

Village of Webster
Zoning Board of Appeals Meeting Minutes
Meeting Minutes of March 16, 2017

Community Meeting Hall
29 South Avenue
Webster, NY 14580

Present: Mark Nicholson, Bob Fantauzzo, Mike O'Connor, Karl Laurer, Atty. David Mayer, Building Insp./Code Enforcement Officer Will Barham, Deputy Clerk Jo O'Neill
Absent: Bill Baker

Meeting came to order at 7:30pm.

Mark Nicholson asked for a motion on the minutes from January 19, 2017.

Motion: Mike O'Connor made a motion to approve the minutes of January 19, 2017 as written. Seconded by Bob Fantauzzo. All were in favor. Minutes approved.

1) Application:

Greg Chambery, owner of Maplewood Nursing Home, 100 Daniel Drive, Tax ID # 080.09-1-19. The Maplewood is applying for an additional freestanding sign with a proposed location at its new east entrance off Dean Spring Drive. Applicant seeks relief from current zoning regarding number of signs and location of sign to road setback. Applicable zoning section: 175-54(D)(2) and 175-54(3)(a). Property zoned: Neighborhood Business.

Presentation:

Peter Gorman, from Marathon Engineering, represented Maplewood Nursing Home which is zoned NB. They are here to discuss a new sign to be placed at the new entrance off Dean Springs Dr., which will complement the new addition they are working on right now. The new sign will be 5ft high x 6ft wide, and will be internally lit. There will be a mulch bed and landscaping around it. It will be a second sign for Maplewood, so they will need a variance for the number of signs. They will also need a variance for the setback distance from the road. The sign will be 5ft from the pavement, and the current zoning requires a setback of 20ft. It is located in a maintenance agreement area owned by the Village, which per the agreement a sign is permitted in the area. There is a traffic control gate at that entrance. They did receive a positive recommendation from the Planning Board regarding the two variances.

Mark Nicholson expressed that there is one member absent from the board, and asked if Maplewood would like to reschedule when a full board would be present.

P. Gorman indicated that he would proceed with the application.

Bob Fantauzzo inquired as to whether people will be able to drive all the way through from Dean Springs Dr. to Daniel Dr. and then come out on Main St.

P. Gorman said that the Daniel Dr. entrance will be blocked off. There will only be a maintenance entrance to access the basement.

Mike O'Connor asked if the sign will match the sign on Main St.

P. Gorman replied that it will be similar in style, with a "wavy" accent on top.

Karl Laurer questioned whether the height of the sign will obstruct the view of traffic.

P. Gorman stated that the sign will be located in front of a pine tree that is already there, so it will not obstruct traffic any more than the existing tree.

Open to Public Comments:

No comments.

Public Comments Closed:

M. Nicholson restated the need for two variances, along with a motion for SEQR.

Motion: Mike O'Connor made a motion to declare of the Zoning Board of Appeals as lead agency for a Type II action under SEQR. Seconded by Karl Laurer. All were in favor. Motion passed.

Motion: Bob Fantauzzo made a motion to approve a second sign for Maplewood Nursing Home at 100 Daniel Drive. Seconded by Mike O'Connor. All were in favor. Motion passed.

Motion: Mike O'Connor made a motion to grant a 15ft side yard setback variance for a sign located at the Dean Springs Drive entrance. Seconded by Bob Fantauzzo. All were in favor. Motion passed.

M. Nicholson then mentioned that all board members are required to get 4hrs. of training per year, and pointed out that there are opportunities coming up for training in the evening, and during the day on May 19, 2017. Let Jo O'Neill know if you're interested in attending any of them. He then asked for a motion to adjourn the meeting.

Motion to Adjourn: Karl Laurer made a motion to adjourn the meeting. Seconded by Bob Fantauzzo. All were in favor. Meeting adjourned at 7:43pm.

The next Zoning Board of Appeals Meeting is scheduled for 7:30pm on April 20, 2017.

Respectfully submitted,
Jo O'Neill, Deputy Clerk