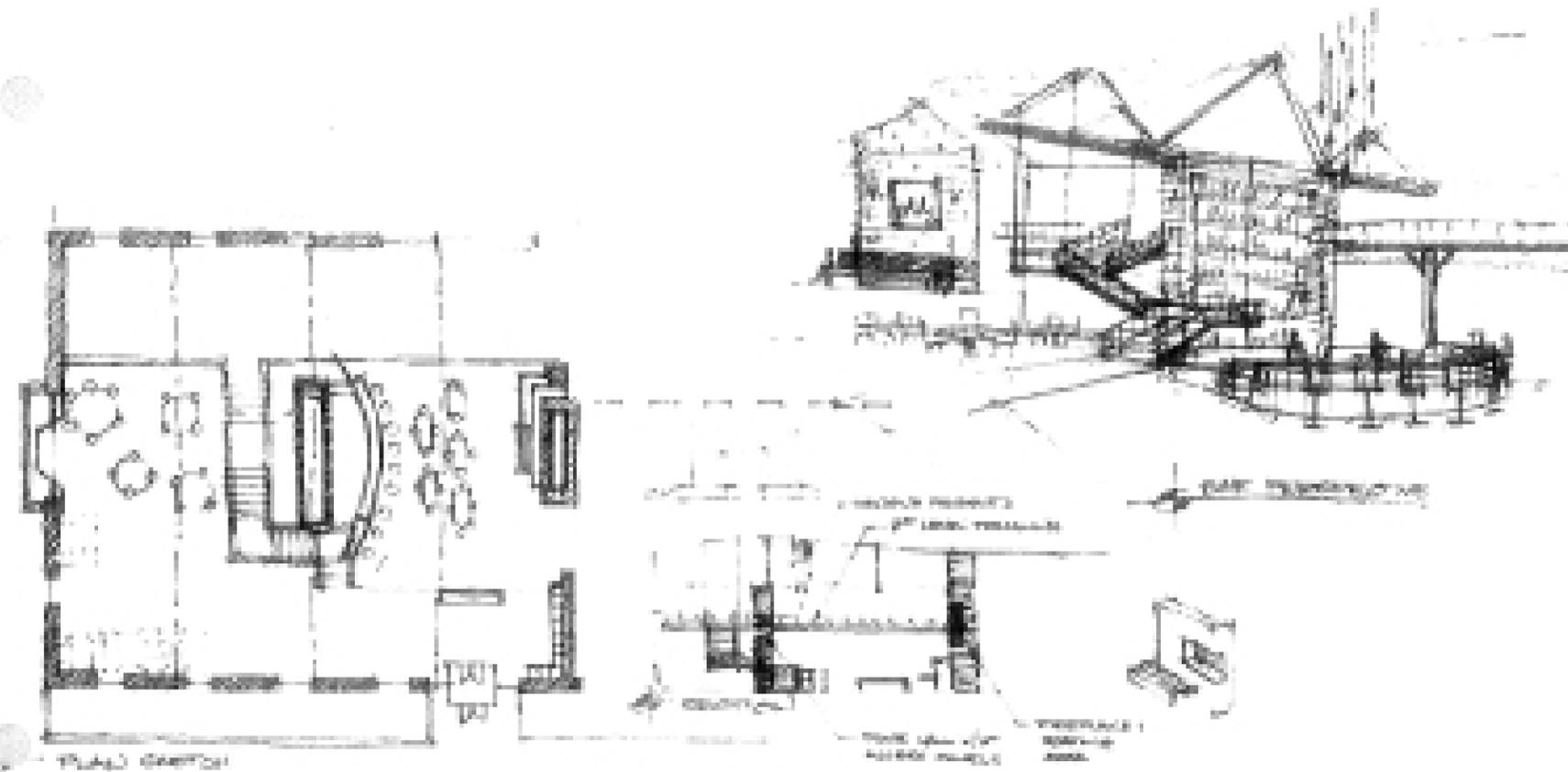
Village of Brockport - Clinton Street Master Plan

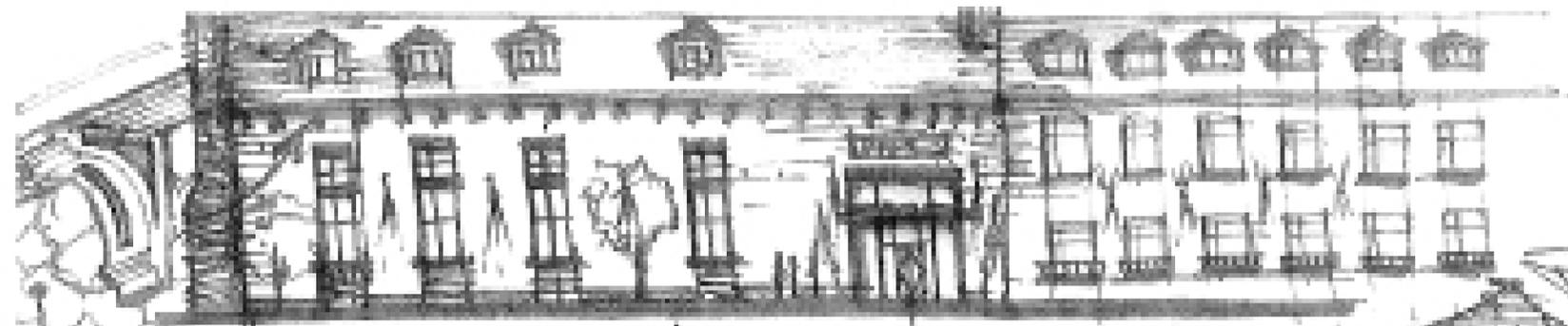


CLINTON STREET REDEVELOPMENT
PROPOSED RESTAURANT & CONDOS
GROUND LEVEL- 1/32"=1'-0"

