

Village of Scottsville  
Planning Board Meeting Agenda  
Thursday, April 07, 2022 – 7:00pm  
Held at Johnson Park Pavilion, 3 Browns Ave

Planning Board Members: Steve Cullum, Chairman  
Kevin Marks  
Patti Brandes  
David Domina  
Mark Smith

Agenda

1. **Call to Order:** Chairman Steve Cullum called the Thursday, April 07, 2022 Village of Scottsville Planning Board meeting to order at        pm.

2. **Pledge of Allegiance**

3. **Roll Call:**

Steve Cullum  
Kevin Marks  
Patti Brandes  
David Domina  
Mark Smith

Also present: Ginny Winter, Deputy Clerk  
Nikki Whitmarsh, Trustee

4. **Approval of Minutes:**

**Motion:** made by                      and seconded by                      to approve the minutes of the Thursday, March 10, 2022 Planning Board Meeting as submitted.

**Vote:** Carries ( - )

Steve Cullum    Patti Brandes  
Kevin Marks    David Domina  
Mark Smith

5. **New Business**

Special Use application for 32 Main Street

**Motion** to schedule a public hearing of the Planning Board on May 12, 2022 regarding review of Special Use Permit Application for a dwelling at 32 Main Street. Special Use Permit review to be done in accordance with the requirements outlined in Article IX of the Zoning Code.

Code/BI report

6. **Old Business**

7. **Adjournment:**

**Motion:** made by                      and seconded by                      to adjourn the meeting at        pm.

**Vote:** Carries ( - )

Steve Cullum  
Kevin Marks  
Mark Smith

Patti Brandes  
David Domina



Victory Hill Land Co.

Village of Scottsville  
Planning Board and Building Department  
22 Main Street  
Scottsville, NY 14546

March 14, 2022

Proposed One Bedroom Apartment  
32 Main Street

Dear Village Officials:

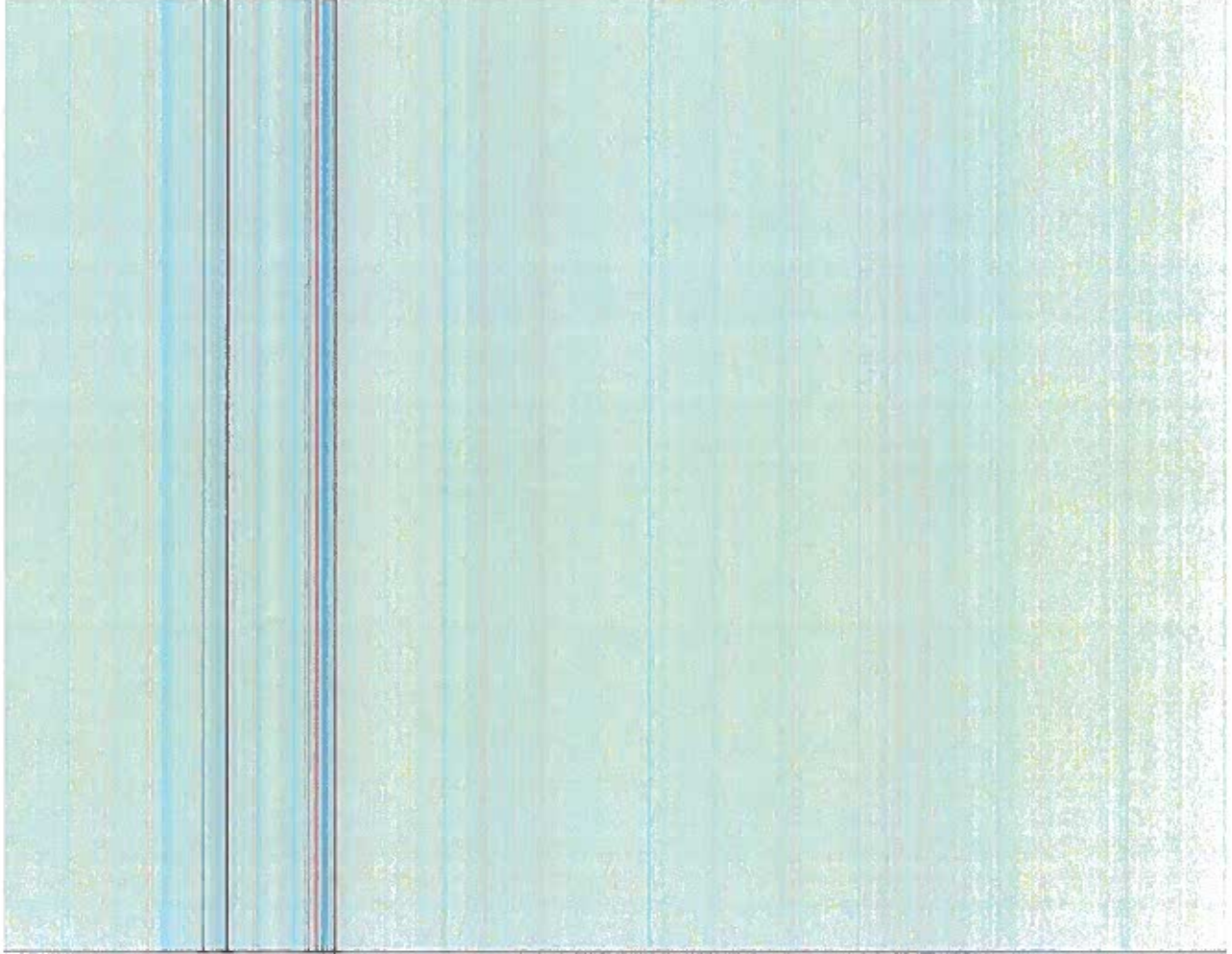
On behalf of Beth Paszko of Van Helsing Capital, LLC, the building owner and applicant, this correspondence submits a Building Permit Application and supporting information for a Special Use Permit as needed to appear before the Planning Board per Section 170-26 of the Zoning Code. The applicant wishes to change the use of approximately 638 sf area of commercial space into a one-bedroom apartment. The location of the one-bedroom apartment is currently vacant commercial space in the center of the building (pictured below) that the applicant cannot keep rented. Although the building is currently for sale, the applicant wishes to pursue the change in use in case it does not sell so that he may renovate the interior space and keep the building fully leased.

