

Present: Mark Nicholson, Bill Baker, Larry Hohl, Mike O'Connor Atty. Don White, Deputy Clerk Jo O'Neill, Trustee Karl Laurer

Absent: Bob Fantauzzo,

Meeting came to order at 7:00pm.

Mark Nicholson asked for a motion on the minutes from November 16, 2017.

Motion: Bill Baker made a motion to approve the minutes of November 16, 2017 as written. Seconded by Larry Hohl. All were in favor. Minutes were approved.

Mark Nicholson reminded the board members about their training requirements.

- 1) **Application:** 30 North Avenue, Tax ID # 080.47-1-12. Applicant: Nick Musson, owner: The Waffle Factory. Applicant proposes to install freestanding sign in front setback at 30 North Avenue. Current Village code requires 20' (feet) from front setback. Sign proposed to be placed 3' (feet) from front setback requiring a 17' (foot) variance. Applicant also seeks to add use of beer garden to rear patio area. Applicable Zoning section: 175-54 D(3)(a); 175-22 B. Property Zoned: Central Business

M. Nicholson explained to the applicant that they did not have a full board present and asked if he would like to proceed or reschedule. The applicant wished to proceed.

Presentation: Nick Musson, from The Waffle Factory, mentioned that the restaurant is in a converted old house, which sets back from the road. In addition, there's a large box elder tree which blocks the view of the building from the north. This makes it difficult for patrons to find. He has used temporary A-frame signs, but they have been blown over and knocked over by the sidewalk plow in the winter. Other businesses in this area have signage in the front to be visible. He proposes installing a two-sided pole sign, 1ft x 2ft, which will be made out of cedar like the sign on the building. There will be solar lights on the ground below the sign. He intends to make the sign himself.

M. Nicholson asked if the sign would hang over the sidewalk.

N. Musson replied that it would not. He has discussed the placement with Will Barham, and determined the best location for the sign in the yard.

Bill Baker inquired if the pole sign would be high enough and out of the way of the sidewalk plow.

N. Musson indicated that the sign will be in the yard and away from the sidewalk.

Larry Hohl questioned if anything other than what was on the original sign would be added to the new sign.

N. Musson explained that they serve homemade ice cream from 6-9pm, and he may add that to the bottom of the new sign. The sign on the building will remain as is.

Open to the Public:

No comments were made.

Closed to the Public:

M. Nicholson then asked for a motion on SEQR.

Motion: Bill Baker made a motion to declare the Zoning Board of Appeals as the lead agency in this matter for a Type II action under SEQR.

Seconded by Mike O'Connor. All were in favor. Motion passed.

M. Nicholson then stated that they need a motion on a front yard setback variance. The code requires a 20ft setback. The sign will only be setback 3ft, so they need a 17ft variance.

M. O'Connor questioned if they also need a variance for the number of signs.

Don White indicated that according to code 175:54D(2), they are only allowed one sign per business unless it is located on a corner. Consequently, they will need a variance for the number of signs as well.

Motion: Larry Hohl made a motion to grant a 17ft front yard setback variance for the distance from the street line to the sign, and a variance for the number of signs to allow two signs for this business. Seconded by Mike O'Connor. All were in favor. Motion passed.

M. Nicholson then asked if there is anything on the agenda for next month, and for an update on the Brittany Woods development.

Jo O'Neill replied that there is nothing for next month as of yet. In regards to the Brittany Woods development, they are expected to break ground in May. Don White added that they will be closing on the construction loan this week with ESL.

Motion to Adjourn: Bill Baker made a motion to adjourn the meeting.

Seconded by Mike O'Connor. All were in favor. Meeting adjourned at 7:19pm.

The next Zoning Board of Appeals Meeting is scheduled for 7:00pm on May 17, 2018.

Respectfully submitted,
Jo O'Neill, Deputy Clerk