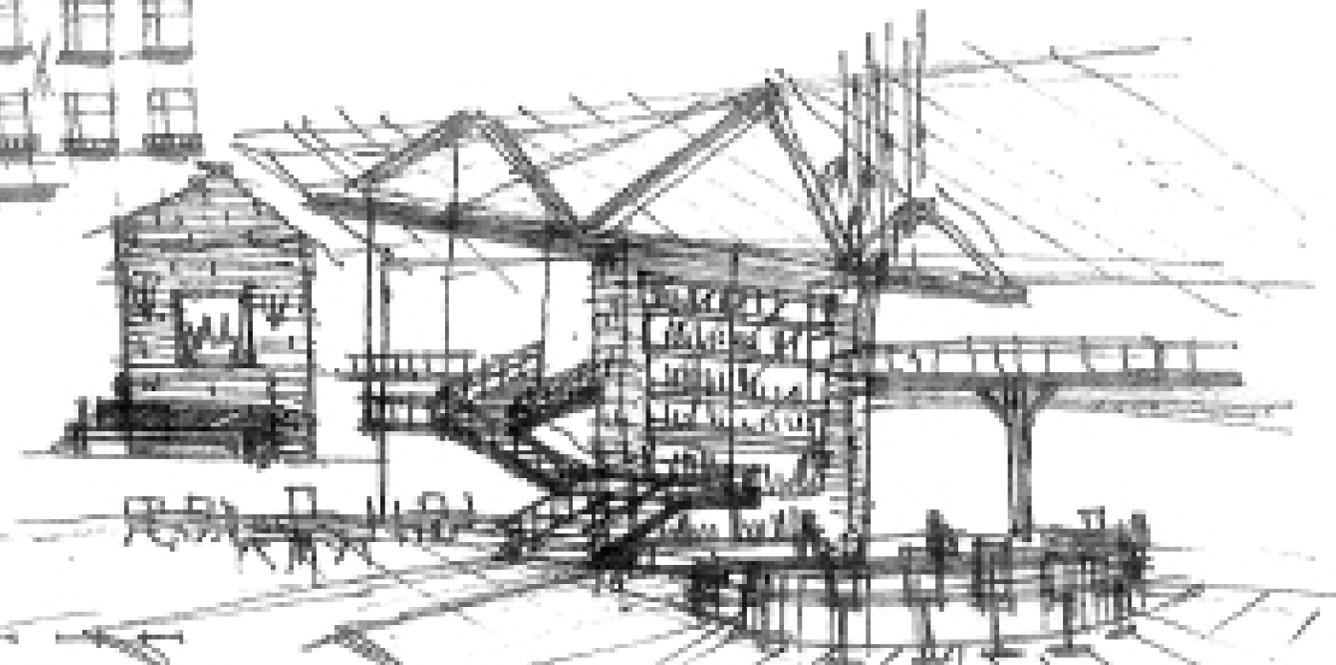


Clark Patterson Lee
DESIGN PROFESSIONALS

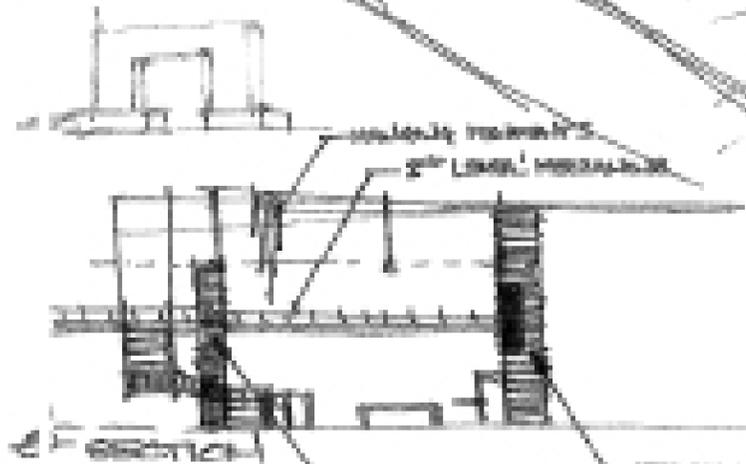




ENTRANCE ELEVATION



BAR RESTAURANT

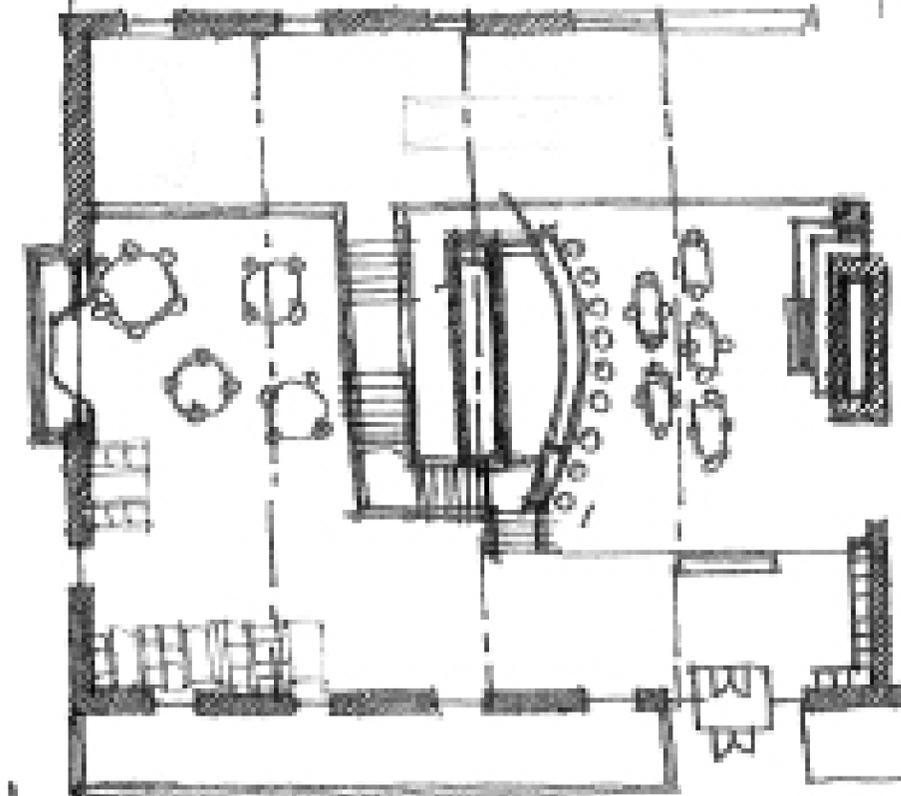


2nd LEVEL RESTAURANT

SECTION

ROOF UP
ACCESS BRIDGE

FIREFLACE
CONCRETE
BASE



FLOOR SKETCH



WORKLIST NOTES

GENERAL

- 0-A. The period of significance is the time during which important occupants, events, or designs confer importance on an historic property. It is necessary to determine the period of significance so that the worth of individual elements of the property can be objectively evaluated, especially prior to permanent physical changes such as demolition, restoration or renovation. An agreed-upon period of significance provides context for interpretation and the proper allocation of scarce funds.

The National Register Nomination (Attachment 3) contains a brief discussion of most of the pertinent issues and affirms that the period of significance extends to 1945. This tells us that remnants of the building which reveal its use or configuration prior to 1945 should be treated with respect. Removals or changes which obscure earlier uses or configurations should be undertaken only when absolutely required and should be well documented.

- 0-B. Since the period of significance includes the early to mid-twentieth century changes, it is appropriate to repair, replace, or duplicate documented aspects of the building which existed during that period but have now vanished. They should be documented even if there is no will to duplicate them at this time.

SITE

- 1-A. Over time the soil tends to settle near the foundation. Beneath eaves without benefit of gutters a trough develops that collects water at or near the foundation. Depressed areas also form around the base of large or old foundation plants. Water collected in these hollows will eventually find its way into the foundation or crawl space. We recommend improving the grade in all areas where it is level, slopes toward the buildings, or where ponding occurs. Compacted soil sloped away from the foundation at a gradient of one half-inch per foot over ten feet or more should be adequate.
- 1-B. The lot is nearly treeless, but where trees are present they are overgrown and causing damage to the building. We recommend retaining only the intentionally planted mature trees.
- 1-C. A small amount of trash is visible at the rear of the buildings. More material may be buried similar to the concrete slab behind building D. We recommend removal of the trash for obvious reasons. The concrete slab is a problem because it interferes with proper site grading.

