CALL TO ORDER / PLEDGE / ROLL CALL:

APPROVAL OF MINUTES: March 5, 2020

CORRESPONDENCE:

NEW BUSINESS APPLICATIONS: (PUBLIC HEARING)

1. Name: Arthur A. Kutz
   Address: 45 Main St – 14 Market St
   Tax Map #: 069.53-1-28
   Property Code: 481 – Att Row Bldg
   Zoning: B – Business
   Lot Size: 47.34’ x 91.12d x 0.10 acres
   Purpose: Applicant seeks an approximate 10-foot front and approximate 12-foot rear setback variance

   E. Yards required. Buildings shall be set back at least 47 feet from the center of Main Street and State Street or 40 feet from the center line of any other street within a B District, at least 11 feet from the rear line, and need have no side yard if the rear portion of the building is accessible by alley, street or driveway for motor vehicle delivery and pickup. If such access is not available, a side yard or driveway of at least 11 feet in width should be furnished.

   [Amended 9-10-1990 by L.L. No. 1-1990]

ADJOURNMENT:

UPCOMING REGULAR MEETINGS/DEADLINES (only upon application):

Meeting: Monday, September 3, 2020 - 6 pm       Deadline: August 18, 2020 - Noon
Meeting: Monday, October 1, 2020 - 6 pm         Deadline: September 15, 2020 - Noon
Meeting of the Village of Brockport Zoning Board of Appeals
Conference Room, Municipal Building, 49 State St, Brockport, NY
Thursday, March 5, 2020, 6:00 p.m.

PRESENT: Chair Robert Duff, Vice Chair Robert LeSuer, Member Karen LoBracca
Clerk Barbara A. Krizen

EXCUSED: Member Sal Sciremammano

ALSO PRESENT: Delanda DeLucia, Annie Crane, Norman Knapp

CALL TO ORDER: Chair Duff called the meeting to order and led the Pledge of Allegiance.

INTRODUCTION: Chair Duff introduced himself, as well as Member Karen LoBracca,
Member Robert LeSuer, and Clerk Barbara A. Krizen

REVIEW OF MEETING MINUTES: Chair Duff called for a motion to approve minutes.

Member LeSuer moved, Member LoBracca seconded, unanimously carried to approve the minutes of the meeting held November 7, 2019 as written.

CORRESPONDENCE: None

NEW BUSINESS:

1. Name: Delanda DeLucia
   Address: 180 Park Ave
   Tax Map #: 068.20-2-1
   Property Code: 210 – Single Family Residence
   Zoning: O-Residential
   Lot Size: 70f x 135d x 0.10 acres
   Purpose: Applicant seeks a special use permit to operate a home business.

   (b) Any person desiring to carry on a home occupation must obtain a special conditional use permit. This permit may be granted by the Zoning Board of Appeals.

Applicant Presentation:

Chair Duff reviewed Village Code and asked the Applicant to present the proposed application:
The Applicant addressed the Board:

The Applicant indicated she previously had a dog grooming business at 23 Morgan Court and would like to continue her home business at her new residence, the residence has a back entrance and the Applicant described her business as a drop off by appointment only dog grooming business. The Applicant indicated she grooms one dog at time to keep any noise down and likes to keep dogs separate so they do not cross each other during pickup and drop-off.

Public Comment:

⇒ Member LoBracco moved, Member LeSuer seconded, unanimously carried that the regular meeting be closed, and the public hearing be opened at 6:04 pm.

No further public comments.

⇒ At 6:05 pm, Member LeSuer moved, Member LoBracco seconded, unanimously carried that the public hearing be closed, and the regular meeting be reopened.

Continued Board discussion on application:

Chair Duff invited Board Members to ask the Applicant any further questions.

A discussion took place between the Board and Applicant concerning parking. The Applicant indicated parking has not been an issue as she grooms one dog at a time.

Member LeSuer reviewed the Code relative to square footage, signage, and/or accessory buildings, none of which impacts the Applicant’s current business.

Motion:

⇒ Member LeSuer made a motion that the application be approved. Member LoBracco seconded that the application be approved pursuant to Village Code Chapter 58-9A(5)(b) being allow a permit to be issued to operate the home dog business at 180 Park Ave.

Chair Duff ask for a Roll call vote:

Roll call vote:

<table>
<thead>
<tr>
<th>Member Name</th>
<th>Vote</th>
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<tbody>
<tr>
<td>Chair Duff</td>
<td>Aye</td>
</tr>
<tr>
<td>Member LoBracco</td>
<td>Aye</td>
</tr>
<tr>
<td>Member LeSuer</td>
<td>Aye</td>
</tr>
</tbody>
</table>

The motion carries unanimously with 3 votes in favor, 0 against.

Chair Duff congratulated Ms. DeLucia.
ADJOURNMENT:

Chair Duff moved to adjourn the meeting, Member LoBracco made a motion to adjourn, Member LeSuer seconded, unanimously carried that the meeting be adjourned at 6:16 pm.

_________________________________________
Barbara A. Krizen, Clerk
VILLAGE OF BROCKPORT
127 Main St, Brockport, New York 14420
Phone: (585) 637-5300 ext. 114 Fax: (585) 637-1045
Website: www.brockportny.org

Meeting Date: Aug 6, 2020 6 p.m.
Date Submitted: 7-16-20
Application Fee: $ 200.00
Plans/Supporting Documents (10 sets): ✔
Environmental Assessment Form: NA

Please note:
- Applicant must attend meeting(s).
- Failure to show, withdrawal of application, or denial will result in forfeiture of fee.
- Applicant may be billed for Village Engineer fees related to the review of application.

PROPERTY ADDRESS: 45 Main Street

Tax Map Parcel #: 69.53-001-028
Parcel Size: 47 width 98 depth
Property Zoning District: B - Business
Property Class: 481
Present Use of Property: Commercial
Proposed Use of Property: Business Commercial

Flood Zone: □ Yes ☑ No
Historical designations? ☑ Yes □ No
Provision of Code Appealed (section and subsection): 58-11(C)

Previous applications that pertain to this application? Planning Board Zoning Board of Appeals

Description of Proposal / Detail of Request:
Proposed 2 Lot subdivision, front setback variance required

Certification of Statements:

The applicant(s) hereby affirms that the above information is accurate and complete, to the best of his/her knowledge and he/she/they is/are the title owner(s) of the property or has/have been authorized by the title owner(s) to make this application.

 Applicant Signature

I/We hereby certify that I/We am/are title owner(s) of the property identified in the above application and that the applicant(s) named is/are authorized to make the application described herein.

Owner Signature

Owner Name Printed/Typed

Street
City State Zip

Phone #: E-mail

Street
City State Zip

Phone #: E-mail

Updated 6/6/19 bk
DATE: July 21, 2020

TO: Property owners within 500 feet

VILLAGE OF BROCKPORT
LEGAL NOTICE

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Village of Brockport will hold a PUBLIC HEARING on Thursday, August 6, 2020 beginning at 6:00pm in the Conference Room of the Municipal Building at 49 State Street, Brockport, New York regarding the following applications:

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[Amended 9-10-1990 by L.L. No. 1-1990]

All interested parties will be given the opportunity to be heard. Applications are available for review on the Village website and at the Village Hall, Building and Codes Department.

Barbara A. Krizen
Zoning Board Clerk
Village of Brockport
DATE: July 21, 2020

TO: Suburban News

FOR: Publication in the Sunday July 26, 2020 edition of Suburban News

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