

**Village of Brockport
Planning and Zoning Board of Appeals
Meeting Agenda
Monday, August 10, 2026, 6pm**

CALL TO ORDER / PLEDGE / ROLL CALL:

APPROVAL OF MINUTES: March 9, 2026

CORRESPONDENCE:

NEW BUSINESS APPLICATIONS:

1. Applicant: Sarah Hart
 Address: 89 Adams St, Brockport, NY
 Tax Map #: 068.75-1-2
 Property Code: 210 – Single Family Residential
 Zoning: Neighborhood Use District
 Lot Size: 74.25f x 264d x 0.45ac
 Purpose: Applicant seeks a use variance to house 3 goats on her property.
 Municipal Code: Chapter 3 - Animals

3-2 Keeping of farm animals. No person shall keep or permit to be kept farm animals excluding chickens by permit, on their premises within the limits of the Village of Brockport.

ADJOURNMENT:

UPCOMING REGULAR MEETINGS/DEADLINES (only upon application):

Meeting: September 14, 2026 - 6pm	Deadline: August 25, 2026 - Noon
Meeting: October 12, 2026 - 6pm	No Meeting: Holiday
Meeting: November 9, 2026 – 6pm	Deadline: October 27, 2026 - Noon

--Unapproved--

**Meeting of the Village of Brockport Planning/Zoning Board of Appeals
Conference Room, Municipal Building, 49 State St, Brockport, NY
Monday, March 9, 2026, 6:00 p.m.**

PRESENT: Planning Board Chair Molly Gaudioso, Zoning Board of Appeals Chair Robert Duff, Member Lyle Stirk, Member Brandon St. John, Member Scott Koelle

ALSO PRESENT: Assistant CEO Carol McNees, Village Attorney Matthew Lester, Bill McNamara, Anna Hintz, Christina Fluman, Kevin Jenkins

EXCUSED: CEO Chad Fabry

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

REVIEW OF MEETING MINUTES: Chair Gaudioso called for a motion to approve the minutes of January 12, 2026.

➔ Member Duff moved, Member Koelle seconded, motion carried to approve the minutes of January 12, 2026.

OLD BUSINESS: None

CORRESPONDENCE: None

NEW BUSINESS:

PLANNING BOARD

1. Applicant: William McNamara on behalf of Brockport Auxiliary Service Corp
 Address: 168 Holley Street
 Tax Map #: 068.59-2-19
 Zoning: MN – Mixed Neighborhood
 Parcel Size: 72.96f x 150d x .24ac
 Prop. Class: 210 – 1 Family Residence
 Purpose: Site Plan / Incentive Zoning

PRESENTATION/DISCUSSION:

Chair Gaudioso reviewed the application and invited the applicant to address the board. The applicant stated that BASC (Brockport Auxiliary Service Corp) is looking to expand their services and move their administrative offices to 168 Holley Street by raising the existing property and constructing a new 4,000 sq ft office space for employees.

A brief discussion followed regarding the drainage, Stormwater, lighting, fencing, snow removal, Brush/tree removal, landscaping, signage and parking.

SEQR DETERMINATION: Chair Gaudioso explained that parts 2 and 3 of the Short Environmental Assessment Form are required for this Site Plan / Incentive Zoning application for 168 Holley Street.

Chair Gaudioso led the board through each question in part 2, and based on the discussion, the Board determined that the proposed action would result in no significant environmental impact for each criterion.

Upon review of Part 3, the Board concluded that the proposed site plan would not result in any significant adverse environmental impacts.

MOTION:

- ➔ Chair Gaudioso made a motion to issue a Negative Declaration under SEQR for the 168 Holley Street site plan / incentive zoning application. Member Stirk moved, Member Duff seconded. The motion was unanimously carried.

