

**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, June 22, 2010, 7:00pm.**

**PRESENT:** Chair John Bush, Vice Chair / Member Irene Manitsas, Member Francisco Borraro, Member James Hamlin, Member Sal Sciremammano, Building/Zoning Officer Scott C. Zarnstorff, Clerk Pamela Krahe.

**ALSO PRESENT:** Don Hibschi, Fred Webster

**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 March 23, 2010 meeting.

- ➔ Member Hamlin moved, Member Borraro seconded, carried to approve the minutes of the meeting held March 23, 2010 as written with Chair Bush and Member Sciremammano abstaining due to absence.

Chair Bush called for a motion to approve the minutes of the April 27, 2010 meeting.

- ➔ Member Borraro moved, Member Hamlin seconded, unanimously carried to approve the minutes of the meeting held April 27, 2010 as written.

**CORRESPONDENCE:** None

**NEXT MEETING:** Tuesday, July 27, 2010 at 7:00pm if needed; application deadline Noon, Tues. 7/6

**NEW BUSINESS:**

1. Application of:

Name:	Jack Mahan
Address:	71 Centennial Avenue
Tax Map #:	068.84-1-1
Property Code:	210
Zoning:	Residential
Lot size:	75'x190'
Purpose:	area variance; 2-story addition with 3-car garage
Provision of Zoning Ordinance:	58-9A (8)

**Applicant Presentation:**

Don Hibschi, contractor, spoke on behalf of the property owner. Intended is a large addition, including a 3-car garage, mud room, master bedroom upstairs with closet and bath, and a bigger kitchen down. Currently there is an unattached garage and a small attached garage; both will go. Some fill will have to be removed from backyard. There will be lots of space to back out, currently there is no room to back out. Mr. Hibschi mentioned he has been here before for 3-car garage variance and he noted there are no encroachment issues on lot lines and that he is just here because the code does not allow 3-car garages. He added that this plan will be a big improvement to the lot and the neighborhood. The applicant showed larger drawings with additional details, noting they are preliminary plans in which the look may change, but the size won't.

**Public Comment:**

Public hearing was opened, no one commented.

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

**Continued Board discussion on application:**

The Board asked about any setback concerns. Mr. Hibschi stated the addition will be 9-10' from lot line upon completion. It was noted no written concerns had been forwarded to the Board.

- ⇒ Member Hamlin moved, Member Sciremammano seconded, unanimously carried that the application be approved as presented.

**Adjournment:**

- ➔ Member Hamlin moved, Member Borraro seconded, unanimously carried that the meeting be adjourned at 7:13pm.