

**ZONING BOARD MEETING
NOVEMBER 16, 2006**

Present

Chairman John Dole
Strine
Michael Flavin
Mark Unvericht
George Fellows

Absent

Barbara

Others Present

Jack Crooks, Building Inspector
Donna Stassen, Zoning Board Secretary

Mike Fitzgibbon Circle	359 Village Walk
Robert Reiss Circle	363 Village Walk
Marianne Spennachio Circle	337 Village Walk
Regina Doran Joan Quigley Ave	38 Cutter Drive 151 Maplewood

Chairman Dole led the Pledge of Allegiance

Public Hearing

The application of Marianne Spennachio, 337 Village Walk Circle for a Major Home Occupation to operate a dog grooming service known as Aces Place Doggie Salon located at 337 Village Walk Circle. A Major Home Occupation may be allowed only after obtaining a home occupation permit from the Zoning Board of Appeals pursuant to Chapter 140-37.9B in a residential district.

Marianne Spennachio: After losing my job at Kodak after 18 years I went to dog grooming school and I am just starting out in this business. There will not be a lot of cars in and out, and I am not planning on running the business every day.

Chairman Dole: How many days during the week are you planning on doing this?

Marianne Spennachio: Probably three days a week and by appointment only.

Chairman Dole: Is your yard fenced in?

Marianne Spennachio: Yes.

Chairman Dole: Where will the actual grooming take place?

Marianne Spennachio: Out of my garage once you walk through the fence my garage is right there.

Jack Crooks: Do you have actual kennels that you keep the dogs in prior to or after they are groomed?

Marianne Spennachio: Yes, I have four kennels in the garage.

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Jack Crooks: You have two of your own animals, are they kenneled?

Marianne Spennachio: No, they stay in the house.

Jack Crooks: How long does it normally take to groom a dog?

Marianne Spennachio: I would say two hours.

Jack Crooks: Do you have an assistant?

Marianne Spennachio: Regina might help me if I need help with the bigger dogs.

Jack Crooks: Some of the things that become of concern are traffic and that will be based on how many appointments you have a day and the co-ordination of those appointments. I would like to see the dogs picked up after their appointment so they are not crated all day because than they become agitated and that creates a lot of barking. We have a letter from a neighbor and that is one of their concerns.

You are in a dense situation not a lot of space between you and your neighbors. If the dogs start acting up you need to be in control of that situation at all times. That appears to have been an issue in the past.

Marianne Spennachio: I no longer have that dog anymore.

Jack Crooks: That should be noted, that was a major complaint from your neighbor.

Marianne Spennachio: My appointments would be staggered throughout the day.

Jack Crooks: I think the board should set the hours of operation. If the board approves this permit there will be conditions set and if those conditions are not met this permit is revocable.

Chairman Dole: Is there a sink and a drain, and is the garage heated so the pipes don't freeze?

Marianne Spennachio: I have a space heater to warm it up in the beginning once you get the dryers going it warms it up quickly and it should stay warm.

Mike Fitzgibbons: I live in the cul de sac; there was an issue with the large dog, that has been resolved. The biggest concern I have is there are already a lot of noisy dogs in the neighborhood now. Will these dogs be kept in the garage?

Mrs. Spennachio: They will be kept in the garage only.

Mike Fitzgibbons: The other concern I have is traffic, we do have a number of people who don't realize this is a dead end street and they come around that circle quite fast. It can be an annoyance to have people in the neighborhood that don't live or belong there. I don't know if you will be screening your clients but with a home business this could cause transient people to enter the neighborhood, and I would like you to take this into consideration. I also agree that set hours should be set for this business.

Mrs. Spennachio: I would like to have some evening hours to accommodate clients who work during the day.

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Mike Fitzgibbons: What type of signage is this business allowed to have?

Jack Crooks: The code allows her to have one sign one square foot in size.

Mike Fitzgibbons: As long as those conditions are met I don't have an issue.

Marianne Spennachio: Since I have been out of work for awhile I notice that a lot of people are not home during the day. This would help the traffic issue.

Jack Crooks stated that he was in the neighborhood today and he didn't encounter another vehicle.

Jack Crooks: Will this be your primary income?

Marianne Spennachio: This will be my primary income.

Robert Reiss: I live at 337 Village Walk Circle; I was thinking there would be some sort of business plan, how many dogs you need to groom to make a profit etc. I wish you well with your venture.

Chairman Dole read aloud a letter from Robert Gulick. (file)

At this time the Public Hearing was closed.

Michael Flavin: Will there be any overnight boarding?

Marianne Spennachio: No.

The ZBA and Ms. Spennachio ensued discussion regarding hours of operation.

At this time the following resolution was offered:

Resolution No 172
Fellows
November 16, 2006

Introduced by George

Seconded by Michael Flavin

Resolved that the application of Marianne Spennachio, 337 Village Walk Circle for a Major Home Occupation Permit to operate a dog grooming service known as Aces Place Doggie Salon located at 337 Village Walk Circle pursuant to Chapter 140-37.9 B in a residential district be approved with the following conditions:

1. All standards and conditions shall be adhered to as outlined in Chapter 140-37.9B.
2. All terms of permit revocation, renewal and termination shall be outlined in Chapter 140-37.12.
3. Hours of operation 9:00 a.m. - 5:00 p.m. Wednesday, Friday and Saturday
9:00 a.m. - 8:00 p.m. Tuesday and Thursday
4. Parking on Village Walk Circle is prohibited.
5. No more than 2 non-animals on premises at one time.

6. Permit not to be issued until Code Enforcement Officer has inspected property located at 377 Village Walk Circle, Spencerport.

Such permit is a Type 2 action and no further review is required.

Ayes: Dole, Fellows, Flavin, Unvericht

Nays; none

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Approval of Minutes

Motion made by John Dole seconded by Michael Flavin and carried unanimously to approve the minutes of October 19, 2006.

Adjournment

Motion made by Michael Flavin seconded by Mark Unvericht and carried unanimously to adjourn the meeting at 7:30 p.m. to go into a workshop meeting.