

**Meeting of the Village of Brockport Zoning Board of Appeals was held in the Conference Room, Municipal Building, 49 State Street, Brockport, New York, Tuesday, March 23, 2010, 7:00pm.**

**PRESENT:** Vice Chair / Member Irene Manitsas, Member Francisco Borrayo, Member James Hamlin, Clerk Pamela Krahe.

**EXCUSED:** Chair John Bush, Member Sal Sciremammano, Building/Zoning Officer Scott C. Zarnstorff

**ALSO PRESENT:** Tony Gruttadauro, Junia DiPasquale, Norm GianCursio

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

**REVIEW OF MEETING MINUTES:** Vice Chair Manitsas called for a motion to approve the minutes of August 25, 2009.

➔ Member Hamlin moved, Member Borrayo seconded, unanimously carried to approve the minutes of the meeting held August 25, 2009 as written.

**CORRESPONDENCE:** None

**NEXT MEETING:** Tuesday, April 27, 2010 at 7:00pm if needed; materials due noon Tuesday, 4/6

**NEW BUSINESS (PUBLIC HEARING):**

1. Application of:      Name:                      Anthony P. Gruttadauro  
                                 Address:                      22 Lyman Street  
                                 Tax Map #:                      069.09-5-3.1  
                                 Property Code:                      210  
                                 Zoning:                      Residential  
                                 Lot size:                      .33 acre: 76.07' frontage x 203.21' depth  
                                 Purpose:                      special permit – home occupation – manufacture of small furniture and crafts  
                                 Provision of Zoning Ordinance: 58-9A (5)

**Applicant Presentation:**

Mr. Gruttadauro stated he would like to open a small woodworking business in his garage making wooden crafts and small furniture pieces. Code Enforcement Officer Zarnstorff has already looked at the garage setup; electric has been upgraded; the applicant has contacted NYS regarding finishes used on his items and they informed him there are no requirements at this time because his business is small scale. Mr. Gruttadauro added he has his insurance, dba, etc., all set up.

**Public Comment:**

Junia DiPasquale of 19 Lyman Street voiced her support of the application stating she had no issues with noise or anything else.

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

**Continued Board discussion on application:**

Mr. Gruttadauro pointed out there will be minimal additional traffic as he will primarily sell his product through vendors rather than out of his garage; perhaps there would be an extra UPS or post office vehicle once in a while.

The Board asked where the business had been located previously and the applicant explained his equipment has been in his garage but this was a hobby prior to this. Member Hamlin asked if there had been any neighbor complaints filed against him and he replied no.

Board members asked Mr. Gruttadauro about signage and discussed the applicable section of the code. There is no signage yet but he may put something small and unobtrusive on his garage door. The Board also inquired about employees, of which there is just the applicant, and spray finishes. Most finishes would be rubbed or brushed on with only intricate items using a spray finish. When asked about advertising, Mr. Gruttadauro replied his website is his major form of advertising now, though he may use other forms in the future.

➔ Member Hamlin moved, Member Borrayo seconded, unanimously carried that the application for a special permit be approved.

**MINUTES OF ZONING BOARD OF APPEALS MEETING HELD March 23, 2010 continued....page 2**

The Board discussed environmental impact.

- ➔ Member Borrayo moved, Member Hamlin seconded, unanimously carried determining this an Unlisted Action on SEQR per NYCRR 617. The project will not result in any large and important impact, therefore, is one which will not have a significant environmental impact, therefore a negative declaration is granted.

**Adjournment:**

- ➔ Member Borrayo moved, Member Hamlin seconded, unanimously carried that the meeting be adjourned at 7:18pm.

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Pamela W. Krahe, Clerk