

**Village of Brockport
Zoning Board of Appeals
Meeting Agenda
Thursday, December 6, 2012 7pm**

CALL TO ORDER / PLEDGE / ROLL CALL:

APPROVAL OF MINUTES OF JUNE 7, 2012:

SELECTION OF CHAIR, VICE CHAIR FOR 2012-2013:

CORRESPONDENCE:

NEW BUSINESS: (PUBLIC HEARING)

1. Application of: Name: Nancy A. Harkin
 Address: 28 Candlewick Drive
 Tax Map ID #: 069.10-5-23
 Zoning: O-Residential
 Parcel Size: 90' wide x 120' deep
 Property Class: 210
 Purpose: Area variance to modify open front porch / foyer
Applicable Provision of Zoning Ordinance: 58-9 F (1) as follows:
 *(1) There shall be a front yard of not less than 30 feet in depth;
 however, the front setback, in any event, shall not be less than the
 average front setback established by existing residences on the same
 street, to be determined by an average of the setbacks within 200 feet of
 said lot. [Amended 8-7-61]*

ADJOURNMENT:

NEXT REGULAR MEETING: January 3, 2013 7pm, upon application. (Application materials are due by Noon the Tuesday, December 11, 2012.)

VILLAGE OF BROCKPORT
PAID NOV 13 2012 PAID
PER M 3914

VILLAGE OF BROCKPORT

49 State Street, Brockport, New York 14420
Telephone: (585)-637-5300 Fax: (585)-637-1045
Website: www.brockportny.org

ZONING BOARD OF APPEALS APPLICATION

DEADLINE: by Noon Tuesday at least 3 weeks prior to meeting

Meeting Date: 12/6/12 at 7:00pm

Application Fee: \$ 200.00

Date Submitted: 11/3/12

Plans Submitted (10 copies): _____

Environmental Assessment Form Submitted: _____

Area Variance: Use Variance: _____
Interpretation: _____ Special Permit: _____
Other: _____

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: 28 Candlewick Dr. Brockport, NY 14420

Tax Map Parcel #(s): 069.10-5-23 Parcel size: 90 width 120 depth

Property Zoning District: O-Residential Property Class: 210-single family

Present Use of Property: Resident Proposed Use of Property: Resident

Provision of Code Appealed (give section and subsection numbers): 58-9 F(1)

Previous applications for this property: _____ Planning Board _____ Zoning Board of Appeals
If yes, provide results: _____

Description of Proposal / Detail of Request: Front porch & foyer modification & adding a bathroom

Value of Construction: \$ 20,000.00 Building Permit required after ZBA approval: yes no

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.

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.

