

Meeting of the Village of Brockport Zoning Board of Appeals was held in the Conference Room, Municipal Building, 49 State Street, Brockport, New York, Thursday, December 6, 2012, 7:00pm.

PRESENT: Chair John Bush, Member Francisco Borrayo, Member Robert Duff, Member Michael Snyder, Building/Zoning Officer Scott C. Zarnstorff, Clerk Pamela Krahe.

ALSO PRESENT: Norm GianCursio, Betty Northrup, Nancy Harkin, Linda Borrayo, Jim Hamlin, Chris Hamlin

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 last meeting.

➔ Member Borrayo moved, Member Duff seconded, unanimously carried to approve the minutes of the meeting held June 7, 2012 as written.

CORRESPONDENCE: None

NEXT MEETING: Thursday, January 3, 2013 at 7:00pm upon application.

Public Hearings:

NEW BUSINESS:

1. Application of:

Name:	Nancy Harkin
Address:	28 Candlewick Drive
Tax Map #:	069.10-5-23
Property Code:	210
Zoning:	O-Residential
Lot size:	90' wide x 120' deep
Purpose:	Area variance to modify open front porch / foyer
Provision of Zoning Ordinance:	58-9 F (1): (1) <i>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]</i>

Applicant Presentation:

Mrs. Harkin explained that her handicapped son is moving back home and she needs to make some accommodations to the house. She had an architect look at house and they determined she could not add to the rear or the sides of the home, either because of the cost or the lot size. Her only option is to repurpose existing space. She plans to enclose the existing front porch and use the foyer space as a master bath. She still wishes to have shelter and protection for her front door. Mrs. Harkin referred to the previously submitted blueprints which show two columns and a roofline to protect the new front door. The plan is aesthetically pleasing, but will be 18" (inches) over the setback limit. She noted the porch will not be enclosed, her house is the last on a dead end, and she opined this modification will not change the character of the neighborhood. She has spoken with two of her neighbors and they are accepting of her plan. The variance requested is for two poles on the porch to be 18" into the setback. She considered two angled supports instead of the posts, but felt it was not as pleasing and the angled supports would be in the way of walking to and from the garage.

Public Comment:

➔ Member Borrayo moved, Member Snyder seconded, unanimously carried that the public hearing be opened.

Chair Bush called three times for public comment, but there were none.

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

Continued Board discussion on application:

Member Borrayo opined that 18" is a reasonable request, and that the Short EAF has been submitted. The remainder of the Board concurred.

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

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- ➔ Member Borrayo moved, Member Duff seconded, unanimously carried that the application be approved as submitted.

SELECTION OF CHAIR AND VICE CHAIR FOR 2012-2013:

- ➔ Member Borrayo moved, Member Snyder seconded, carried 3-0 with Chair Bush abstaining, that John Bush be selected as Chair for the 2012-2013 fiscal year.
- ➔ Member Borrayo moved, Chair Bush seconded, carried 3-0 with Member Duff abstaining, that Member Duff be selected as Vice Chair for the 2012-2013 fiscal year.

Adjournment:

- ➔ Member Borrayo moved, Member Duff seconded, unanimously carried that the meeting be adjourned at 7:16pm.

Pamela W. Krahe, Clerk