

APPROVED  
**ZONING BOARD OF APPEALS**  
**MINUTES OF MEETING**  
**February 13, 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 February 13, 2012.

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

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 Deputy Chairman Fennhahn to accept the Minutes as written for the meeting held on January 9, 2012. Motion was seconded by Ms. Liebi. *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 Mr. Smith. *Unanimously carried.*

**OLD BUSINESS:**

**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 at the previous meeting. Also, the applicant addressed the Standards of Proof given at that time.)*

David Razzante of Metropolitan Signs and Ron Hotaling a member of the leadership team at Grace Evangelical Covenant Church were present.

David Razzante presented a new proposal, stating that they had reduced the height of each sign by one-half foot. They want the logo and the sign where they can change the information, and they feel the black portion between these two signs makes the sign more distinguishable.

Chairman Mangan commented that when traveling at 55 miles an hour, he wouldn't be reading a sign.

Mr. Hotaling said he believed people would be able to read it. They feel the sign is the best way to communicate. Also, with the road grade they lose 18 inches.

Ms. Liebi noted that their present sign is low to the ground and can be read.

Mr. Razzante argued that the church wants a sign that's different and nicer.

Chairman Mangan said he still feels it's too large, to which Mr. Razzante replied that this sign is smaller than their old signs.

Chairman Mangan asked for those in favor and those opposed to approving the variances and there were none.

Chairman Mangan closed the hearing.

**MOTION** was made by Mr. Smith in Case #1446 to deny the area variance request to allow for an increase in the allowable sign area from 24 square feet to 45 square feet, to deny the area variance request to increase the allowable height from 6 feet to 11 feet, approve the area variance request to reduce the minimum setback from 25 feet to 9 feet as shown on the application, and to impose the condition that the existing sign be removed when a new sign is installed. Motion was seconded by Mrs. Liebi.

Roll call:	Chairman Mangan	- in favor	
	Deputy Chairman Fennhahn	- in favor	
	Mrs. Liebi	- in favor	
	Mr. Smith	- in favor	
	Mr. Hall	- in favor	<i>Unanimously carried.</i>

The variance request for the reduction in the setback in Case #1446 is granted; the sign height and square footage is denied.

**NEW BUSINESS:**

None.

There being no further business, Chairman Mangan adjourned the meeting at 7:50 P.M.

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