

**Village of Brockport
Zoning Board of Appeals
Meeting Agenda
Thursday, August 6, 2020 – 6 p.m.**

CALL TO ORDER / PLEDGE / ROLL CALL:

APPROVAL OF MINUTES: March 5, 2020

CORRESPONDENCE:

NEW BUSINESS APPLICATIONS: (PUBLIC HEARING)

1. Name: Arthur A. Kutz
 Address: 45 Main St – 14 Market St
 Tax Map #: 069.53-1-28
 Property Code: 481 – Att Row Bldg
 Zoning: B – Business
 Lot Size: 47.34f x 91.12d x 0.10 acres
 Purpose: Applicant seeks an approximate 10-foot front and approximate 12-foot rear setback variance
 Zoning Code: Chapter 58-11 (E):B Business Use District: Yards Required

E. Yards required. Buildings shall be set back at least 47 feet from the center of Main Street and State Street or 40 feet from the center line of any other street within a B District, at least 11 feet from the rear line, and need have no side yard if the rear portion of the building is accessible by alley, street or driveway for motor vehicle delivery and pickup. If such access is not available, a side yard or driveway of at least 11 feet in width should be furnished.

[Amended 9-10-1990 by L.L. No. 1-1990]

ADJOURNMENT:

UPCOMING REGULAR MEETINGS/DEADLINES (only upon application):

Meeting: Monday, September 3, 2020 - 6 pm

Deadline: August 18, 2020 - Noon

Meeting: Monday, October 1, 2020 - 6 pm

Deadline: September 15, 2020 - Noon

--Unapproved--

**Meeting of the Village of Brockport Zoning Board of Appeals
Conference Room, Municipal Building, 49 State St, Brockport, NY
Thursday, March 5, 2020, 6:00 p.m.**

PRESENT: Chair Robert Duff, Vice Chair Robert LeSuer, Member Karen LoBracco
Clerk Barbara A. Krizen

EXCUSED: Member Sal Sciremammano

ALSO PRESENT: Delanda DeLucia, Annie Crane, Norman Knapp

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

INTRODUCTION: Chair Duff introduced himself, as well as Member Karen LoBracco, Member Robert LeSuer, and Clerk Barbara A. Krizen

REVIEW OF MEETING MINUTES: Chair Duff called for a motion to approve minutes.

→ Member LeSuer moved, Member LoBracco seconded, unanimously carried to approve the minutes of the meeting held November 7, 2019 as written.

CORRESPONDENCE: None

NEW BUSINESS:

1. Name: Delanda DeLucia
Address: 180 Park Ave
Tax Map #: 068.20-2-1
Property Code: 210 – Single Family Residence
Zoning: O-Residential
Lot Size: 70f x 135d x 0.10 acres
Purpose: Applicant seeks a special use permit to operate a home business.
Zoning Code: Chapter 58-9A(5)(b): Home Occupation

(b) Any person desiring to carry on a home occupation must obtain a special conditional use permit. This permit may be granted by the Zoning Board of Appeals.

Applicant Presentation:

Chair Duff reviewed Village Code and asked the Applicant to present the proposed application:

The Applicant addressed the Board:

The Applicant indicated she previously had a dog grooming business at 23 Morgan Court and would like to continue her home business at her new residence, the residence has a back entrance and the Applicant described her business as a drop off by appointment only dog grooming business. The Applicant indicated she grooms one dog at a time to keep any noise down and likes to keep dogs separate so they do not cross each other during pickup and drop-off.

Public Comment:

- Member LoBracco moved, Member LeSuer seconded, unanimously carried that the regular meeting be closed, and the public hearing be opened at 6:04 pm.

No further public comments.

- At 6:05 pm, Member LeSuer moved, Member LoBracco seconded, unanimously carried that the public hearing be closed, and the regular meeting be reopened.

Continued Board discussion on application:

Chair Duff invited Board Members to ask the Applicant any further questions.

A discussion took place between the Board and Applicant concerning parking. The Applicant indicated parking has not been an issue as she grooms one dog at a time.

Member LeSuer reviewed the Code relative to square footage, signage, and/or accessory buildings, none of which impacts the Applicant's current business.

Motion:

- Member LeSuer made a motion that the application be approved. Member LoBracco seconded that the application be approved pursuant to Village Code Chapter 58-9A(5)(b) being allow a permit to be issued to operate the home dog business at 180 Park Ave.

Chair Duff ask for a Roll call vote:

Roll call vote:

Chair Duff	Aye
Member LoBracco	Aye
Member LeSuer	Aye

The motion carries unanimously with 3 votes in favor, 0 against.

Chair Duff congratulated Ms. DeLucia.

ADJOURNMENT:

- Chair Duff moved to adjourn the meeting, Member LoBracco made a motion to adjourn, Member LeSuer seconded, unanimously carried that the meeting be adjourned at 6:16 pm.

