

Meeting of the Zoning Board of Appeals of the Village of Brockport was held in the Conference Room, Municipal Building, 49 State Street, Brockport, New York, Tuesday, May 26, 2009 at 7:00pm.

PRESENT: Chair John Bush, Member Francisco Borrayo, James Hamlin, Member Sal Sciremammano, Building/Zoning Officer Scott C. Zarnstorff, Clerk Pamela W. Krahe.

ABSENT: Vice Chair / Member Irene Manitsas

ALSO PRESENT: Village Attorney David F. Mayer, Esq., Rich Miller, Pete Smith, Norm GianCursio, Linda Borrayo

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

REVIEW OF MEETING MINUTES: Chair Bush called for a motion to approve the minutes of the previous meeting.

➔ Member Sciremammano moved, Member Borrayo seconded, carried to approve the minutes of the meeting held February 24, 2009 as written with Chair Bush, Member Borrayo and Member Sciremammano in favor, Member Hamlin abstaining as he did not attend the February 24, 2009 meeting and Member Manitsas being absent.

CORRESPONDENCE: None

NEXT MEETING: Tuesday, June 23, 2009 at 7:00pm if needed, applications due by noon Tuesday, June 2, 2009.

Public Hearings: None

NEW BUSINESS:

1. Application of:

Name:	Peter B. Smith
Address:	50 Clinton Street
Tax Map #:	068.52-2-2
Property Code:	484
Zoning:	Business
Lot size:	.10 acre (75.51' x 92.18')
Purpose:	Special Permit – for Smith Hockey Co.
Provision of Zoning Ordinance:	58-11A(8)

Applicant Presentation:

Pete Smith, who resides at 54 South Street and has a current business at 49 Clinton Street, stated he has been in business in the village for 7 years, with 4 of those years being in the current location. He hand-builds custom goalie pads for ice hockey players, has between one and four employees at any given time, considers his business a “low impact” business as he has no signs, does 99% of his business through mail order even shipping some of it out of the country and has no business traffic.

Public Comment:

Rich Miller of 52 State Street commented that P. Smith has been a model tenant at 49 Clinton Street, makes a high quality product with minimal impact, and knows the neighbors on Clinton Street are excited about him moving the business across the street. He added that P. Smith would be a great asset to this piece of real estate and he opined the Board should approve the application and encourage this type of business in Brockport.

⇒ Member Sciremammano moved, Member Hamlin seconded, unanimously carried that the public hearing be closed and the regular meeting be reopened at 7:05pm.

Continued Board discussion on application:

Member Sciremammano inquired about the driveway to the west, available parking and if the building is just one story. P. Smith replied the property extends 7' parallel beyond the barn, that there is parking for 3-4 cars and there is about 300 square feet in the upstairs of the building. Member Borrayo wondered if there would be any improvements or changes made inside or out and if any of those would require a building permit. P. Smith indicated the building needs a new roof, masonry work, the interior gutted and the barn removed. CEO Zarnstorff noted a building permit would most likely be applicable.

The Board inquired about signage and the applicant explained that only the name “Smith” and the address would appear on the door, as he does not want to encourage walk-in customers or would-be robbers. Member Borrayo asked about the kind of machinery used and whether or not there is any noise or any odors to be concerned about. P. Smith explained he uses a sewing machine and a cutting press and that no sound would escape the building. He added there are no odors either. Chair Bush remarked this Board can only grant a Special Permit to use the building in this manner and that the applicant would next have to go to the Planning Board. P. Smith indicated his understanding.

⇒ Member Sciremammano moved, Member Hamlin seconded, unanimously carried among those present that the application be approved.

The Board wished Mr. Smith good luck.

Adjournment:

→ Member Hamlin moved, Member Borraro seconded, unanimously carried among those present that the meeting be adjourned at 7:15pm.

Pamela W. Krahe, Clerk