MOTION: Chair Gaudioso called for a motion:

Member St. John moved, Member Koelle seconded, unanimously carried to approve the application subject to the following notes and conditions:

- Stormwater: An appropriate stormwater management system is to be provided to the satisfaction of the Village's Director of Public Works. This shall include the provision of a perforated drainpipe located along the northern property line, connecting to the appropriate off-site stormwater infrastructure.
- Lighting: In lieu of wallpack lighting (which is prohibited by code), the applicant shall illuminate the parking area via bollards in which the bulbs are fully shielded and managed via timers and/or motion sensors to avoid unnecessary illumination after hours. Timers and/or motion sensors shall also be utilized on all other outdoor lighting fixtures.
- Fencing: The fence located on the eastern property line shall be extended further to the south to fully shield the driveway from the neighboring property. The fence shall not extend past the front of the primary building facade.
- Snow Storage: Applicant shall denote the area for snow storage on the site plan.
- Landscaping: It is noted that the applicant is exempt from the landscaping requirements of the zoning code as approved by the Village Board in the incentive zoning application. That said, the provision of plantings and trees as shown on the site plan is appreciated.
- Off-Street Parking: It is noted that the applicant is exempt from the off-street parking requirements of the zoning code as approved by the Village Board in the incentive zoning application. The Planning Board site plan approval notes the provision of 8 spaces located to the rear of the primary structure. It is also the Planning Board's understanding that the applicant intends to address any future additional parking needs through shared parking agreements with SUNY Brockport for the use of the parking lot immediately abutting the property to the west.

Chair Gaudioso congratulated the applicant.

OTHER BUSINESS: None

ADJOURNMENT:

→ Chair Gaudioso called for a motion to adjourn the meeting, Member Stirk moved, Member Koelle seconded, unanimously carried that the meeting be adjourned at 6:49 pm.

UPCOMING REGULAR MEETINGS/DEADLINES (only upon application):

Meeting: April 13, 2026 - 6 pm

Deadline: March 31, 2026 – Noon

Meeting: May 11, 2026 - 6 pm

Deadline: April 28, 2026 – Noon

Theresa Weed, Clerk



VILLAGE OF BROCKPORT

ZONING BOARD OF APPEALS APPLICATION

VILLAGE OF
BROCKPORT

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

Area Variance: ☐	Use Variance: ☒
Interpretation: ☐	Special Permit: ☐
Other: _____	

JUL 16 2026

PER CK #155
\$300.00

Meeting Date: August 10th 6 p.m.
Date Submitted: 7/16/26
Application Fee: \$ 300.00
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: 89 Adams St. Brockport, NY 14420
Tax Map Parcel #: 26.5201 068.75-1-2 Parcel Size: 49 1/2' width 212.5' depth
Property Zoning District: Brockport Village Property Class: Single family
Present Use of Property: Gardening / hens Proposed Use of Property: House goats in barn
Flood Zone: ☐ Yes ☒ No Historical designations? ☒ Yes ☐ No
Provision of Code Appealed (section and subsection): Article 1 Keeping of Swine / 55-1 Keeping of farm animals prohibited
Previous applications that pertain to this application? ☐ Planning Board ☐ Zoning Board of Appeals

Description of Proposal / Detail of Request:

I would like to enhance my historic backyard Victorian garden with 3 tiny goats. Presently goats are not allowed to live in the village. I am asking for this exception because our nation's food system is so chemically laden.

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.

Sarah C. Hart
Applicant Signature

Sarah C. Hart
Applicant Name Printed/Typed

89 Adams St. Brockport, NY 14420
Street City State Zip

Phone # _____ E-mail _____

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.

Sarah C. Hart
Owner Signature

Sarah C. Hart
Owner Name Printed/Typed

89 Adams St. Brockport, NY 14420
Street City State Zip

Phone # _____ E-mail @com

AREA VARIANCE TEST

New York State criteria:

In making its determination, the ZBA shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination the board shall also consider:

- 1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;
- 2) whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance;
- 3) whether the requested area variance is substantial;
- 4) whether the proposed variance will have an adverse effect or impact on the physical or environmental condition in the neighborhood or district; and
- 5) whether the alleged difficulty was self-created; which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.

The ZBA, in the granting of area variances, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

USE VARIANCE TEST

New York State criteria:

In making its determination, the ZBA shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination the board shall also consider:

- 1) the applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence
- 2) that the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;
- 3) that the requested use variance, if granted, will not alter the essential character of the neighborhood; and
- 4) that the alleged hardship has not been self-created.

The ZBA, in the granting of use variances, shall grant the minimum variance that it shall deem necessary and adequate to address the unnecessary hardship proved by the applicant, and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

July 15, 2026

Sarah Hart
89 Adams St.
Brockport, NY 14420

Dear Zoning Board of Appeals,

I am writing this plan to ask forgiveness and permission to continue with my miniature goat plan in my backyard.