- 1-D. Using the front of the building as a parking area has compacted the soil there increasing splash back on building materials, impeded pedestrian travel, and increased the chance of impact with the building. A better parking system should be implemented.
- 1-E. The lot has drainage issues which will not be solved by grading alone. As recommended in note 1-A, maintaining a grade away from the building will keep water away from the foundation, but the property does not allow adequate slope for water to drain. We recommend creating a collection area in the rear of the property and installing catch basins that drain to the village storm sewer.
- 1-F. The foundations were not examined by Bero Architecture P.C. to verify their depth or soundness. We recommend having a qualified engineering firm dig test pits and investigate the foundation condition and make recommendations.

ROOFING

- 2-A. The roofing on all buildings looks fairly new. It is in good condition generally, but much of the roof structure beneath the roofing on Buildings B & C needs replacement. This will also call for roofing replacement.
- 2-B. None of the roofs are vented nor is the crawl space under Building A. All roofs and enclosed areas should have ventilation and a means of access to allow inspection. See Attachment 4.
- 2-C. Flashings are minimal or do not exist at the chimneys and roof sidewall junctions. This should be repaired. Roof cement is not a substitute for proper metal flashings since it dries out and cracks, allowing water to penetrate. It also deteriorates sound metal flashings that it covers. See Attachments 5 and 6.
- 2-D. The roof on Building E is unvented, poorly flashed, and covered with roll roofing. This roofing is near the end of its life and this is a cheap and poor quality choice. We generally recommend better quality roofing material and repair of the other deficiencies, but the quality of construction of this addition hardly warrants it. As stated in the carpentry section, framing and siding also requires repair.

Serious thought must be given to retaining the addition and up-grading it substantially, or to removing it and returning to an earlier configuration. As addressed in note 0-A, this addition must be evaluated in respect to the property's period of significance. We do not believe it is historically significant.

RAINWATER DISPOSAL

- 3-A Rainwater management is an important part of a building's protective umbrella. Proper management extends the life of the foundation, discourages wood boring insects and rot, and creates a healthy environment for both people and building materials, free of mold, mildew, and other potentially health threatening organisms. Rainwater management has three aspects: collection, disposal, and site grading.

Gutters and downspouts should collect the water and lead it to the base of the building at grade. Even though these buildings may never have been equipped with gutters and downspouts, in the interest of preservation we recommend they be added. We recommend either copper or galvanized steel half-round gutters with soldered joints. They are historically appropriate and more durable than aluminum gutters. When properly installed, steel or copper gutters will bear the weight of ladders without denting and withstand the rigors of heavy snow loads and ice damming. Both metals can be joined by soldering; the popular aluminum gutters and downspouts must be sealed with caulking which has a relatively short expected life. Hangers should be attached without fastening through the roofing and spaced closely enough (16" to 24" on center, maximum) to resist snow loading and ice build-up. All straps, downspouts, fasteners, and other components in contact with one another must be the same metal (i.e. galvanized to galvanized, copper to copper) to prevent galvanic corrosion, deterioration at the contact point of dissimilar metals subject to wet conditions. New gutters should be correctly sized and installed to meet the square footage and slope requirements of the roof.

Downspouts should drop with as few horizontal runs as possible. These are both unsightly and cause maintenance problems. New downspouts should be corrugated galvanized or copper with the back seam soldered. Downspouts should not be permanently connected (riveted, screwed, or soldered) to the gutters but should be loosely connected to the outlet leader or connected with a conductor head to allow vertical contraction and expansion of the downspout. Downspouts should be supported by the wall brackets, not by hanging from the gutter.

Once the water is collected and led to grade it can be dumped on the ground or into an underground disposal system. The least attractive of these alternatives is to dump it on the ground. If there is no other alternative, a substantial (preferably precast concrete) splashblock should be positioned under a discharge elbow and properly pitched and aimed to get the water as far from the foundation as possible. This system usually fails after a brief time due to settlement of the grade, removal of splashblocks for lawn mowing, or any number of other reasons. Unless there is constant attention to splashblock placement, water usually finds its way into the

foundation or crawl space, violating the aim of the stormwater collection system. The best means of stormwater disposal is into your municipal storm sewer.

Over time the soil tends to settle near the foundation. Beneath eaves without benefit of gutters a trough develops that collects water at or near the foundation. Depressed areas also form around the base of large or old foundation plants. Water collected in these hollows will eventually find its way into the foundation or crawl space. We recommend improving the grade in all areas where it is level, slopes toward the buildings, or where ponding occurs. Compacted soil sloped away from the foundation at a gradient of one half-inch per foot over ten feet or more should be adequate.

MASONRY

- 4-A Many areas of these buildings have developed cracks. Most appear to be due to failing wood lintels, failing roof trusses, or poor quality repairs. We recommend repairing sills, lintels, and roof framing and then pointing or relaying walls as necessary. The north and west walls and the northeast corner of Building B need to have portions relaid, but most other areas require only patching and repointing. Existing cracks should be documented as to size and location before work begins and then checked over time after completion. It is likely that they will not return, but if they do reappear, documentation will allow for a better and faster diagnosis years down the road.
- 4-B Many of the past repairs were not well carried out. Portland cement, concrete block, or other materials different from the originals should not be used. Repairs should use a compatible soft lime mortar, similar sized and colored stone, and proper masonry techniques. See Attachment 7.
- 4-C There has been some movement of the walls, as there is for most buildings. Some of this movement must be addressed, but in other areas the movement does not call for major repairs. Carefully documenting plan and vertical dimensions, including variations from plumb, will help future generations monitor and control harmful movement. Within reason, the concern is not past movement, rather present and future movement. Frequent monitoring will establish if there is any movement. If there is, it must be slowed to a minimum.
- 4-D Relaying stone walls is not lightly recommended, but due to the extensive cracking, deformation of the wall, and possible foundation problems, we recommend it for the worst areas of these walls. Sound corners and lower portions of the wall should be retained.

- 6-B The four garage doors present do not blend well with the historic qualities of the buildings. They are generally in good shape though. For the present or a similar use, repairs are all that are called for. In the case of replacement, side hinged or sliding doors of wood are suggested as a more appropriate fit for a historic building.

FINISHES

- 7-A All exterior wood surfaces on Buildings B, C, and D need painting. Most appear to have been painted at sometime in the past. The aluminum cladding used on the south and east soffits of building D only traps water which leaks behind it; and covers the wood, hiding any deterioration which may be continuing underneath.
- 7-B All interior surfaces which have been painted in the past are in need of repainting. The structural steel requires removal of rust and repainting to retain its structural integrity.

OTHER

- 8-A Much of the interior of Buildings B, C, and D needs cleaning. There are wood and paper products stored inside which only attract insects or rodents. There are bird and probably other animal droppings inside, some of which may be health hazards. See Attachment 8.

ELECTRICAL

- 9-A All mechanical systems - electrical, plumbing, and heating - are apparently adequate for the present business and for similar uses. However, they are completely inadequate for the contemplated museum usage and are not considered historically significant. Even Building A's systems, which are the most compatible, would require complete upgrading for anything but temporary usage.
- 9-B There are several electrical issues which need to be addressed for safety reasons. Several electrical junction boxes have no covers, outlets are limited, requiring temporary extension cord use, and there are many abandoned electrical components. These issues were readily apparent upon our inspection. Other more complex electrical problems may exist in the present system, and if the present system is retained, it should be evaluated by a qualified engineer.

