

--Approved--

**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 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.

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Barbara A. Krizen, Clerk