Applicant Signature

Owner Signature

Applicant Name Printed/Typed

Owner Name Printed/Typed

Mailing Address

Phone # / Fax # / E-mail

Copies to: _____ ZBA _____ B/Z Officer _____ Village Att

Nancy A. Harkin

NANCY A. HARKIN

28 CANDLEWICK DR., BROCKPORT, NY

PROJECT I.D. NUMBER

617.20

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

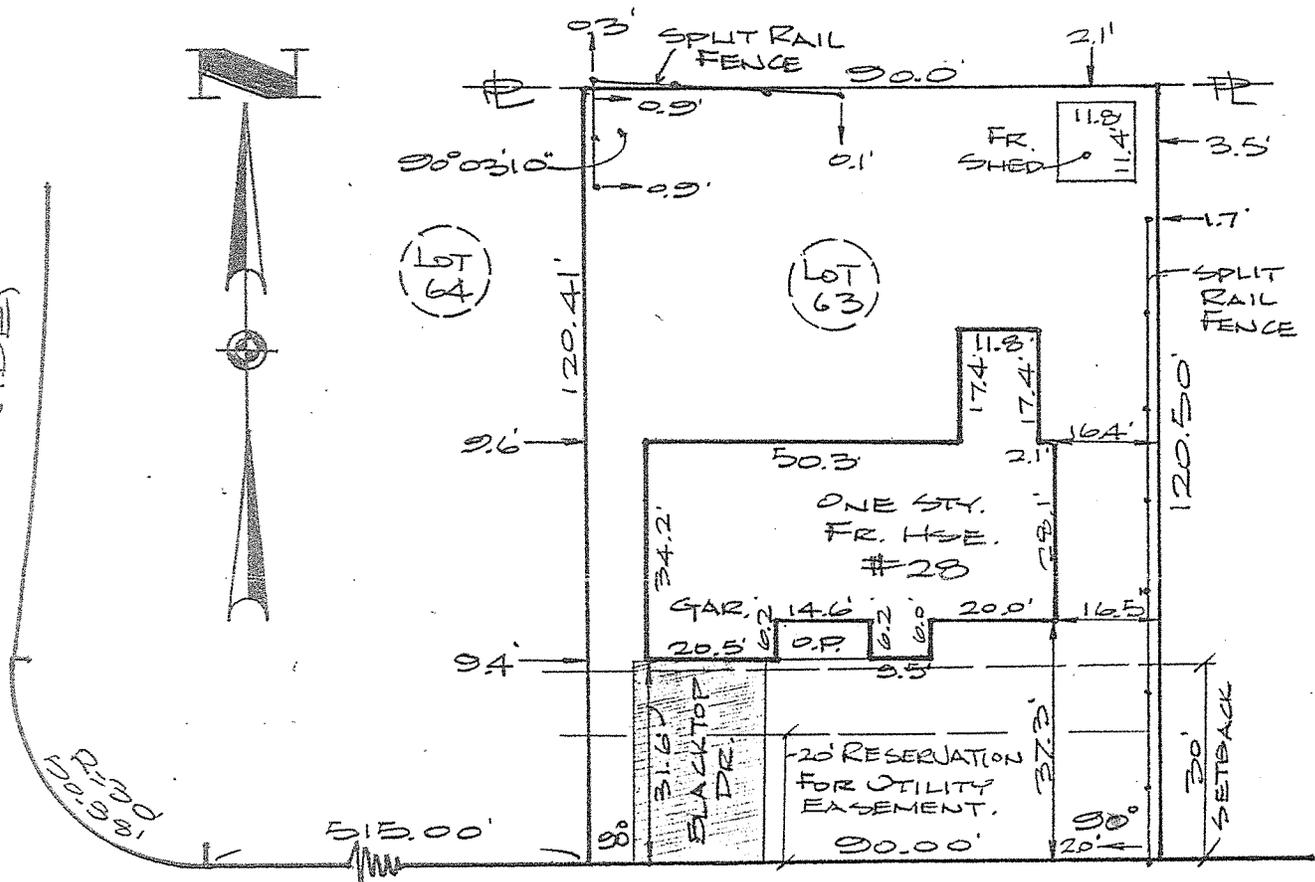
1. APPLICANT /SPONSOR NANCY A. HARKIN	2. PROJECT NAME
3. PROJECT LOCATION: Municipality _____ County MONROE	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 28 CANDLEWICK DR, BROCKPORT, NY 14420	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: PLEASE SEE ATTACHED	
7. AMOUNT OF LAND AFFECTED: Initially 0.25 acres Ultimately 0.25 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: NANCY A. HARKIN	Date: 11/8/12
Signature: Nancy A. Harkin	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

HAVENWOOD DR.
(66' WIDE)



CANDLEWICK DR.
(60' WIDE)

REFERENCES:

1. ABSTRACT NO. 74863 BY MONROE
ABST. & TITLE CORP. & DATED 8-11-1971.
2. LIBER 4019 DEEDS, PG. 164.
3. LIBER 176 OF MAPS, PG. 34.

I HEREBY CERTIFY TO CITIBANK (N.Y.S.) N.A.
ITS SUCCESSORS AND ASSIGNS; GALLO &
IACOVANGELO AND COMMONWEALTH LAND
TITLE INSURANCE COMPANY THAT THIS
MAP WAS MADE SEPT. 11-1986 FROM
NOTES OF AN INSTRUMENT SURVEY
COMPLETED SEPT. 10-1986.

