

Minutes for the Town of Sennett Zoning Board of Appeals on Thursday, July 28, 2022 at the Town of Sennett Office Building.

Members: David Sikora, Chair
Jeffrey Hofmann
Bob Steiner
Dennis Sherry, alt.
Marion Cool

Rich Andino, Attorney

Dave opens the meeting at 7 PM with the Pledge. Ryan Brandt is joining the meeting virtually to represent Rochester's Cornerstone Group in their application for Sennett Senior Apartments, LLC which owns the Sennett Meadows facility.

Dave first asks for a motion to accept the minutes from the June 23, 2022 meeting. Jeff makes a motion, Bob seconds, all ayes. Minutes accepted.

Marion makes a motion to open up a public hearing, Dennis seconds. Brandt explains to the board that they are requesting a variance for signs on the premises. The sign location was approved by the Planning Board last year. They are requesting relief from section 904 of the Town of Sennett Zoning Codes that limits signs to 12 ft². They are proposing that the sign be 30ft². The larger sign would make it more visible to traffic on Route 20 for visitors, prospective residents, deliveries, etc. Brandt says the 55-mph speed on the road requires the sign be large enough to be noticed by traffic. Dave asks if they considered putting in two signs, one facing East and one facing West, so that cars from both directions could see it. Brandt says the proposal is for a double-sided sign that will be perpendicular to Route 20. The construction is about 70% complete and there are ongoing applications for residents. They expect to be fully leased by the end of February.

Dave's concern is that this is a residential area and would not like to have large signs in the area. Sennett Meadows has been advertised and through the boards of the Town for construction, so people know about the construction, is a large sign necessary to direct people to it? Jeff says that he believes the signs at the church across the street are the same size as being requested, but he wouldn't want the sign to be any larger than 30 ft², that should be sufficient. Dave asks for comments or questions from the public, no one is present.

Dennis makes a motion to close the public hearing, Jeff seconds.

Marion believes the request is excessive. Anyone making deliveries will know where this building is as well as prospective residents or they can search for it in a GPS; it goes against the residential area and she believes making it larger will increase the commerciality of it. Marion is also concerned that there will be more developments in the future that will want large signs and it will crowd the residential area making it more commercial than it is zoned for. Bob thinks that it is hard to fight the increase in size if the church right across the street has a large sign like this. Bob does not see an issue. Marion says they don't actually know the size of the church's sign. Rich adds that they do not have to make a decision tonight if they want to do more research. Dave said he will call the Code Enforcement Officers after the meeting and ask them to measure the 2 sides of the church's signs.

Brandt asks if the board can approve a variance for the sign to be the same size as the church's sign. Rich says he would advise against that because the board wouldn't actually know the specifics of what they are approving. He suggests the board decide in August after measuring. Dave said they will get measurements, contact the board and then Brandt and will try to get a meeting set so they don't have to wait a whole month.

The board reads through the SEQR and agrees as listed. Dave asks for a motion to declare the Town of Sennett ZBA as lead agency and that it is an unlisted action. Jeff makes the motion, Dennis seconds, all ayes.

Dennis makes a motion to adjourn, Dennis and Marion second, meeting adjourned.

Respectfully submitted,

Heather Driscoll, ZBA Clerk