CARPENTRY

- 5-A The roof structure of building B is inadequate and always was. It is beyond repair because simple repair will leave an inadequate roof. Repair of the existing structure by insertion of the necessary additional support will cost as much or more than removal and replacement of the current roof. The trusses in building B have been replaced. This raises the question of significance mentioned in note 0-A. Final design and construction will be influenced by historic significance, but the price listed here assumes the removal and replacement of the existing roof on building B.
- 5-B The floor in building A has a large sag at the northwest corner and smaller irregularities elsewhere. Due to the lack of ventilation, access, and current appearance, we assume the floor requires complete replacement. The new floor will require vents (see attachment 4) and access for future inspection and work.
- 5-C The roof structure of building C is not adequate at present, but unlike the roof structure of building B it can be repaired. The trusses in this building are historically significant and should be preserved if possible. We recommend installing supporting columns that bear directly on footings under the present first story floor, a purlin at the ridge to support the rafters there, strengthening the current purlins, and repairing the charred roof structure at the west end of the ridge.
- 5-D The roof of building D is not adequate at present, but can be repaired by installing additional rafters, strengthening the present collar tie connections, and installing knee braces between collar tie and post. Knee braces are also required between the post and the roof plate. Lack of bracing has exacerbated the sill problems (see 5-E).
- 5-E The sill at the south facade of building D is rotten and has allowed the bottom of the wall to be pushed out of plumb. The sill must be replaced and the wall brought back closer to its original position. The lack of bracing has contributed to the racking of the frame. The building must be lifted to repair the sill and straighten it.

WINDOWS & DOORS

- 6-A Many historic windows remain. The cost of repair is high, but selected ones on the south facade may be worth the cost. The boards covering the windows have protected them from the weather, and their loose fit has allowed some amount of ventilation which is important for the building. All windows in Buildings B, C, and D need repair or replacement.

60 Clinton Street - West

Significant Features:

- Two story masonry building.
- Side facing gable, moderate slope roof.
- Simple plan.
- Irregular bays.
- Medium sandstone masonry.
- Chasing in three left hand openings obscured by protective covers, right hand light opening with utility opening infill, possible overhead door.

Appears on 1872 Atlas of Monroe County

Recommendations:

- Repair masonry at open joints and cracks. Remove existing brick and brick infill, provide Madisa sandstone to match, recess to retain original windows to match existing windows in adjacent section.
- Remove existing overhead door with light opening, utility opening infill, possible overhead door.
- Repair roof structure, provide standing seam metal roofing.

60 Clinton Street - Center

Significant Features:

- Two story masonry building.
- Side facing gable, moderate slope roof.
- Simple plan.
- Six regular bays.
- Medium sandstone masonry.
- Twelve over twelve double hung windows, vertical board doors.

Appears on 1872 Atlas of Monroe County

Recommendations:

- Repair masonry at open joints and cracks.
- Restore existing windows or provide windows to match existing adjacent windows.
- Remove existing vertical board at grade entry with door to match existing.
- Replace existing vertical board at second floor with full lite glass door.
- Repair roof structure, provide standing seam metal roofing.

60 Clinton Street - East

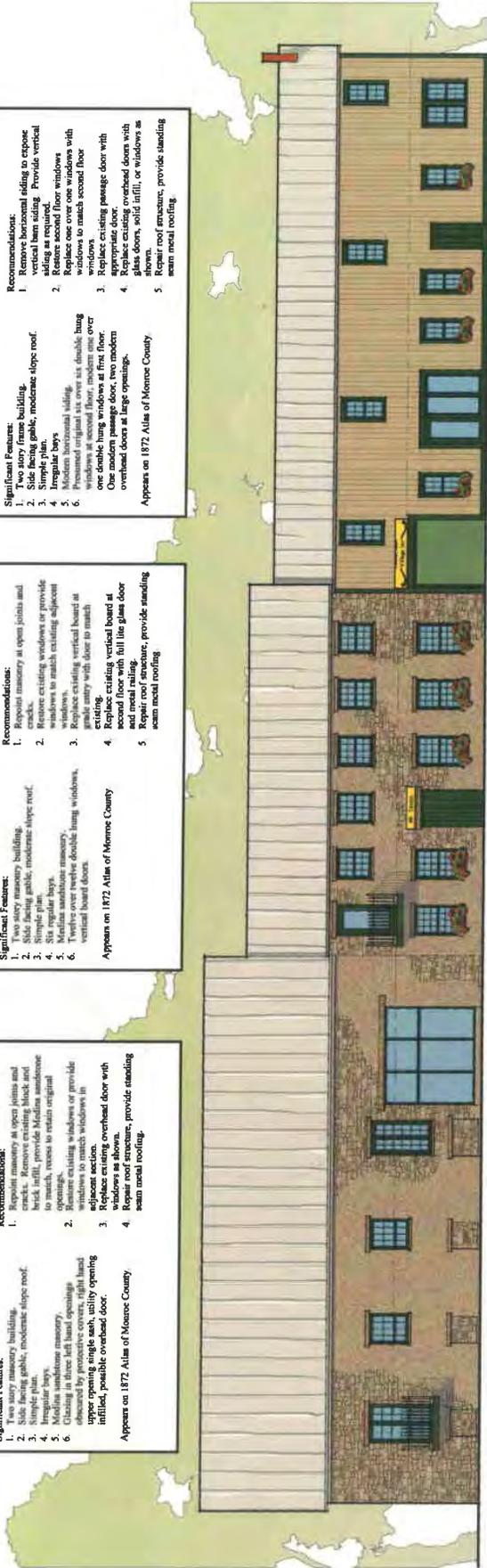
Significant Features:

- Two story frame building.
- Side facing gable, moderate slope roof.
- Simple plan.
- Irregular bays.
- Medium horizontal siding.
- Painted original six over six double hung windows over existing passage door.

Appears on 1872 Atlas of Monroe County

Recommendations:

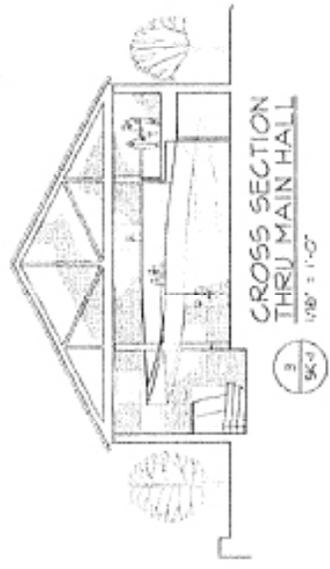
- Remove horizontal siding to expose vertical beam siding. Provide vertical beam siding to match existing.
- Replace second floor windows with windows to match second floor windows to match second floor windows.
- Remove existing passage door with appropriate door.
- Replace existing overhead doors with glass doors, solid infill, or windows as shown.
- Repair roof structure, provide standing seam metal roofing.