Anthony C. Mastrodonato 9/11/86

ANTHONY C. MASTRODONATO
N.Y.S.P.L.S. NO. 44231.

November 8, 2012

To whom it may concern:

I would hope to add a second full bathroom to my home. I presently have one and a half bathrooms.

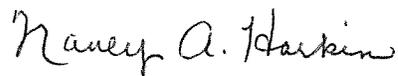
Because of health reasons my 46 year old handicap son has made the decision to return home to live with me permanently. Because it takes Joe, my son, quite awhile to shower and otherwise get in and out of the bathroom, a second full bathroom would make both of our lives much more comfortable.

Of all options considered, using existing space is the least expensive, and using existing space gives the only option for a master bathroom, which would be most useful for me.

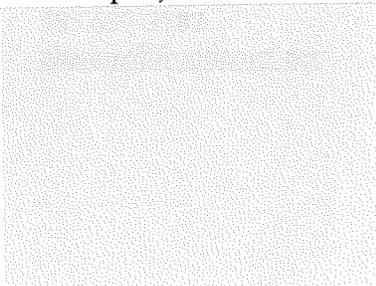
My desire is to enclose the existing front porch to use as a foyer, and use the existing foyer as a master bathroom. The estimated cost is \$20,000. The variance is to add two supporting columns for a four foot by twelve foot overhang in front of the new foyer. The overhang would be both functional in entering the front door in bad weather, and would greatly enhance the appearance of house.

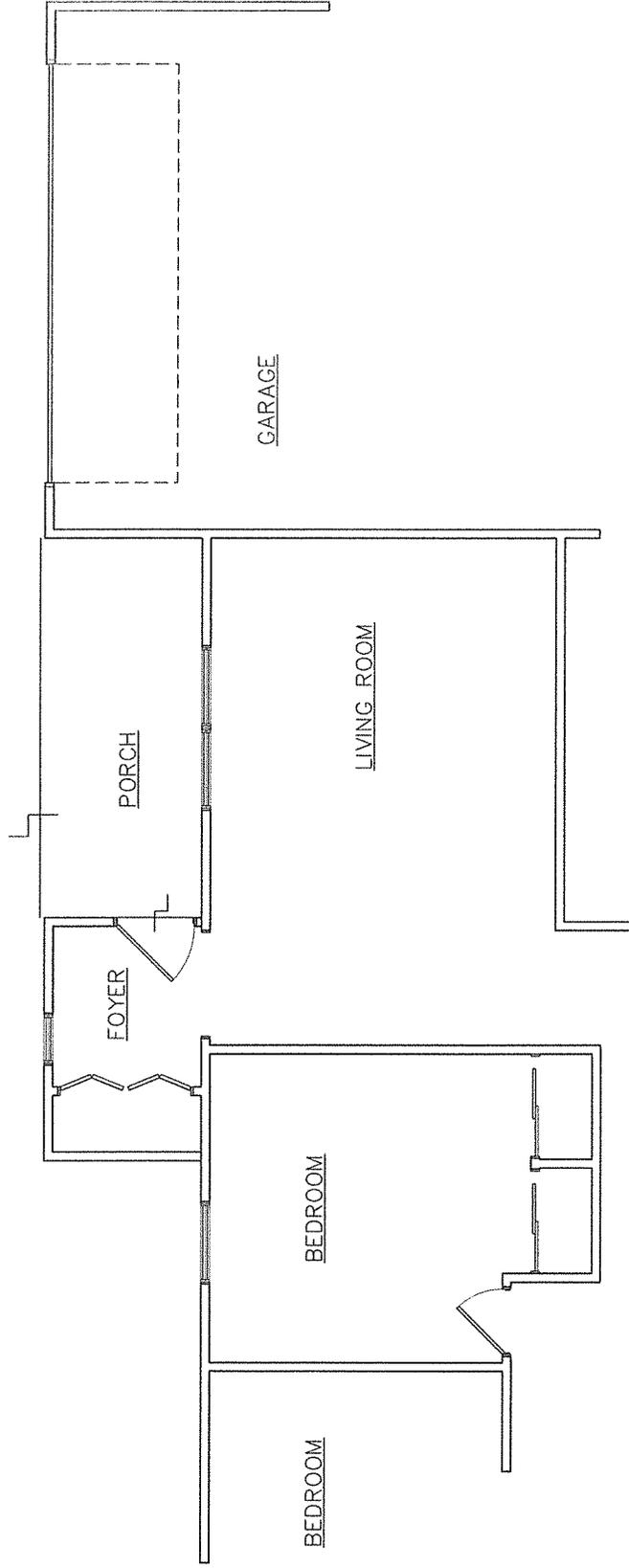
Thank you for considering my request.

