

APPROVED
ZONING BOARD OF APPEALS
MINUTES OF MEETING
January 9, 2012

The regular meeting of the Zoning Board of Appeals of the Town of Clay, County of Onondaga, State of New York was held at the Town Hall of Clay, 4401 State Route 31, New York on January 9, 2012.

Chairman Mangan called the meeting to order at 7:30 P.M. and upon the roll being called the following were:

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| PRESENT: | Charles V. Mangan | Chairman |
| | Arthur Fennhahn | Deputy Chairman |
| | Karen Liebi | Member |
| | Mark Smith | Member |
| | Brian Hall | Member |
| | Vivian Mason | Secretary |
| | John Marzocchi | Acting Attorney |
| | Mark Territo | Commissioner of Planning & Development |

MOTION made by Chairman Mangan to adopt the 2012 scheduling calendar, which states the filing dates of when a completed application is to be received from an applicant for a variance, a special permit, or an interpretation and designating the second Monday of each month as the regular meeting of the Zoning Board of Appeals for the year 2012. Motion was seconded by Deputy Chairman Fennhan. *Unanimously carried.*

Chairman Mangan appointed Arthur Fennhahn as Deputy Chairman for the year 2012.

Chairman Mangan welcomed Brian Hall as the new member of the Zoning Board of appeals, filling the unexpired term of Eugene Young, who was elected to the Town Board.

MOTION made by Deputy Chairman Fennhahn to accept the Minutes as written for the meeting held on December 13, 2011. Motion was seconded by Mr. Smith. *Unanimously carried.*

MOTION made by Chairman Mangan for the purpose of the New York State Environmental Quality Review (SEQR) that all new actions tonight will be determined to be Type II actions, and will be given a negative declaration, unless otherwise advised by our attorney. Motion was seconded by Ms. Liebi. *Unanimously carried.*

OLD BUSINESS:

None.

NEW BUSINESS:

Chairman Mangan asked the board members if they all had visited the site and all answered in the affirmative.

**Case #1446 - VARIANCES - Metropolitan Signs, Inc. (Grace Evangelical Covenant Church),
Tax Map #051.-01-10.4:**

The applicant is requesting Area Variances pursuant to Section 230-22 C.(1) to allow for an increase in the allowable sign area from 24 square feet to 52 square feet; to increase the allowable height from 6 feet to 12 feet 2 inches; and to reduce the minimum setback from 25 feet to 9 feet. The property is located in a RA-100 Residential Agricultural zoning district.

The secretary read the proof of publication.

David Razzante of Metropolitan Signs and Larry Gibbens of the Grace Evangelical Covenant Church were present.

Mr. Razzante explained that they are asking for three variances, two regarding the size and height and one to reduce the minimum setback. They want to install a two tier design sign. There are three other churches on State Route 31 and they would like to do something different than what they have for signage. He further explained that the visibility on the corner is dark and this new sign which will be in the center of the frontage area will also light up the parking lot. They also want the capability of changing the letters on the second tier of the sign to let people know what's going on.

Mr. Razzante addressed the standards of proof:

1. The church is located on 3 ½ acres with commercial properties to the east, so they believe the sign will not change the character of the neighborhood. Also, since they are centering the sign on the frontage of their property, they feel the new sign will be an improvement.

Chairman Mangan agreed that the placement of the sign will be an improvement.

2. They will be moving the sign away from the drainage swale and that this new location is the best place to construct the sign. With regard to size, they need enough room on the lower tier of the sign to spell out the functions the church has to offer. In addressing the height, they feel they need enough height so that the base of the sign has enough room to allow for snow. They feel their request is the most feasible method to accommodate their needs.

Deputy Chairman Fennhahn asked about the lighting, and Mr. Razzante stated that it would be vertical.

3. If the area variances are approved as requested they feel the variance requests are substantial.
4. They believe there will be no adverse environmental impact on the neighborhood.
5. They do feel the need for the variance is self-created.

Mr. Gibbens explained that they want the sign so that they can notify the community that they offer marriage and parenting classes and to also notify people regarding information for the food pantry.

Ms. Liebi said she felt they still don't need such a tall sign.

Mr. Gibbens explained that they want the logo, so additional height was added to accommodate it.

Mr. Smith said he also had an issue with the size and height of the sign. Perhaps the tier with the lettering could have less lines.

Chairman Mangan agreed that the size and height is an issue for him also.

Mr. Gibbens reiterated their concern for the height of the base because of the snow.

Chairman Mangan stated that he likes the new location of the sign, but wonders how effective it will be, and suggested that perhaps they are doing too much.

Mr. Gibbens replied that he felt the sign makes a difference so people will know of special events.

Mr. Smith asked if they considered a wall sign and a smaller yard sign, and Mr. Gibbens said he wants people to be able to read it.

Ms. Liebi asked if they could advertize these events other ways and Mr. Gibbens said yes.

Mr. Razzante said they could make it a little smaller.

Chairman Mangan stated that he would like them to consider that and come to the February meeting with a new proposal.

Chairman Mangan asked if there were any further questions and there were none. Chairman Mangan asked for those in favor of granting the variance and those opposed to granting the variance and there were none.

Chairman Mangan adjourned the hearing to February 13, 2012.

There being no further business, Chairman Mangan adjourned the meeting at 8:00 P.M.



Vivian I. Mason, Secretary
Zoning Board of Appeals
Town of Clay