As you recall, in 2019, The Village Planning Board approved conversion of 370 sf area at the rear of building into a studio apartment, which has been a successful rental. The addition of 638 sf for the new one-bedroom apartment will total 1008 sf will represent approximately 11% of the building floor area. Which, is still a negligible amount of the building area. The two large commercial areas, which comprise approximately 89% of the building remain successfully rented and are planned to remain in commercial use.



As discussed at our initial meeting with the Board in 2019, the Paszkos have made several improvements to the building during his years as the owner. They essentially rescued this building after it was foreclosed upon and left to deteriorate. The business plan for maintaining this property requires continual leasing, which has been challenging in downtown Scottsville and in conjunction with the reduction in retail demand all over the country.

Engineering | Architecture | Planning & Design | Construction Management | Development | Building Rehabilitation  
868 Winkow Road Churchville, NY 14428  
b.paszko@gmail.com 585-451-6538



Conversion into usable residential space will provide the Paszkos with one more potential tenant to keep the building fully utilized and profitable. As we all know, space accessed from the rear of a building is not desirable for commercial use. Residential use abutting other residences behind the Main Street commercial district is appropriate.

One topic to address with any conversion of use is the potential impact to neighbors. For this application, the size of the conversion is very small and will not result in any changes to the rear of the building facing residences. This leaves parking in the 10 space gravel lot as the one potential issue for discussion. Currently, at this time the Orthodontist tenant's customers utilize on-street parking. The tenant for the large commercial space on the right side of the building uses two spaces in the rear parking lot. Since the tenant on the right side uses much of their space for storage there are no customers. That leaves the remainder of the parking lot in the rear of the building available for employees and two parking spaces for the residential use, that will be included in the one-bedroom apartment lease as it is for the studio lease.

Access to both apartments will be via a shared vestibule at the rear of the building, which also serves the Dr. Dingus' Orthodontic clinic. No residential access will be from the Main Street side of the building. Electric service (lights, HVAC and hot water) will be separately metered. The attached drawings show the improvements, which include modifications to provide a 2-hour fire separation between the residential use and the existing low hazard commercial use. Many of the existing walls adjoining the apartment are concrete masonry units. The new replacement windows in the existing vestibule area on the front of the building, which will replace the existing doors, will accommodate egress.

We understand that this application must be reviewed by the Planning Board for approval of the residential conversion, and that the technical details of construction will be addressed with Code Enforcement Officials.

Please schedule this application for the next Planning Board meeting in April 2022. Please call me at (585) 451-6538 or send email to kip.finley@gmail.com if there are questions.

Sincerely,



Kip Finley, PE

Xc: Beth Paszko Van Heising Capital, LLC

Attachments:  
Application  
Engineering Drawings

Engineering | Architecture | Planning & Design | Construction Management | Development | Building Rehabilitation  
868 Waslow Road Churchville, NY 14428  
kip.finley@gmail.com 585-451-6538



Victory Hill Land Co.