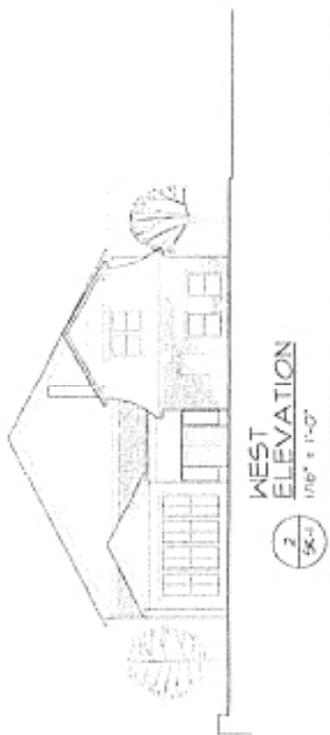
Clinton Street District Revitalization Streetscapes
60 Clinton Street
 Village of Brockport



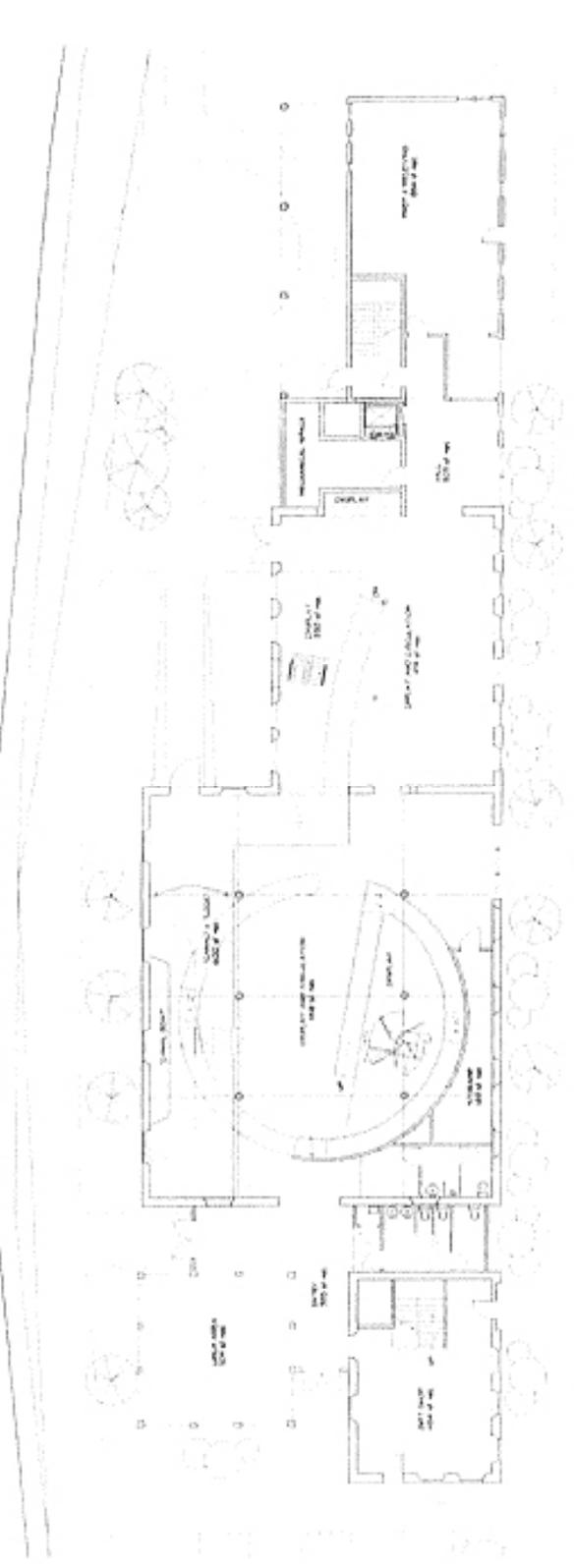
BEIRO ARCHITECTURE PLLC
 88 Westchester Road
 Westchester, New York 14807
 (518) 338-3333



WEST ELEVATION
1/8" = 1'-0"
2 SK-1



CROSS SECTION THRU MAIN HALL
1/8" = 1'-0"
3 SK-1

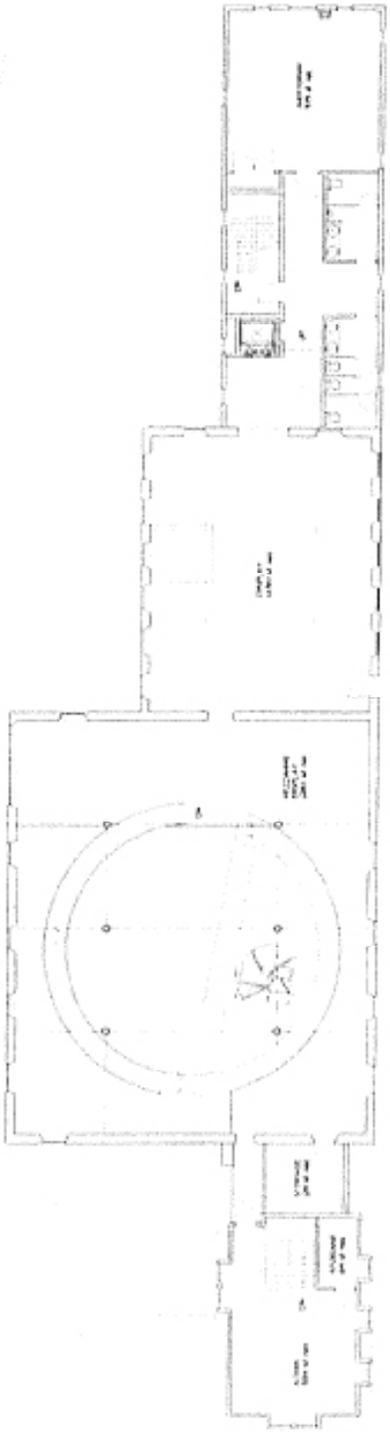


FIRST FLOOR PLAN
1/8" = 1'-0"
1 SK-1

<p>bevo architecture p.c. 1000 W. 10th Street Brockport, NY 14420</p>	<p>WHITESIDE BARNETT & CO. ADAPTIVE REUSE STUDY BROCKPORT, NY 14420</p>	<p>PROPOSED FIRST FLOOR MUSEUM PLAN</p> <p>SK-1 4-28-02</p>
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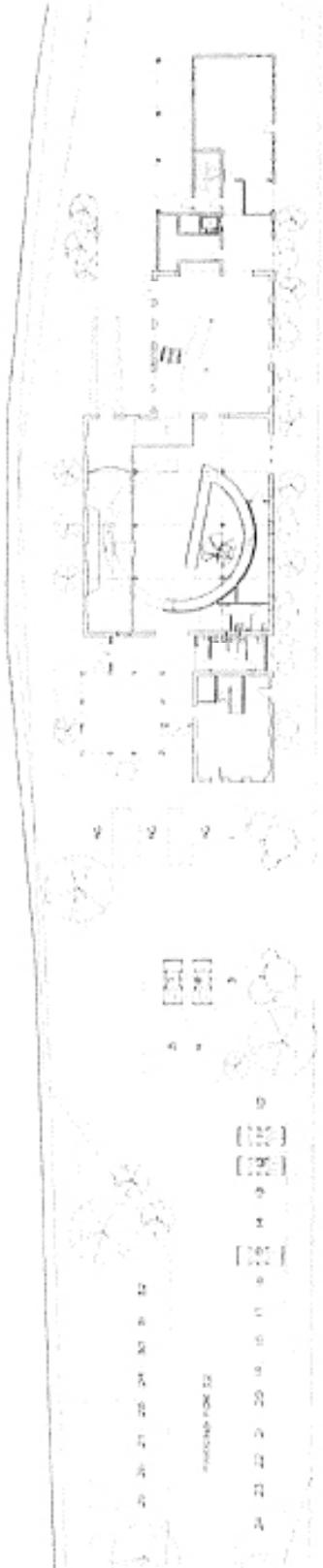
2
94'-2"
SOUTH
ELEVATION
1/8" = 1'-0"



