

TOWN OF CLARKSON – ZONING BOARD OF APPEALS

March 3, 2010

PRESENT – Board Members

Conrad Ziarniak - Chairperson
Paul Dittman *
Rick Sheffer *
Jackie Smith
Scott Tantalo

Support Board Members

Richard Olson, Town Attorney *
Chad Fabry, Code Enforcement *
Ursula M. Liotta, Building Dept. Coordinator
Excused *

CALL TO ORDER:

C. Ziarniak called the meeting to order at 7:00 pm, led all present in the Pledge of Allegiance, and reviewed the agenda.

PUBLIC HEARING:

- Lakeside Medical Office Building #2**
122 West Avenue, Tax Acct. #068.02-1-16
Application: Special Permit for a Temporary Sign
Presented by: Michael Trojian, Konar Properties

C. Ziarniak opened the public hearing by reading the legal notice aloud. M. Trojian, briefly outlined the purpose of the application and the details of the temporary sign, stating in part, as follows:

- That the application is for a temporary sign for leasing purposes only, and it will remain up through construction.
- That the sign is made of exterior grade painted plywood, and the logo is a decal adhered to it.
- The location of the sign was pinpointed on the amendment to the application as provided to the board members.
- That he is looking to pre-lease the building space, and hoping for 50% occupancy by year-end 2010 prior to moving forward with the demolition of the existing building and the new construction in January 2011.
- A color rendering and the specifics of the new build were shown to the board, and a mini-model of the proposed sign was shown as well.

No public was present for comments. C. Ziarniak made a motion to close the public hearing; second by S. Tantalo; unanimously carried.

C. Ziarniak made a motion determining that this matter is a Type II SEQR action and therefore, not subject to further environmental review; second by J. Smith; unanimously carried.

Other discussion:

The board inquired regarding the time frame of the project. M. Trojian stated that the razing of the old building would be the beginning of the construction project as a whole; that the temporary sign would remain in place until completion of the new building.

J. Smith made a motion that this board grant Applicant's request for a Special Permit for a temporary sign, as follows:

- That the temporary sign advertising medical office space for lease will be 6' high and made up of 3 panels 20" x 8' each (40 sq. ft.), and will be supported by 4x4 posts.
- That the sign will be situated 10' from the South property line and 130' from the East property line.
- That the sign will be professionally made of exterior grade painted plywood with a logo decal adhered to it.
- That the sign will be kept in like-new condition.
- That the sign will not be illuminated.
- That the sign will not obstruct the flow of traffic.
- That the sign will remain on site until construction of the project has ended.

Second by S. Tantalo; unanimously carried.

TOWN OF CLARKSON – ZONING BOARD OF APPEALS
March 3, 2010

NEW BUSINESS: None

OLD BUSINESS: None

OPEN FORUM: None

OTHER:

Re: Mobil-on-the-Run – C. Ziarniak agreed to send an email to Supervisor Kimball explaining the premise behind the board’s request for C. Fabry to contact the business owner with regard to the illegal sign on the property.

Re: ZBA computer program - the board members have not yet had an opportunity to access and review the “Web-QA” program.

REVIEW OF MEETING MINUTES: February 17, 2010

J. Smith made a motion to approve the minutes; second by C. Ziarniak; unanimously carried.

NEXT MEETING: March 17, 2010 at 7:00 p.m.

ADJOURNMENT: C. Ziarniak made a motion to adjourn at 7:40 p.m.; second by J. Smith; unanimously carried.

Approved 4-7-10

Respectfully Submitted,

Ursula M. Liotta, Bldg. Dept. Coordinator