PROJECT: 32 Main Street Apartment

DATE: March 14, 2022

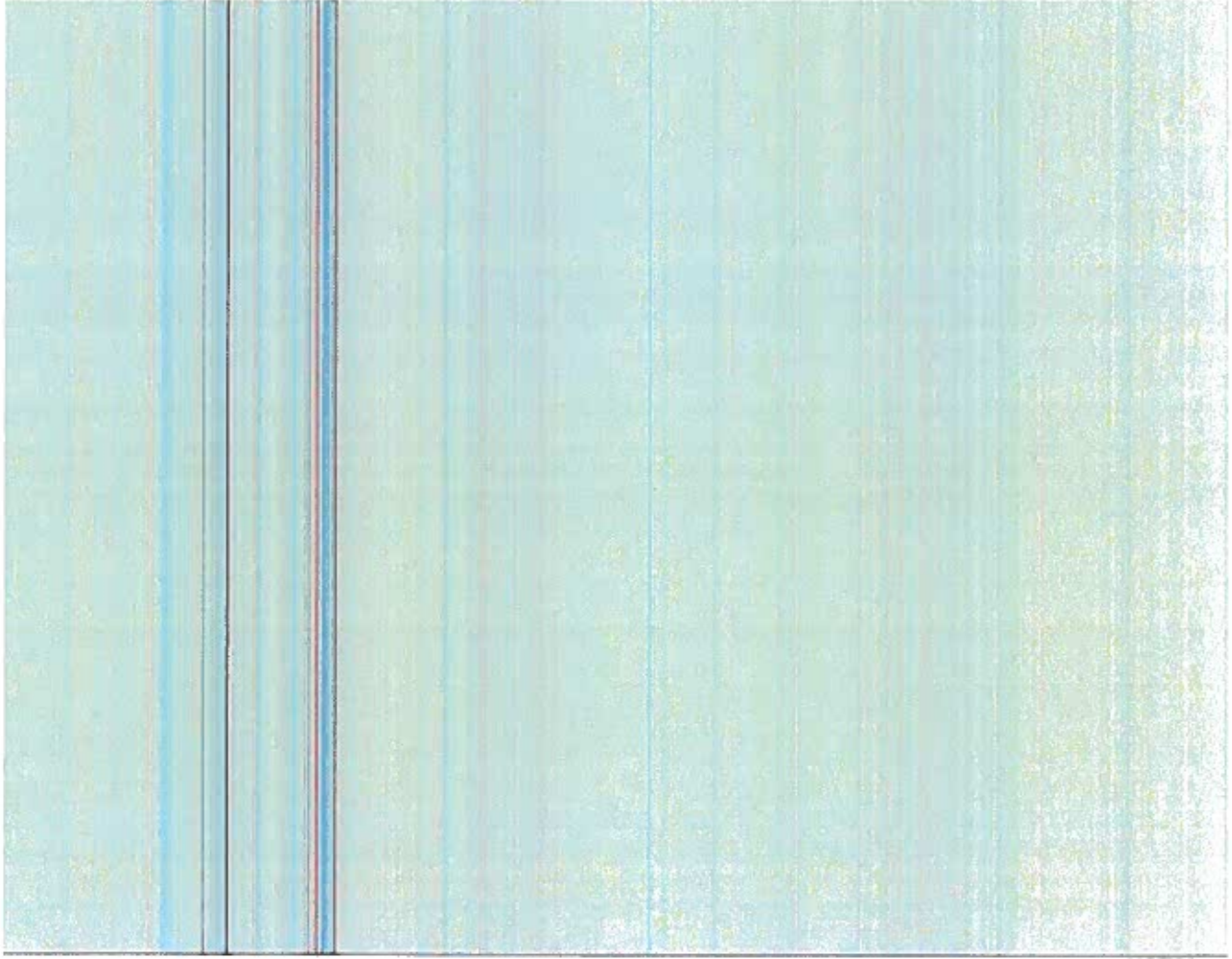
**PROPOSED EXTERIOR WINDOW REPLACEMENT**