1
94'-2"
SECOND
FLOOR PLAN
1/8" = 1'-0"

	WHITEIDE BARNETT & CO. ADAPTIVE REUSE STUDY BROCKPORT, NY 142050	PROPOSED SECOND FLOOR PLAN AND SOUTH ELEVATION SK-2 4.26.02
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ONE CANAL



Site Plan
80'-1"=1"



 hero architecture p.c.	WHITESIDE, BARNETT & CO. ADAPTIVE REUSE STUDY BROCKPORT, NY #02090	PROPOSED SITE PLAN	SK-3 <small>#02090</small>
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Existing Photos





Aerial view from South looking North



Aerial view from East looking West



Aerial view from North looking South

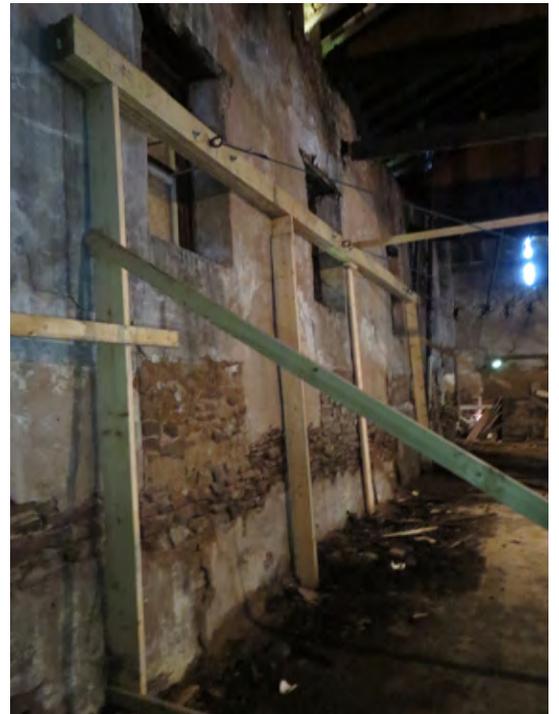


Aerial view from West looking East

60 Clinton Street- Building B - Exterior



60 Clinton Street- Building B - Interior



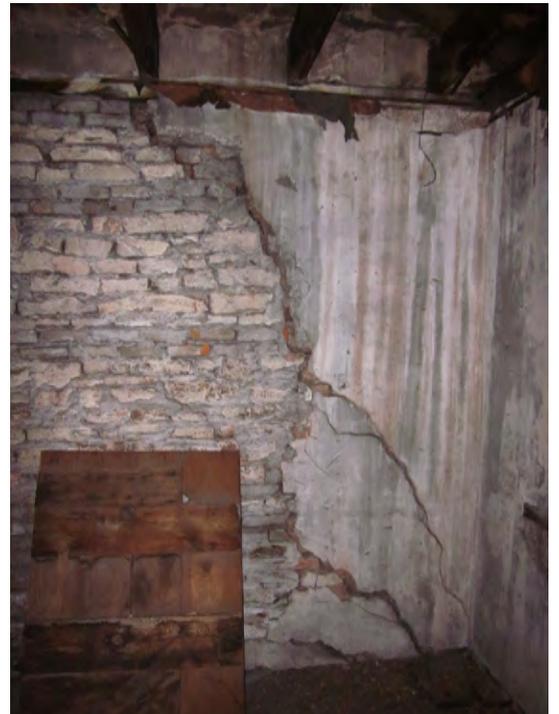
60 Clinton Street- Building C - Exterior



60 Clinton Street- Building C - Interior - First Floor



60 Clinton Street- Building C - Interior - Second Floor



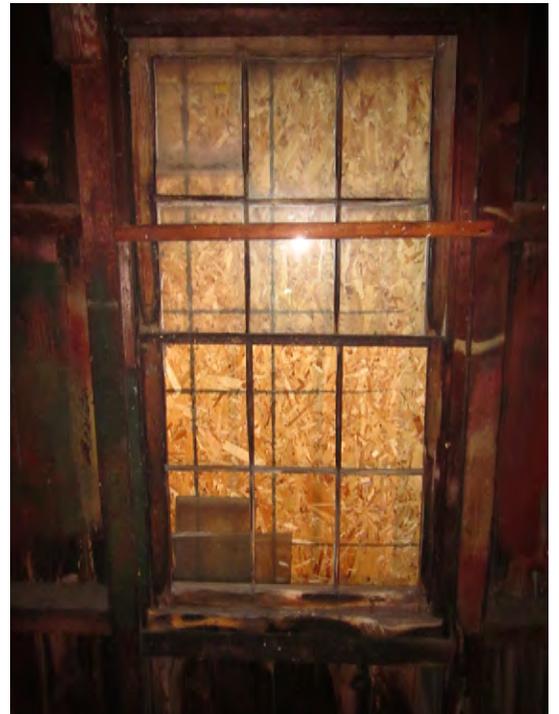
60 Clinton Street- Building D - Exterior