I have made a thorough study of this endeavor by reading a collection of books over the last decade. Some of the titles include City Goats by Jennie P. Grant and Holy Shit by Gene Logsdon. I am happy to provide a full bibliography to illustrate the environmental impact, historical precedence, and general animal husbandry knowledge, that I have developed from my reading and education.

In the village, we currently allow people to house as many as three dogs, and more in some cases. These animals are often larger than dwarf goats. Dogs create many problems. Dogs attack, maim and even kill other people's pets. This is not to mention that they bite and attack humans as well. Goats do not bite. They are docile in their very nature. I have had three pets killed by a stray "therapy" pet dog that entered my yard. Domesticated pet waste (dogs and cats) can be a nuisance and a troublesome pollutant to our waterways. Goat manure, unlike dog feces, is considered good for the garden and therefore produces no pollution or nuisance. If we are going to allow nuisance animals who pollute, it really doesn't make sense to not allow peaceful, gentle, vegetarian animals, whose waste is actually beneficial to the environment.

If taken care of properly no animal should be producing any offensive smells. Animals that produce lots of odor attract predators; it is an unnatural state. Animals smell because of human neglect. Neighbors do not have to put up with noise, these dwarf goats are generally quiet due to their health and happiness.

Recently I have had the premises inspected by a licensed veterinarian who indicated that my current setup is extremely clean, perfectly spaced, and better than many he has seen. I put all waste from the barn and pen into my garden, it is routinely cleaned. Goats are an important part of my closed loop permaculture system.

We live in a nation where the amount of chemicals and fertilizer being put in and on our food is dangerous and worrisome. We have an obesity epidemic due to mass quantities of food that have poor nutritional value. Through gardening and soil management I enjoy having some control over my own food supply. My backyard is a way for me to produce nutrient dense food without chemicals for my family. This should be a human right as much as clean water and basic health care.

I do not believe everyone should be granted the privilege of having goats. Many of the dog problems we see are due to ignorance and neglect. Having miniature goats is a lot of work. I take it seriously. I am not advocating for a broad village goat ownership movement. However, I do believe that a serious instance of goat ownership in the village should be considered on a small scale. I am willing to do the work necessary for a success story.

Over the July 4th weekend I cleared a spot on the canal path by removing the main bulk of leaves from a fallen tree. People passing by thanked me for clearing the debris and making the path safer. Feeding the goats helped others and also the canal workers when they returned after the holiday.

I have a historic designation for my house. Goats were once legal to keep and I have learned that the laws passed against having them were discriminatory in nature. People did not like that minorities or single mothers might be keeping goats to help feed their family. It was part of red lining laws and ultimately classism. I would be happy to provide more information about how such a sad and unkind history of the law has slipped from our common consciousness.

The survey map I have included illustrates the compact and appropriate area (in blue) for the goats to be housed/maintained. This area was deemed appropriate by a licensed veterinarian.

I thank you very much for your attention and consideration in this matter and hope that you find my application favorable.

Sincerely,

Sarah C. Hart

ADAMS STREET
(49.5' WIDE)

CONCRETE SIDEWALK

BLACKTOP DRIVE

GRAVEL DRIVE

FR GAR

FR BARN

2.1' TO WOOD FENCE

6.2' TO WOOD FENCE

4.1' TO WIRE FENCE

ASSUMED

24.75'

2.7'

5.0'

90°02'30"

74.25'

89°57'30"

78.7'

78.7'

16.0'

22.7'

24.4'

22.5'

19.2'

1.5'

264.00'

3.8'

30.1'

4.2'

4.9'

0.9'

0.2'

2.0'

89°57'30"

74.25'

41.0'

40.8'

0.4'

4.7'

5.0'

7.7'

4.0'

24.7'

264.00'

5.1'

18.6'

2.0'

26.0'

1.1'

22.1'

22.1'

1.1'

24.7'

26.0'

18.6'

5.1'

2.0'

BLK CHWY

2 STY FR HSE No 89

1 STY SECT 18.4'

COV'D WOOD PORCH

COV'D WOOD PORCH

2.8'

0.5'

0.5'

7.1'

2.8' 5.8'