

**Village of Brockport
Zoning Board of Appeals
Meeting Agenda
Thursday, January 6, 2022, 6pm**

CALL TO ORDER / PLEDGE / ROLL CALL:

APPROVAL OF MINUTES: August 6, 2020

SELECTION OF CHAIR, VICE CHAIR FOR 2021-2022:

CORRESPONDENCE:

NEW BUSINESS APPLICATIONS: (PUBLIC HEARING)

1. **Applicant:** Livingston Energy Group
 Owner: Brockport Villager, LLC
 Address: 18 N. Main St, Brockport
 Tax Map #: 069.45-1-2
 Property Code: 411 - Apartments
 Zoning: B - Business
 Lot Size: 3.9 Acres
 Purpose: Applicant seeks an area variance to install 8 EV charging units
 Zoning Code: Chapter 58-10 (6) Electric Vehicle Charging Stations

(6) No more than one charging station may be installed on any parcel except for the Business District, where two charging stations may be installed on each parcel.

ADJOURNMENT:

UPCOMING REGULAR MEETINGS/DEADLINES (only upon application):

Meeting: February 3, 2022 - 6pm Deadline: January 18, 2022 - Noon
Meeting: March 3, 2022 - 6pm Deadline: February 15, 2022 - Noon

--Unapproved--

**Meeting of the Village of Brockport Zoning Board of Appeals
Conference Room, Municipal Building, 49 State St, Brockport, NY
Thursday, August 6, 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: Arthur A. Kutz, Richard Maier

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 LoBracco moved, Member LeSuer seconded, unanimously carried to approve the minutes of the meeting held March 5, 2020 as written.

CORRESPONDENCE: None

NEW BUSINESS:

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]

Applicant Presentation:

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

The Applicant addressed the Board:

The Applicant indicated he bought 45 Main St in 2001, the purchase included 14 Market St which is a separate building on the same tax map number. The applicant is interested in separating the two buildings.

A discussion took place between the applicant and Members concerning the rear access area behind 45 Main St and 14 Market St and if the two buildings are connected. The applicant indicated at one time the two buildings may have been connected. 14 Market St's rear access opens to an alley with a dumpster and two stand-alone coolers.

Surveyor Richard Maier described the symbols on the "Detail Area" of the survey map

provided.

Chair Duff acknowledged the application indicates the property has a Historical Designation and asked which property this refers to. It was determined that both 45 Main St and 14 Market St are designated historical.

Public Comment:

- Member LeSuer moved, Member LoBracco seconded, unanimously carried that the regular meeting be closed, and the public hearing be opened at 6:21 pm.

No further public comments.

- At 6:21 pm, Member LoBracco moved, Member LeSuer 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 concerning clarification as to the necessity of the Applicant applying for an area variance.

Motion:

- Member LeSuer made a motion that the application be approved as submitted, Member LoBracco seconded being that the application be approved pursuant to Village Code Chapter 58-11(E) allowing a 10-foot front and a 12-foot rear setback variance for 14 Market St.

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 Mr. Kutz.

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 6:26 pm.

Barbara A. Krizen, Clerk



VILLAGE OF BROCKPORT ZONING BOARD OF APPEALS APPLICATION

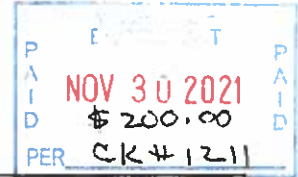
127 Main St, Brockport, New York 14420
Phone:(585)637-5300 ext.114 Fax: (585)637-1045
Website: www.brockportny.org

Area Variance: <input checked="" type="checkbox"/>	Use Variance: <input type="checkbox"/>
Interpretation: <input type="checkbox"/>	Special Permit: <input type="checkbox"/>
Other: _____	

Meeting Date: Jan 6, 2022 @ 6 p.m.
Date Submitted: 11-23-21
Application Fee: \$ 200.00
Plans/Supporting Documents(10 sets): _____
Environmental Assessment Form: _____

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.