60 Clinton Street- Building D- Interior - First Floor



60 Clinton Street- Building D- Interior - Second Floor





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PROJECT TITLE

60 Clinton Street
Brockport, NY
Feasibility Study

60 Clinton St
Brockport, NY 14420

PROJECT NUMBER: 1511

DATE: 07.24.2015

DRAWN BY: SW

CHECKED BY: RH

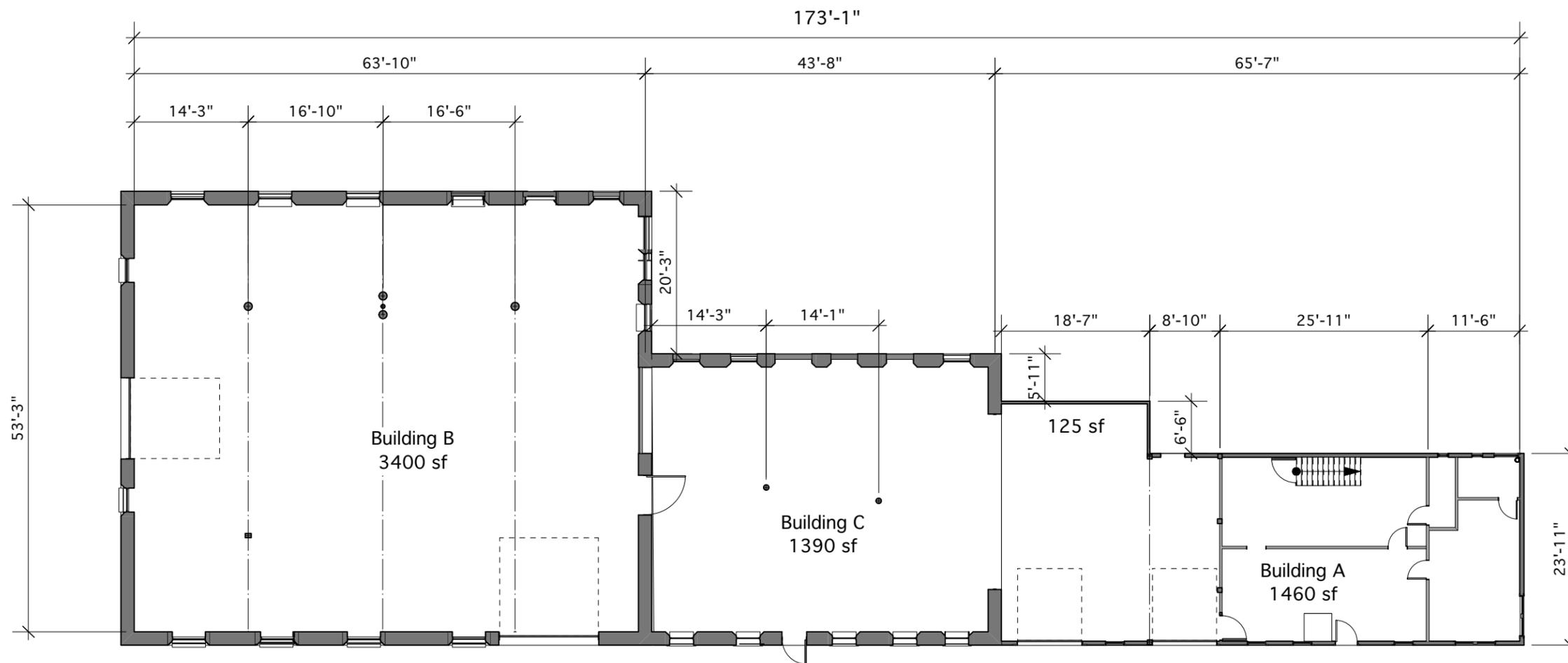
SHEET TITLE

Existing Conditions
First Floor

SHEET NUMBER

EC-1

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① First Floor Plan
Scale: 1/16" = 1'-0"





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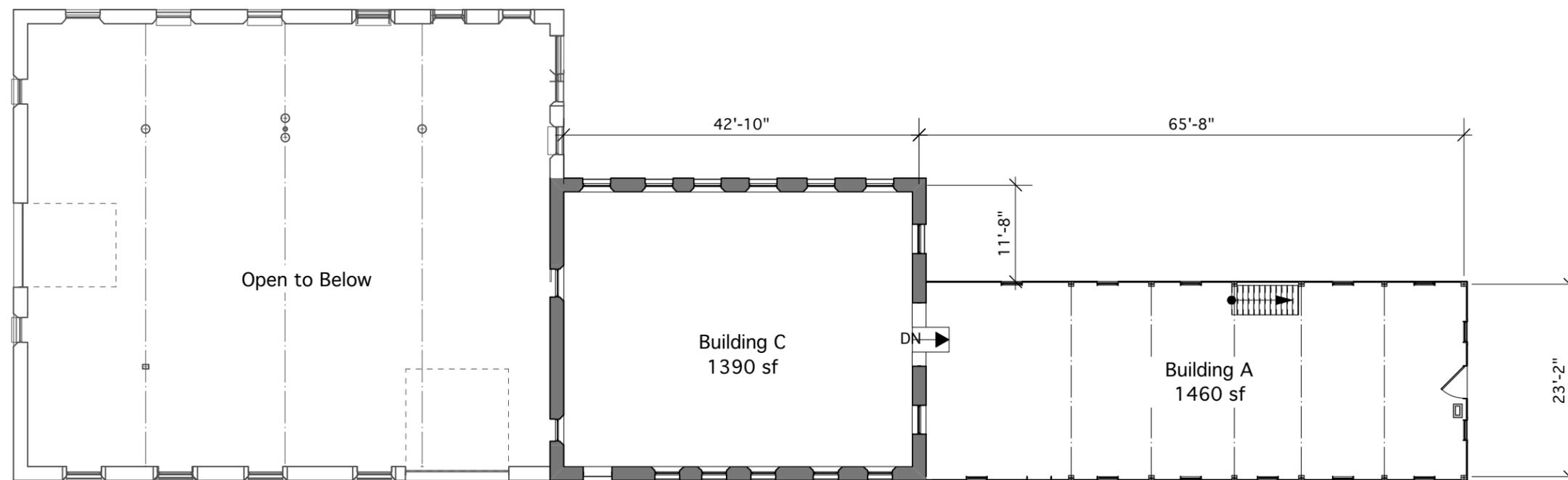
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SHEET TITLE

Existing Conditions
Second Floor

SHEET NUMBER

EC-2



① Second Floor Plan
Scale: 1/16" = 1'-0"



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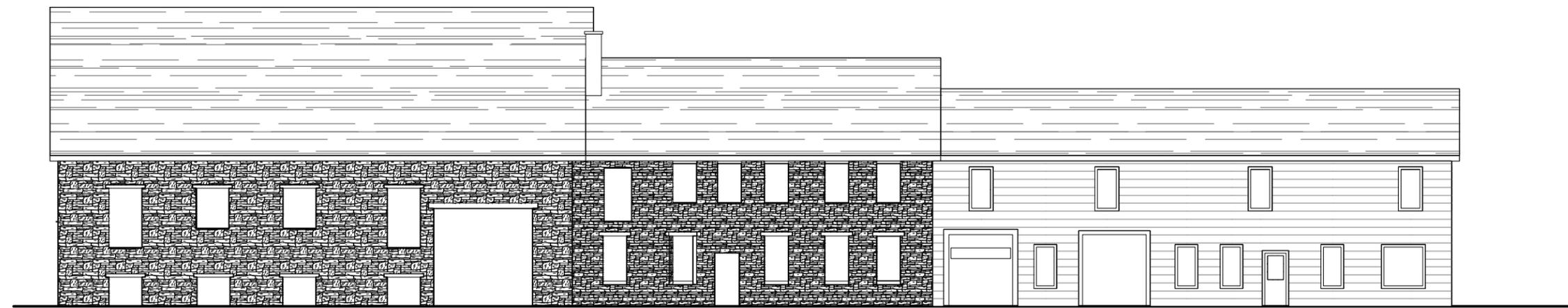
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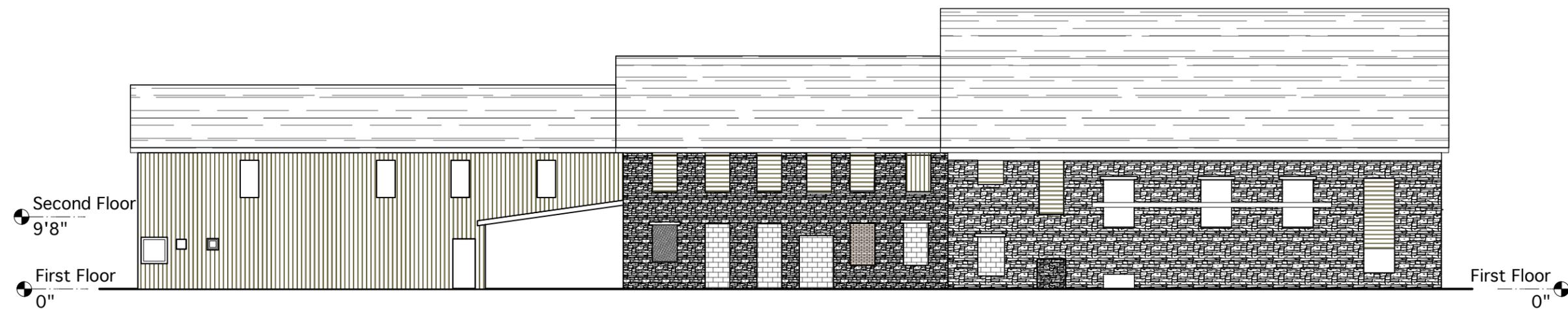
Existing Conditions
 Elevation

