

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, June 24, 2003, 2003 at 7:00pm.

PRESENT: Chair Jennifer Skoog-Harvey, Vice Chair / Member Irene Manitsas, Member John Bush, Member Carrie Maziarz, Member Charles Switzer, Building/Zoning Officer Scott C. Zarnstorff, Clerk Leslie Ann Morelli.

EXCUSED: Frank A. Aloji; Deputy Village Attorney

ALSO PRESENT: Larry Goforth, Carly Ciesluk, Joan Hamlin, Rich Miller.

CALL TO ORDER: Chair Skoog-Harvey called the meeting to order and led the Pledge to the Flag.

REVIEW OF MEETING MINUTES: Chair Skoog-Harvey called for a motion to approve the minutes of the March 24th and April 28th meetings.

➔ Member Bush moved, Member Manitsas seconded, unanimously carried to approve the minutes of the meetings held March 24th and April 28th as written.

CORRESPONDENCE: Chair Skoog-Harvey reviewed the correspondence, which included a letter of concern from the owner of the small plaza on the corner of Main Street and Liberty Street, next to 16 Liberty Street. He wants to be sure that no YMCA patrons park in his plaza's parking lot.

NEXT MEETING: Monday, July 28, 2003 7pm (only upon application)

⇒Member Switzer moved, Member Maziarz seconded, unanimously carried to close the regular meeting and go to public hearing.

Public Hearings:

7:00pm – Legal notice published in the Suburban News dated June 9, 2003 read as follows:

**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 **TUESDAY, June 24, 2003 beginning at 7:00pm** in the Conference Room of the Village Municipal Building at 49 State Street, Brockport, New York.

Application of:	Larry Goforth
Address:	16 Liberty Street
Tax Map #:	069.37-2-3
Zoning:	Business
Purpose:	Special permit to lease space in existing building to YMCA for office operations for their off-site activities and a part-time day care and possible exercise center.

Provision of Zoning Ordinance Appealed: 58-11A(11)

All interested parties will be given the opportunity to be heard. Applications are available for review at the Village Clerk's Office.

Member Bush read section 58-11A(11) of the code:

The Zoning Board of Appeals, after public hearing and subject to conditions essential to the safety, health and general welfare of the people of the village, may authorize the granting of a special permit for the establishment of membership clubs, lodges, social and recreational centers and for the erection, alteration and use of buildings, such as a hospital, convalescent home, home for the aged, children's nursery, facilities for the developmentally challenged and medical centers for the care and treatment of humans, subject to the regulations of such agencies and departments of the State of New York having jurisdiction relative to the establishment and operation of such facilities and uses. Such structures and uses shall also meet the requirements of any applicable provision of the Multiple Residence Law and such rules and regulations as may be established by the Village Board.

Chair Skoog-Harvey asked the applicant to describe the application for the public and that any member of the public wishing to comment either for or against the application identify their name and address for the record.

Applicant Presentation:

L. Goforth said the YMCA has been in Brockport for many years and with its lease expiring at the end of September, they have been investigating other possible locations. They were looking for a larger and more convenient location. They have found that the front of 16 Liberty Street meets their needs.

He introduced Carly Ciesluk, Brockport YMCA Program Center Director. She said their space will double, L. Goforth will build the interior to suit their needs, and it is more joyful and welcoming due to many windows. With the increased space, they hope to increase their program offerings by offering pre-school classes in the afternoons in addition to current mornings and offering exercise classes. C. Ciesluk further said they would be thrilled to have a parking lot.

L. Goforth reviewed the letter of concern regarding parking from the plaza owner next door. He said he believes there were problems in the past when Napa Auto Parts was at 16 Liberty Street. They did not have sufficient parking and some customers may have parked in the plaza's lot next door. However, he increased his parking lot to the east last year with Planning Board approval. He said his office only uses 3 parking spaces. There are at least 15 more for the Y's use. C. Ciesluk said 3 to 4 staff members would be parked at one time. The pre-school programs are drop off and pick up. The exercise classes will hold approximately 12 students. C. Ciesluk said besides the space and parking issues at the current location, there is a mold issue that is not the healthiest air quality for anyone, particularly children. The new location is in the best interest of all.

Public Comment:

Rich Miller commented that it is a good use of the building and that it is nice to see it vital again.

No further public comment.

⇒ Member Bush moved, Member Manitsas seconded, unanimously carried that the public hearing be closed and the regular meeting be reopened.

Continued Board discussion on application:

Member Bush asked if 12 would be the maximum number for an exercise class. C. Ciesluk said she is not sure what the maximum class capacity is per Fire code, but she feels 12 is a comfortable class size.

S. Zarnstorff said he would have to check the building and fire code, but said a maximum of 20 total on site would be his guess. S. Zarnstorff said there are 17 parking spaces.

Member Manitsas asked the number of children enrolled in the pre-school programs. C. Ciesluk said the classes are in 3 hour or less blocks. Their Tuesday and Thursday morning class has 7 and their Monday and Wednesday and Friday class has 14. Member Manitsas asked if the children would be kept in the building or if they would be outside at all. C. Ciesluk said they would primarily be inside, but would sometimes take a walk over to Corbett Park. She said their representative from the Office of Children and Family Services is pleased with the proposal and likes that it is closer and more direct walking distance to the park.

Chair Skoog-Harvey asked the hours of operation. C. Ciesluk said Mondays, Tuesdays, Thursdays and Fridays from 8:30am to 5pm and Wednesdays from 8:30am to 6pm. Chair Skoog-Harvey asked if there

would be any conflict with the electric business. L. Goforth said the public customers do not come to the location. It is just his offices. There is very little traffic.

S. Zarnstorff asked L. Goforth if he planned to stripe the parking this season. L. Goforth said yes, he will be sealing and striping by the time the Y moves in September.

Chair Skoog-Harvey reviewed a letter from the Planning Board sharing of their approval at their June 9th meeting. Chair Skoog-Harvey asked if L. Goforth had spoken with any other neighbors. L. Goforth said his neighbor, Mr. Good, is pleased with all of his improvements so far. Chair Skoog-Harvey commented that it is great that the Y is staying in the Village.

Chair Skoog-Harvey shared that this is considered a Type II action under SEQRA and therefore, not subject to review.

⇒ Member Bush moved, Member Maziarz seconded, unanimously carried that the application for a special permit to utilize 16 Liberty Street as program and operations center for the Brockport YMCA be approved as presented.

Adjournment:

➔ Member Manitsas moved, Member Bush seconded, unanimously carried that the meeting be adjourned at 7:25pm.

Leslie Ann Morelli, Village Clerk