

Minutes for the Town of Sennett Zoning Board of Appeals on Thursday, June 27, 2024 at the Town of Sennett Office Building.

Members: Dennis Sherry
Marian Cool
Bob Steiner
Ed Magdziak, Alt.

Rich Andino, Attorney
Harold Gilfus, Code Enforcement Officer

Absent: Dave Sikora, Jeff Hofmann

Dennis opened the meeting at 7:00 with the Pledge and a roll call. Ed makes a motion to accept the minutes from the March meeting, Marian seconds. Minutes accepted.

There is no old business. Tonight, Joe Crane is present to speak on behalf of his company, Crane Storage, which was approved by the Planning Board to build a 5-building storage facility at 346 Grant Avenue Rd. Crane is requesting a sign variance for a 4'x8' sign on the premises. The Town's code calls for a maximum sign size of 25 ft² and the requested sign would be 32ft². Crane shows the board examples of much larger signs in the area for the board to take into consideration. Crane is not requesting as large of a sign as other businesses have presently, but a sign that is large enough not to get lost on Grant Ave. Rd. There is not currently a sign on this property as it is a new business. The sign would go on the left side of the driveway, not in a right-of-way.

Dennis confirms with Harold Gilfus that the lighting on the sign must be downcast according to the Town's codes, Harold confirms that is correct. Crane's drawing presently shows lights casting upwards on the sign, but Crane declares it is not an issue to have that changed to downcast lights. Harold has no concerns about the application, but states that he came to answer any questions the applicant may have had about the notice mailed to him.

Rich Andino tells Dennis that a posting to have a public hearing must be submitted for next month's meeting. Rich also states that he completed Part 2 of the SEQR. It is an unlisted action. Bob makes a motion to declare the Town of Sennett's ZBA as Lead Agency, that it is an unlisted action, and the declaration of a negative impact to the environment. Ed seconds the motion, all in favor.

Marian makes a motion to hold a public hearing at the next meeting on July 25. Bob seconds, all in favor. Dennis states he will determine if this needs to be directed to the County for 239 review and will do so if needed. He will also ask the Town to notify the property neighbors.

Ed asks Harold what the distance requirement is for a right-of-way is from the edge of the road and who is responsible for maintenance—the Town or the property owner. Harold says the right-of-way is 25 feet and the Town is only responsible to maintain the right-of-way if something becomes hazardous to citizens.

Dennis proposes the idea that maybe the Town should change the code to allow signs to be 32 ft² since many applicants request that size. Harold states he doesn't have the data on the other signs in the area but they likely had variances.

Marian motions to adjourn, Bob seconds. Meeting adjourned.

Respectfully submitted,

Heather Edmunds