

TOWN OF CLARKSON ZONING BOARD OF APPEALS MEETING
Held at the Clarkson Town Hall
Wednesday, June 1, 2022 at 7:00 PM

Board Members

Conrad Ziarniak, Chairperson
Joseph Perry
Joanne Scheid
Howard Henick
Dan Maier

Support Staff

Keith O'Toole, Town Attorney
Kevin Moore, Code Enforcement
Anna Beardslee, Building Department Clerk

Excused *

CALL TO ORDER:

C. Ziarniak called the Zoning Board meeting to order at 7:00 p.m. and led all those present in the Pledge of Allegiance with a moment of silence for first responders. He then read aloud the agenda for the night.

PUBLIC HEARING:

Applicant: 80 West Ave Holdings, LLC.

Property Owner: 80 West Ave Holdings, LLC.

Property Address: 80 West Ave

Tax ID: 068.02-1-13

Zoning: Commercial

Applicant requesting 1) a special permit to place a permanent externally illuminated sign with up lighting for a Medical Professional Building on 80 West Avenue 2) an area variance for a double faced freestanding sign with combined square footage of 42 sq feet where 40 sq feet is allowed.

C. Ziarniak read aloud the Legal Notice for 80 West Ave Holdings, LLC and asked for the owner to give a brief summary of the sign proposal.

Casey Saucke is present to represent for 80 West Ave Holdings, LLC and stated that there are currently two signs on the property that they will be taking down and replacing with one double faced sign with uplighting.

C. Ziarniak explained the diagrams that were submitted, noting the location of the sign on the property. He asked K. Moore if it the sign is in the site triangle.

K. Moore stated that the sign is not in the site triangle.

C. Ziarniak asked C. Saucke if he had anything to provide for the uplighting.

C. Saucke said that he did not have documents to submit, but stated that the lights would be 80 watts or less.

C. Ziarniak stated that a light shield would need to be placed on the lights.

C. Ziarniak asked about the hours that the lights would be on.

C. Saucke stated that he hadn't thought about it, but would certainly look into having a timer for the lights to go off by 9:00 or 10:00 PM.

C. Ziarniak asked if there was anyone present for the Public Hearing.

No one responded.

C. Ziarniak asked if correspondence was submitted.

A. Beardslee stated, no.

C. Ziarniak made a motion to close Public Hearing.

J. Scheid seconded.

Unanimously carried.

C. Ziarniak stated that the area variance for the double faced sign was not addressed on the application questions, so he will have Casey Saucke give answers verbally.

C. Ziarniak read aloud the application questions:

1) What benefit would be derived by the applicant seeking a variance?

Casey stated that replacing existing signs with a modern sign to enhance visibility of the access way of the property.

2) What desirable changes will be produced in the character of the neighborhood by the granting of the area variance?

C. Ziarniak stated that there is no desirable change as it is a small variance request.
J. Perry stated that they are replacing two signs down to one.

3) What other methods does the applicant have to achieve the benefit other than the area variance?

H. Henick stated that the only other option is to make the sign smaller.
C. Ziarniak stated that if they make the sign smaller they may be issues with visibility.

4) Is the requested area variance substantial?

C. Ziarniak stated that it is not substantial.
Casey agreed.

5) Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood?

J. Perry stated that there is no adverse effect as the property is surrounded by other businesses as well.

6) Was the alleged difficulty self-created?

C. Ziarniak stated that it is not self-created and the sign is replacing two current signs, so it is beneficial.

J. Scheid asked what the material of the sign was.

J. Perry stated that the application states that the sign will have an aluminum cabinet and skirting.

J. Scheid asked if it will be protected from the elements and be made to last.

C. Ziarniak stated that a condition could be placed to keep in like new condition.

C. Ziarniak made a motion that this item is a Type II SEQR with a negative declaration.

J. Perry seconded.

Unanimously carried.

J. Perry made a motion to approve the special permit and area variance with the following conditions:

- The two current signs be removed
- The illumination of the sign will be shielded lighting that will go off to coordinate with the parking lot lights that go off.
- The Sign will be kept in like new condition.

H. Henick seconded.

Unanimously carried.

MINUTES:

J. Scheid made a motion to approve the minutes as corrected from May 18, 2022.

J. Perry seconded.

Unanimously carried.

ADJOURNMENT:

C. Ziarniak made a motion to adjourn at 7:24 PM.

D. Maier seconded.

Unanimously carried.

NEXT MEETING:

The next meeting of the Zoning Board of Appeals will be Wednesday, June 15, 2022 at 7:00 PM held at the Town Hall.

Respectfully submitted,

Anna Beardslee, Building Department Clerk

Minutes approved on 7/20/2022