Barbara A. Krizen, Clerk

7/16/20

VILLAGE OF BROCKPORT

Review submission requirements & deadlines prior to submitting

127 Main St, Brockport, New York 14420

Phone: (585)637-5300 ext.114 Fax: (585)637-1045

Website: www.brockportny.org

ZONING BOARD OF APPEALS APPLICATION

Area Variance: Use Variance:
 Interpretation: Special Permit:
 Other:

RECEIVED
 JUL 6 2020
 VILLAGE OF BROCKPORT

Meeting Date: Aug 6, 2020 6 p.m.

Date Submitted: 7-16-20

Application Fee: \$ 200.00

Plans/Supporting Documents (10 sets):

Environmental Assessment Form: NA

Please note:

- Applicant must attend meeting(s).
- Failure to show, withdrawal of application, or denial will result in forfeiture of fee.
- Applicant may be billed for Village Engineer fees related to the review of application.

VILLAGE OF BROCKPORT
 PAID
 JUL 16 2020
 CK# 3830
 \$200.00

PROPERTY ADDRESS: 45 Main Street

Tax Map Parcel #: 69.53-001-028

Parcel Size: 47 width 98 depth

Property Zoning District: B-Business

Property Class: 481

Present Use of Property: Commercial

Proposed Use of Property: Business/Commercial

Flood Zone: Yes No

Historical designations? Yes No

Provision of Code Appealed (section and subsection): 58-11(E)

Previous applications that pertain to this application? Planning Board Zoning Board of Appeals

Description of Proposal / Detail of Request:

Proposed 2 Lot subdivision, front setback varaince required

Certification of Statements:

The applicant(s) hereby affirms that the above information is accurate and complete, to the best of his/her knowledge and he/she/they is/are the title owner(s) of the property or has/have been authorized by the title owner(s) to make this application.

I/We hereby certify that I/We am/are title owner(s) of the property identified in the above application and that the applicant(s) named is/are authorized to make the application described herein.

Applicant Signature

Owner Signature [Signature]

Applicant Name Printed/Typed

Owner Name Printed/Typed Arthur Kutz

Street City State Zip

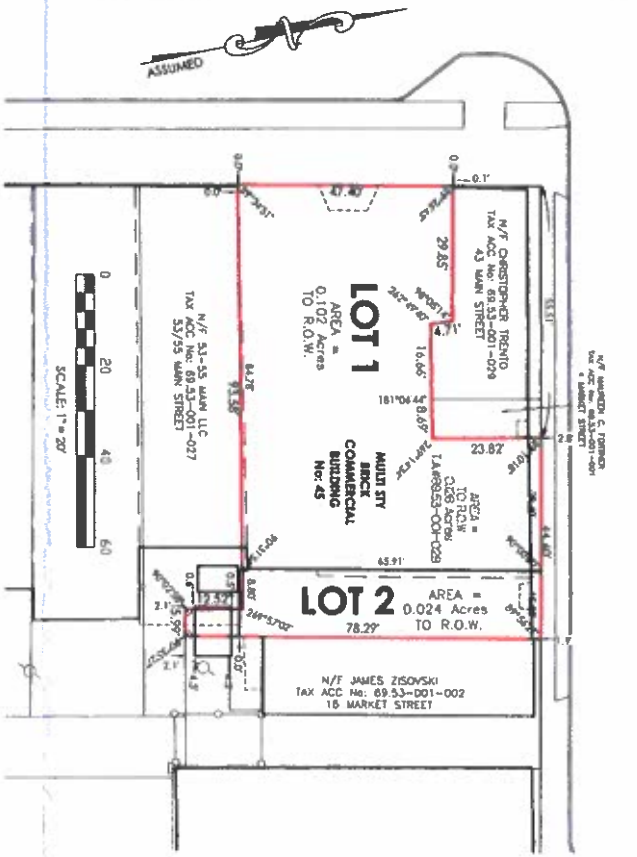
Street City State Zip 495 White Rd Brockport NY 14420

Phone # E-mail

Phone # E-mail

MARKET STREET (60' WIDE)

MAIN STREET (WIDTH VARIES)



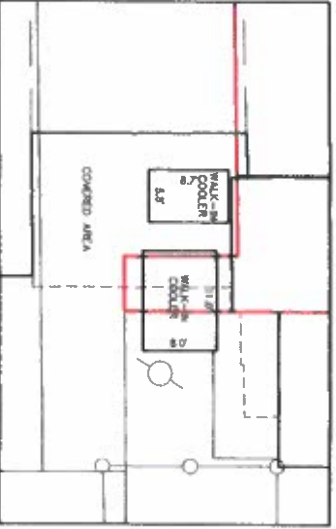
CERTIFICATIONS:

THIS IS TO CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT THIS PLAN WAS COMPLETED ON 5/12/2020 FROM NOTES OF A FIELD INSTRUMENT SURVEY PERFORMED ON 3/12/2020.

