

TOWN OF CLARKSON – ZONING BOARD OF APPEALS

July 21, 2010

PRESENT – Board Members

Conrad Ziarniak - Chairperson
Paul Dittman *
Jackie Smith
Scott G. Tantalo
Michael Beadling

Support Board Members

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

CALL TO ORDER:

C. Ziarniak opened the meeting with the Pledge of Allegiance, and reviewed the agenda.

PUBLIC HEARING: None

NEW BUSINESS:

1. **Jubilee Christian Church**, 3565 Lake Road, Tax ID#054.13-1-1
Application for Special Permit for permanent sign

Pastor Emelio Sebastian appeared on behalf of the church with regard to the application for a Special Permit for a permanent sign. Discussion by the Board w/P. Sebastian included the following:

- There is a smaller sign at the entrance to the church, and a sign in front of the building near the road, but none on the East wall of the building where the new sign will be placed.
- The proposed oval-shaped sign is approximately 4' x 8' (32 sq. ft.), which is less than 40 sq. ft. as required by Town Code.
- The sign will be all one piece and made from redwood material that is made to last 15-20 years.
- Photos of existing signs made from the same material were shown to the Board.
- P. Sebastian was told that the sign will need to be maintained in like-new condition.
- The sign will be illuminated by a ground spot light directed up toward the sign and away from the road; the amount of wattage will be provided by the P. Sebastian at the Public Hearing.

The Board determined that the application was complete. C. Ziarniak made a motion to schedule the Public Hearing for August 4, 2010 at 7:00 p.m.; second by S. Tantalo; unanimously carried.

2. **Wegman Family LLC**, Emeritus at Landing of Brockport, 90 West Ave, Tax ID#068.02-1-15.11
Application for (1) Special Permit for new permanent sign & (2) Application for an Area Variance

No one was present on behalf of the Applicant. The Board reviewed and discussed the application for the two requests, including the following:

- The new sign is a replacement sign for one that was approved in 1998. It is a completely new sign with a new name, and has already been built on site. Applicant has been advised that the application process needs to be followed as though it was not already built.
- The application included the instrument survey of the property showing the sign's location, as well as a rendering of the sign.
- The double-sided illuminated sign will be made out of weather-resistant material.
- The new sign will be 43 sq. ft., (3 sq. ft. larger than the 40 sq. ft. allowed by Town Code) and therefore, requires an Area Variance.

The Board determined that the application was complete. C. Ziarniak made a motion to schedule the Public Hearing for August 4, 2010 at 7:00 p.m.; second by J. Smith; unanimously carried.

OLD BUSINESS: None

OPEN FORUM: None

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OTHER:

The Board informally discussed how to procedurally handle certain situations; that the ZBA will only act after the zoning officer has given a denial to a resident; that the resident needs to make an application.

REVIEW OF MEETING MINUTES: June 16, 2010

S. Tantalo made a motion to approve the minutes; second by M. Beadling.

Vote: C. Ziarniak abstained
 J. Smith aye
 S. Tantalo aye
 M. Beadling aye
 P. Dittman absent

NEXT MEETING: August 4, 2010 at 7:00 p.m.

ADJOURNMENT: C. Ziarniak made a motion to adjourn at 8:02 p.m.; second by J. Smith; unanimously carried.

Approved 8-4-10

Respectfully Submitted,

Ursula M. Liotta,
Building Department Coordinator