

**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, March 6, 2014, 7:00pm.**

**PRESENT:** Chair John Bush, Member Francisco Borrayo, Member Robert Duff, Member Douglas Wolcott, Member Laurence Vaughan, Building/Zoning Officer David J. Miller, Clerk Pamela Krahe.

**ALSO PRESENT:** Meg Vandermolten, Linda Borrayo

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

**INTRODUCTIONS:** Chair Bush introduced new members Larry Vaughan and Doug Wolcott, and new Building Inspector / Code Enforcement Officer David Miller.

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

➔ Member Borrayo moved, Member Duff seconded, carried 3-0 to approve the minutes of the meeting held December 6, 2012 as written with Members Vaughan and Wolcott abstaining as they were not members at the time.

**CORRESPONDENCE:** None

**NEXT MEETING:** Thursday, April 3, 2014 at 7:00pm upon application.

**Public Hearings:**

**NEW BUSINESS:**

1. Application of:

Name:	Meg Vandermolten
Address:	4350 Redman Road
Tax Map #:	068.10-1-20.1
Property Code:	210
Zoning:	O-Residential
Lot size:	~0.87 acres
Purpose:	Special Conditional Use Permit for Home Occupation
Provision of Zoning Ordinance:	Chapter 58-9 A (5) (b)

**Applicant Presentation:**

Ms. Vandermolten referred to the submitted materials. She explained she is new to Brockport and is seeking a permit to open her business. She recently retired from the VA Medical Center in Canandaigua. She is a licensed massage therapist.

**Continued Board discussion on application:**

Chair Bush noted there were no people in the audience to speak at the public hearing.

Chair Bush questioned the name on the applicant's certificate as being different than her current name; she clarified the change is due to marriage. Her certificate needs to be renewed every 4 years.

Ms. Vandermolten explained her table and her office are in the same room which is right inside the front door. There was discussion about the hot stones. Ms. Vandermolten informed they are heated in a roaster that does not require any special electrical connection, and not many ask for this service. Parking and safe entry/exit from the property should not be an issue. Hours of operation are Sunday – Wednesday, 10AM to 4PM or so, depending on client demand.

CEO Miller confirmed the dwelling is 1458 sq. ft. and the bedroom is 148 sq. ft. keeping it well below the 25% limit.

➔ Member Borrayo moved, member Vaughan seconded that the application be approved as submitted. Roll call vote: Member Borrayo: yes; Member Duff: yes; Member Vaughan: yes; Member Wolcott: yes; Chair Bush: yes.

**SELECTION OF CHAIR, VICE CHAIR FOR 2013-2014:** Chair Bush asked for nominations.

➔ Member Borrayo moved, Member Vaughan seconded, unanimously carried to select John Bush as Chair and Bob Duff as Vice Chair for the remainder of board year 2014.

**Adjournment:**

➔ Member Vaughan moved, Member Wolcott seconded, unanimously carried that the meeting be adjourned at 7:13pm.