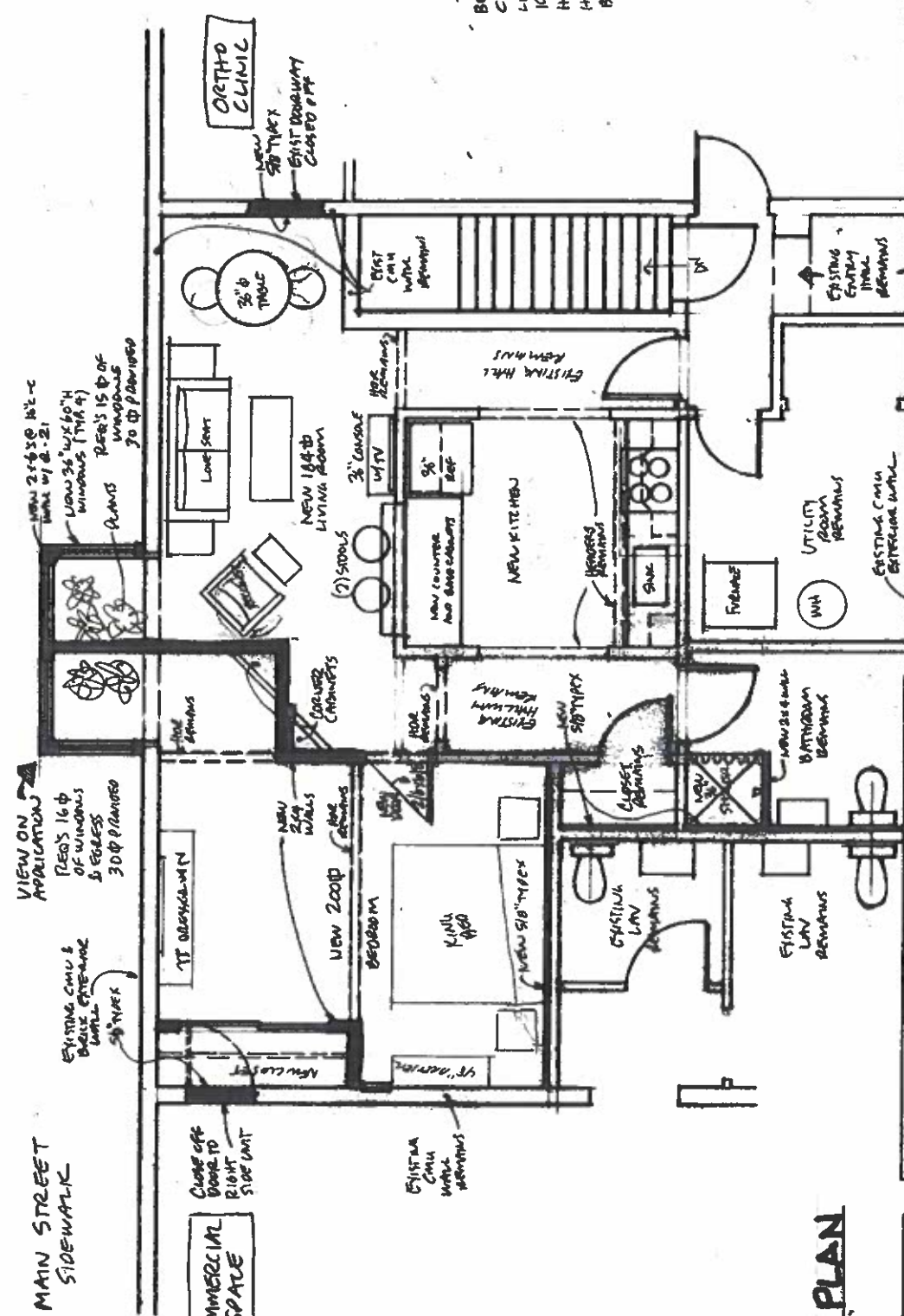
EXISTING



PROPOSED



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868 Window Road, Churchville, NY 14428  
kip.fairley@gmail.com 585-451-6538



TOTAL AREA

BEDROOM	200
CLOSET	18
LIVING RM	184
KITCHEN	96
HALLWAY	34
HALLWAY	42
BATHROOM	64
<b>TOTAL</b>	<b>638</b> SF

**PROPOSED APARTMENT**  
**32 MAIN STREET**  
 Villages of Scottsville, New York

**REVISIONS**

MAIN STREET  
SIDEWALK

COMMERCIAL  
SPACE



**FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

Kip Finley, PE  
 d.b.a Victory Hill Land Company  
 888 Winlow Road  
 Churchville, NY 14228  
[www.victoryhill.com](http://www.victoryhill.com)  
 (585) 451-0550