Sincerely,



Nancy A. Harkin
28 Candlewick Drive
Brockport, NY 14420





28 CANDLEWICK DRIVE

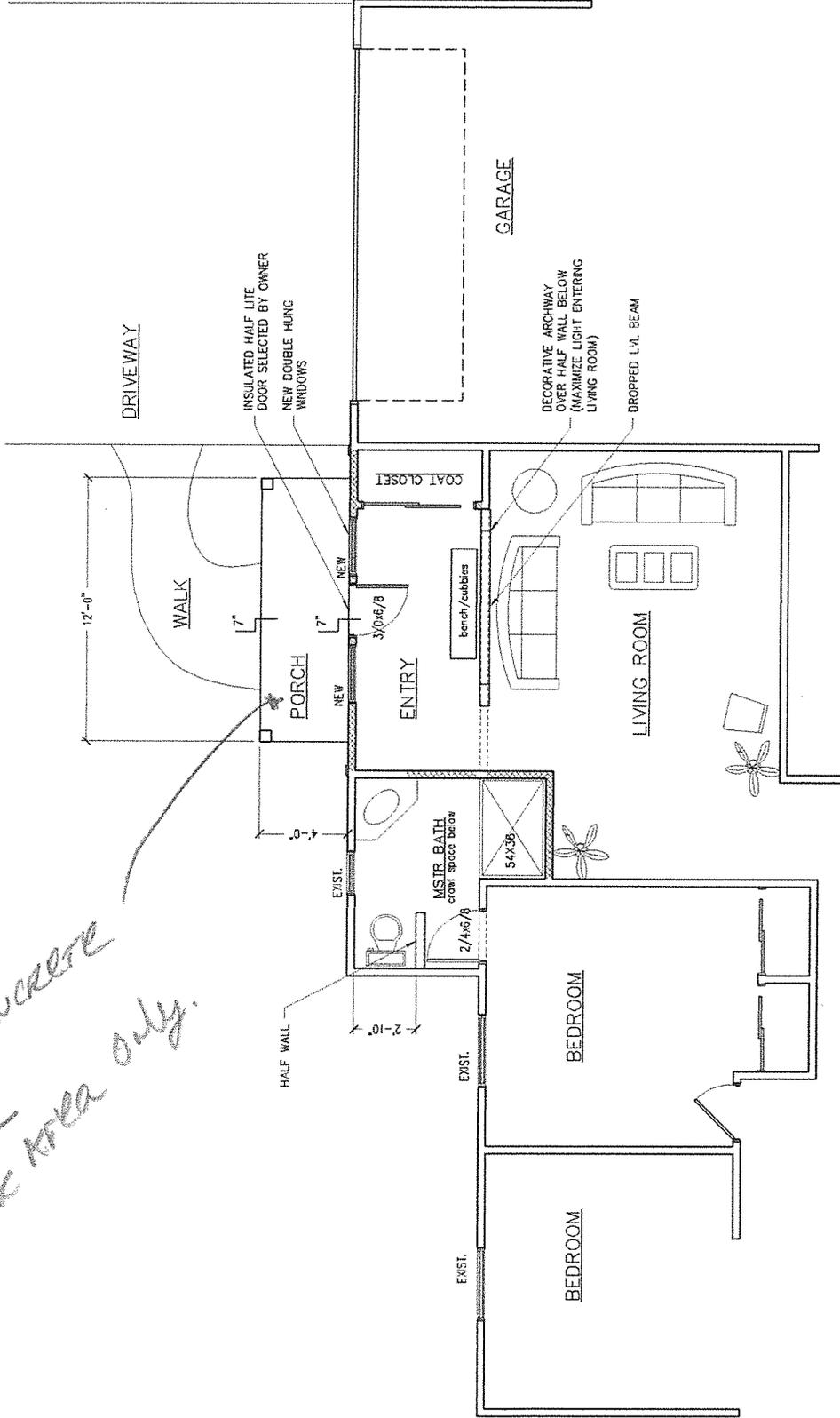
EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"