PROPERTY ADDRESS: 18 North Main Street, Brockport, NY, 11420

Tax Map Parcel #: 069.45-1-2

Parcel Size: _____ width _____ depth

Property Zoning District: 411

Property Class: Commercial (Multi-Family Dwelling)

Present Use of Property: Commercial

Proposed Use of Property: Commercial (Multi-Family Dwelling)

Flood Zone: Yes No

Historical designations? Yes No

Provision of Code Appealed (section and subsection): x Chapter 58-10(6)

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

Description of Proposal / Detail of Request:

Installation of 8 Livingston EV Charging Units arranged in dual port configuration, on pedestals mounts.

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.

Lynn Stewart-Livingston Energy Group
Applicant Signature

Michael Lichenberg
Owner Signature

Lynn Stewart-Livingston Energy Group
Applicant Name Printed/Typed

Brockport Villager LLC
Owner Name Printed/Typed

2345 Maxon Rd Ext. Schenectady NY 12308
Street City State Zip

B Dan Ct Cakewood NJ 08701
Street City State Zip

Phone # _____ E-mail _____

Phone # _____ E-mail _____

Eight (8) Livingston Energy EV charging ports assembled into four (4) dual port configuration with protective bollards and signage.

Eight (8) Parking Spaces to be utilized

Electrical Run (Red Line) to come from existing room in building. To install a 200A panel.

Brockport Landing



DATE: December 21, 2021
TO: Suburban News
FOR: Publication in the Sunday December 26, 2021 edition of Suburban News

**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, January 6, 2022 beginning at 6:00pm. This meeting will be fully remote on Zoom due to Covid-19 infection rates and State of Emergency in Monroe County and pursuant to Part E Chapter 417 of the (NYS) Laws of 2021 allowing for public bodies to conduct remote meetings.

Join the Zoom Meeting with the login information below or dial 1(646) 558 8656
<https://us02web.zoom.us/j/83659926067?pwd=T0U3d21SdHOwQ2NBZkRyNmZTO3B4UT09>

Meeting ID: 836 5992 6067 Passcode: 215329

This meeting is regarding the following applications:

1. Applicant: Livingston Energy Group
 Owner: Brockport Villager LLC
 Address: 18 N. Main St, Brockport
 Tax Map #: 069.45-1-2
 Property Code: 411 – Apartments
 Zoning: B – Business
 Lot Size: 3.9 acres
 Purpose: Applicant seeks an area variance to install 8 EV charging Units
 Zoning Code: Chapter 58-10 (6): B Business Use District: Electric Vehicle
 Charging Stations

(6) No more than one charging station may be installed on any parcel except for the Business District, where two charging stations may be installed on each parcel.

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.

Theresa Weed
Zoning Board Clerk
Village of Brockport

TO: Property owners within 350 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, January 6, 2022 beginning at 6:00pm. This meeting will be fully remote on Zoom due to Covid-19 infection rates and State of Emergency in Monroe County and pursuant to Part E Chapter 417 of the (NYS) Laws of 2021 allowing for public bodies to conduct remote meetings.**

Join the Zoom Meeting with the login information below or dial 1(646) 558 8656
<https://us02web.zoom.us/j/83659926067?pwd=T0U3d21SdHOwQ2NBZkRyNmZTQ3B4UT09>

Meeting ID: 836 5992 6067 Passcode: 215329

1. Applicant: Livingston Energy Group
 Owner: Brockport Villager LLC
 Address: 18 N. Main St, Brockport
 Tax Map #: 069.45-1-2
 Property Code: 411 – Apartments
 Zoning: B – Business
 Lot Size: 3.9 acres
 Purpose: Applicant seeks an area variance to install 8 EV charging Units
 Zoning Code: Chapter 58-10 (6): B Business Use District: Electric Vehicle
 Charging Stations

(6) No more than one charging station may be installed on any parcel except for the Business District, where two charging stations may be installed on each parcel.

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.

Theresa Weed
Zoning Board Clerk
Village of Brockport
585-637-5300 x 114