SHEET NUMBER

EC-3



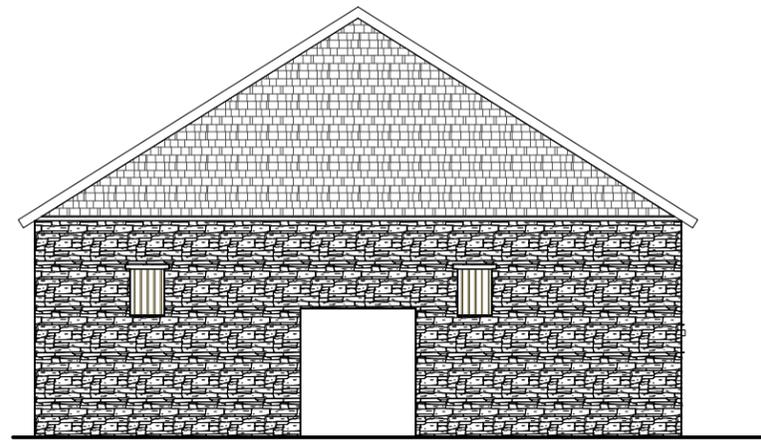
① North Elevation
 Scale: 1/16" = 1'-0"



② South Section
 Scale: 1/16" = 1'-0"



③ West Facade
 Scale: 1/16" = 1'-0"



④ East Elevation
 Scale: 1/16" = 1'-0"

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PROJECT NUMBER: 1511

DATE: 07.24.2015

DRAWN BY: SW

CHECKED BY: RH

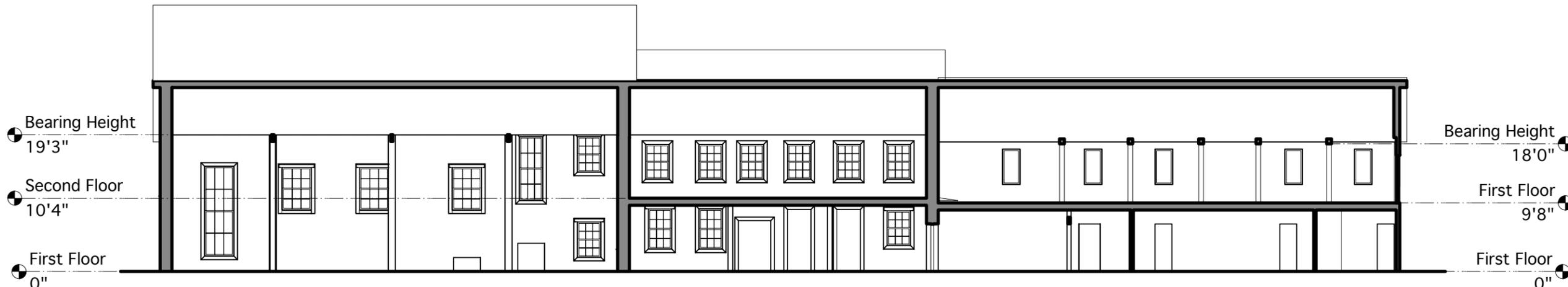
SHEET TITLE

Existing Conditions
Section

SHEET NUMBER

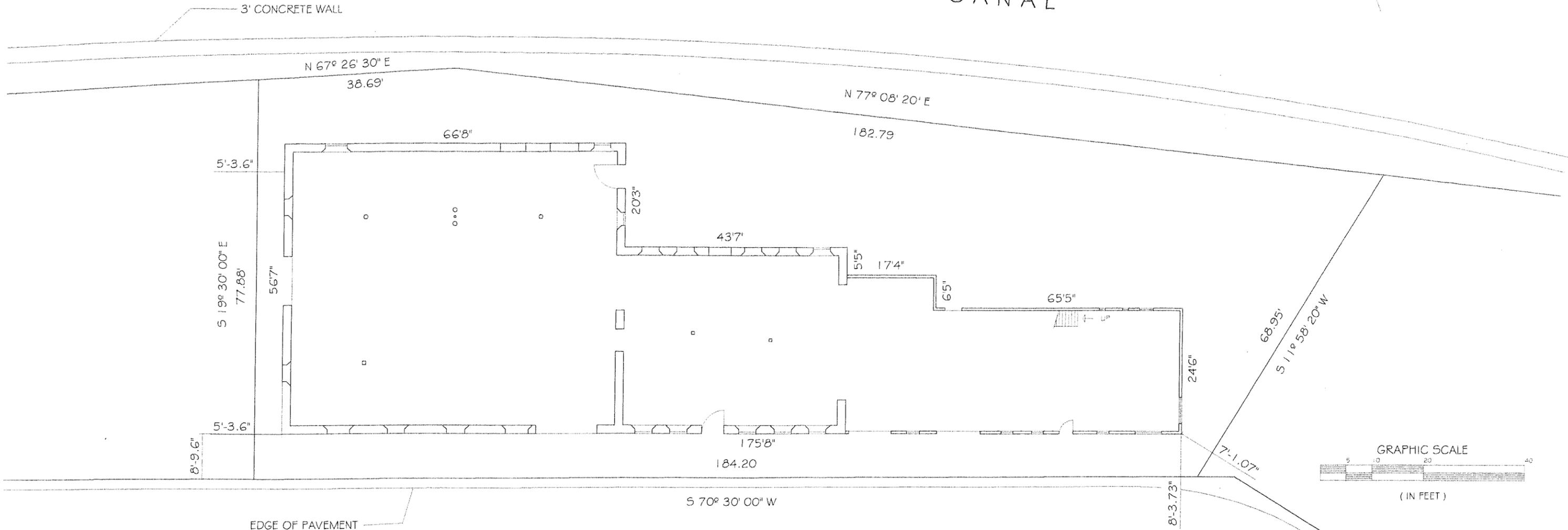
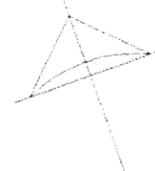
EC-4

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1 SECTION
Scale: 1/16" = 1'-0"

N. Y. S. BARGE CANAL



3' CONCRETE WALL

N 67° 26' 30" E
38.69'

N 77° 08' 20" E
182.79'

5'-3.6"

66'8"

S 19° 30' 00" E
77.88'

56'7"

20'3"

43'7"

5'5"

17'4"

6'5"

65'5"

24'6"

68.95'

S 11° 58' 20" W

5'-3.6"

8'-9.6"

175'8"
184.20'

7'-1.07"

S 70° 30' 00" W

8'-3.73"



EDGE OF PAVEMENT

CLINTON STREET

PLOT PLAN

EXISTING BUILDING

70 CLINTON ST. BROCKPORT NY. U.S.A.