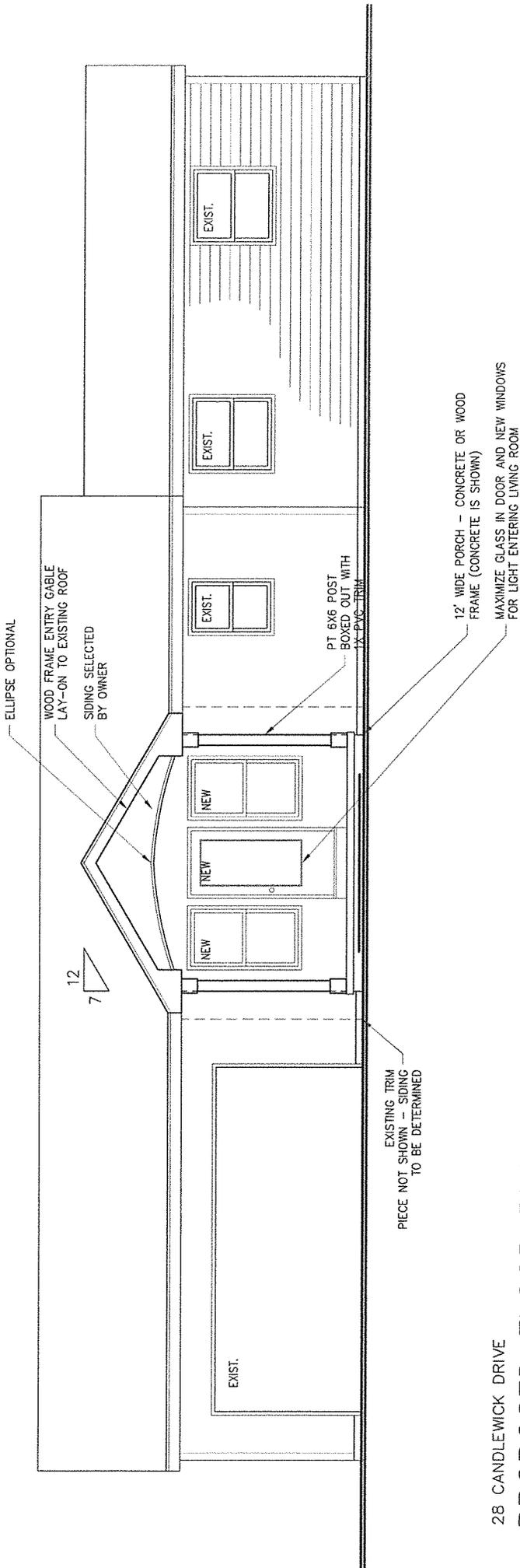
NOVEMBER 2, 2012

HUNT JGL ARCHITECTURE PLLC

* NO CONCRETE SLAB
 * BACK AREA ONLY.



28 CANDLEWICK DRIVE
 PROPOSED FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 NOVEMBER 2, 2012
 HUNT JGL ARCHITECTURE PLLC



28 CANDLEWICK DRIVE

PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOVEMBER 2, 2012

HUNT JGL ARCHITECTURE PLLC