SIGNED: **ROCKWELL E. MAIER, L.S.**

MAIER
LAND SURVEYING

RICHARD E. MAIER, P.L.S.
PROFESSIONAL LAND SURVEYOR
539 MAINTOU ROAD
HILLTON, NEW YORK 14468
(585) 392-6134



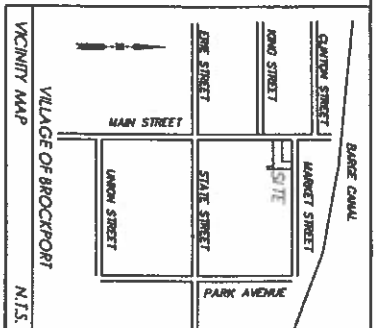
"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP REGARDING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF THE PROFESSIONAL LAND SURVEYING LAW. ANY VIOLATION OF THIS LAW IS CONSIDERED A VIOLATION OF THE PROFESSIONAL LAND SURVEYING LAW. ANY VIOLATION OF THIS LAW IS CONSIDERED A VIOLATION OF THE PROFESSIONAL LAND SURVEYING LAW. ANY VIOLATION OF THIS LAW IS CONSIDERED A VIOLATION OF THE PROFESSIONAL LAND SURVEYING LAW."

SURVEY CONTROL

THE SURVEYOR'S CONTRACTOR'S ATTENTION IS DIRECTED TO LOCAL LAW NO. 10-100, WHICH PROVIDES FOR THE PROTECTION OF EXISTING SURVEY MONUMENTS. THE CONTRACTOR SHALL LOCATE, MARK, SUPERVISE AND PRESERVE ALL EXISTING SURVEY MONUMENTS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF CONSTRUCTION FOR EXISTING AND SURVEY DATA ON CENTER MONUMENTS. CALL THE MONROE COUNTY GEODETIC SURVEY OFFICE. THE SURVEYOR'S CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF CONSTRUCTION FOR EXISTING AND SURVEY DATA ON CENTER MONUMENTS. CALL THE MONROE COUNTY GEODETIC SURVEY OFFICE. ALL DISTANCES SHOWN ARE GROUND.

VILLAGE APPROVALS

BY: PLANNING BOARD CHAIR	DATE: _____
BY: PLANNING BOARD ATTORNEY	DATE: _____
BY: VILLAGE SUPERVISOR	DATE: _____
BY: TOWN ENGINEER	DATE: _____
BY: BUILDING INSPECTOR	DATE: _____
BY: FIRE MARSHAL	DATE: _____



MONROE COUNTY PRECISE SURVEY

THE PLAT IS APPROVED IN ACCORDANCE WITH THE PRECISE SURVEYING LAW, AND THE SURVEYOR'S SEAL IS REQUIRED FOR THE MONROE COUNTY DEPARTMENT OF HEALTH. A SEPARATE APPROVAL IS REQUIRED FOR SITE CONSTRUCTION FOR GENERAL MUNICIPAL LAW.

DATE: _____

MONROE COUNTY DEPARTMENT OF HEALTH

REALTY SUPERVISOR APPROVAL NOT REQUIRED FOR THIS MAP WITH THE MONROE COUNTY CLERK.

NOTE: OTHER DEPARTMENT OF HEALTH APPROVALS MAY BE NEEDED FOR ADDITIONAL INFORMATION CALL 733-5459 OR 733-5470

MONROE COUNTY TREASURER

I, THE UNDERSIGNED TREASURER OF MONROE COUNTY, RESIDENT TO SECTION 134 OF THE REAL PROPERTY LAW, CERTIFY THAT ALL MONROE COUNTY LAND DESCRIBED HEREIN HAVE BEEN PAID THROUGH.

DATE: _____

MONROE COUNTY TREASURER

LEGEND



KUTZ SUBDIVISION

SITUATED IN PART OF TOWN LOT 15, TOWNSHIP 9, SECTION 8 OF THE TRIANGULAR TRACT VILLAGE OF BROCKPORT STATE OF NEW YORK MONROE COUNTY

SCALE: 1" = 20' DATE: 5/12/2020 JOB NO.: 20-07 T.M. NO.: 69-53-001-028

DATE: July 21, 2020

TO: Property owners within 500 feet

**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 **Thursday, August 6, 2020 beginning at 6:00pm** in the Conference Room of the Municipal Building at 49 State Street, Brockport, New York regarding the following applications:

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[Amended 9-10-1990 by L.L. No. 1-1990]

All interested parties will be given the opportunity to be heard. Applications are available for review on the Village website and at the Village Hall, Building and Codes Department.

Barbara A. Krizen
Zoning Board Clerk
Village of Brockport

DATE: July 21, 2020
TO: Suburban News
FOR: Publication in the Sunday July 26, 2020 edition of Suburban News

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