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 Permitted by Engineer Only

VIEW ON APPLICATION

EXISTING CMU & BRICK EXTERIOR WALLS  
 3/4\"/>

NEW 2x4x8 16\"/>

CLOSE OFF DOOR TO RIGHT SUB UNIT

EXISTING CMU WALLS WITH REVISIONS

EXISTING HALLWAY WITH REVISIONS

EXISTING LAV WITH REVISIONS

NEW 2x4 WALL BATHROOM REMAINS

RE-OPEN INSTALLED NEW WINDOW

UTILITY ROOM REMAINS

EXISTING CMU EXTERIOR WALL

EXISTING ENTRY HALL REMAINS

EXISTING HALL WITH REVISIONS

EXIST. CMU WALL WITH REVISIONS

3\"/>

DIETHO CLINIC

NEW 3/4\"/>

EXIST DOWNEYWAY CLOSED 2\"/>

NEW 184 sq ft LIVING ROOM

NEW KITCHEN

NEW 200 sq ft BEDROOM

NEW 96 sq ft BATHROOM

NEW 18 sq ft CLOSET

NEW 42 sq ft HALLWAY

NEW 34 sq ft HALLWAY

NEW 64 sq ft BATHROOM

APPLICATION FOR A VARIANCE / SPECIAL USE PERMIT / INTERPRETATION OF THE ZONING CODE

APPLICATION FOR:

Area / Use Variance from Code Section \_\_\_\_\_

\*Special Use Permit for a change in use for CBB sft of Commercial use into residence

Interpretation of a Zoning Code \_\_\_\_\_

ADDRESS OF PROPERTY INVOLVED: 32 Main Street

Zoning Classification: CBB Tax Map Number: 200.38-1-17

PROPERTY OWNER INFORMATION:

Signature: Beth Paszko

Print Name Beth Paszko

Mailing Address 225 Stearns Rd Churchville, NY 14428

Phone Number Henry Paszko of [REDACTED] (husband to owner)

Email Address hpaszko@gmail.com

Answer the following questions for an <sup>Special Use</sup> Area Variance request:

1) Specific Request: Convert 638 sft of Commercial space into residence

2) Cost of Project: \$10,000 ±

3) Explain why a building cannot be built to comply with the existing code regulations.

There is a very limited number of persons who want to rent a small space with little exposure to Main Street and little parking available on the street. There are also 2 steps that make it difficult to enter for elderly & Hk persons.

- 4) Explain why your situation is unique and is not shared by all properties alike in the immediate vicinity of your property.

The vacancy is a problem in the vicinity of our property. There are vacancies that cannot be filled with commercial uses. Therefore we are keeping the prime commercial spaces rented (88%) and wishing to convert a non-prime commercial space into a residence that will be accessed from the rear of the building. The space has been vacant for 42 months out of the 100 months that we have owned the building. Rents ranged from \$300/mo to \$435/mo for the other 58 mos.

- 5)

The effect on the character of the neighborhood will be positive as it will fill vacant space. Visually there will be little change as the doors will be converted to windows.



**APPLICATION FOR A VARIANCE / SPECIAL USE PERMIT / INTERPRETATION OF THE ZONING CODE**

If applying for a Use Variance, Special Use Permit or an interpretation to the Zoning Code please complete the top portion of the application and provide the necessary information separately

For a complete explanation of procedure, please refer to:

Village of Scottsville, NY Code

Chapter 170: Zoning  
Special Uses Article IX  
ecode360.com/33079883

1. Beth Phuzko Print (owner of property),  
Located at 225 Stearns Road Churchville 14428 hereby grant

Permission to members of the Scottsville Planning Board, Zoning Board of Appeals, Historic Preservation Commission and Village Staff to enter upon and review my premises in connection with my application:  
*with advance notice so we can unlock the premises*

X Beth Phuzko

(signature of property owner)

APPLICATION FOR A VARIANCE / SPECIAL USE PERMIT OR AN INTERPRETATION OF THE ZONING ORDINANCE

Statement of Applicant and Owner with Respect to Reimbursement of Professional and Consulting Fees

In conjunction with an application made to the Village of Scottsville, the undersigned states, represents and warrants the following:

1. I/We am/are the applicant and/or owner with respect to an application to the Village of Scottsville.
2. I/We have been advised of, are aware of and understand the obligation to reimburse the Village of Scottsville for consulting and professional fees incurred in relation to my/our application(s), all in accordance with the Village of Scottsville Consultant Fee Reimbursement Law.
3. I/We understand that this obligation shall not be dependent upon the approval or success of the application.

Owner: Beth Paszko  
Print

Signature: Beth Paszko

Dated: 3/16/2022

Applicant (if different from Owner): Same  
Print

Signature: \_\_\_\_\_

Dated: \_\_\_\_\_