

Present: Vernon Rowlands, Chairman
Edward Mazanek, Vice Chairman
Dr. Steve Holowinski
Charles Snedaker

Absent: Leonard Sas, Secretary

Also Present: Diane Salva, Clerk to the Planning & Zoning Boards
Jeff Jacobs, Attorney for the Village
Daria Golazeski, Town of Union DCPW/C&O

Chairman Rowlands called the meeting to order at 6:30pm & noted the emergency exits.

OLD BUSINESS - None

St. James Church – 131 Main Street

SEQR

Public Hearing – Variance

St. James Catholic Church, Johnson City, submitted a sign application for a new sign with masonry materials selected to closely resemble the architectural details of the church, and which will incorporate LED sign panels. The proposed sign will be in the same location as the existing old wood sign at 131 Main Street at the corner of Main Street and Lester Avenue. The proposed sign would require two area variances, both concerning the LED display. Digital signs are permitted in a General Commercial zoning district. The first variance is to allow for multiple colors to be displayed instead of only one color on the LED display. This is to allow for the display of logos and graphics used to announce church, school, and community events. The second requested variance is to allow the sign graphic to be changed a few times per day, versus one change daily as is permitted. The LED sign will improve the ability of St. James Church to display announcements and events.

The proposed sign would require the following variances:

- 1) Area Variance to permit a LED Sign to have more than one color in a General Commercial District;
- 2) Area Variance for a scrolling sign that will change a few times per day.

Michael Haas with Haas Landscape Architects and Rev. John Donovan were present.

Chairman Rowlands explained that the public hearing remains open from the July 13th regular meeting.

The Board reviewed the issues that were discussed at the last meeting and discussed the hours of the day that the sign could be illuminated.

Chairman Rowlands closed the public hearing.



Chairman Rowlands read the staff recommendations and department head comments comments.

239-Review Staff Recommendation

The Broome County Planning Department staff recommends denial of the sign as proposed because the requested area variance is inconsistent with the Village of Johnson City efforts to improve the local signage and reduce visual clutter through the adoption of new sign regulations. They also recommend that the Village ensure that the project does not conflict with the allowed hours of illumination.

NYS DOT had no comment on the area variance for the proposed sign. They did note that the sign owner should be aware that messages on the sign must conform with Part 150 "Advertising Signs Adjacent to the Interstate and Primary Highway Systems" of the highway Law.

Planning Staff Recommendation

The Planning Department staff recommends that the Planning Board recommend:

- 1) Approval of the area variance for an LED Sign with more than one color only for the display of logos and not for the text; and
- 2) Approval of the area variance for a scrolling sign to change a few times a day, but limited to no more than three times per day, as that appears to the maximum number of events per day on the Church's calendar of events.

Department Head Comments

Code: No comments at this time
Police: No compelling interest
DPW & Water: Zoning App and narrative address should be 131 Main Street.
JC Planning Board: Recommend approval of a variance to allow multiple colors for the sign display area. Recommend approval a variance to allow for an LED sign to change the message up to 3 times per hour.

SEQR

Attorney Jacobs explained that a SEQR Short Environmental Assessment Form has been prepared and reviewed the form.

The board, having reviewed Part I and Part II of the SEQR Short Environmental Assessment Form ("Short EAF") has determined that there will not be any significant adverse environmental impacts with respect to the project, therefore a motion was made by Dr. Holowinski and seconded by Mr. Snedaker finding that the proposed action will not have a significant adverse environmental impact and authorizing the Chairman to sign the Negative Declaration.

Motion Carried – Vote:

Yes – 4 (*Mazanek, Snedaker, Holowinski, Rowlands*) **No** – 0 **Absent** – 1 (*Sas*)



A motion to approve a variance to allow for an LED sign with more than one color, the sign message changing not more than 3 time per hour, requiring a “touch of black” between messages and with the sign illumination to be limited to the hours the church is open (from 11pm – 7am the sign must be off) was made by Mr. Mazanek and seconded by Mr. Snedaker.

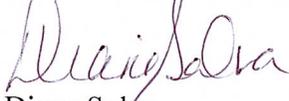
Motion Carried – Vote:

Yes – 4 (*Mazanek, Snedaker, Holowinski, Rowlands*) **No** – 0 **Absent** – 1 (*Sas*)

ADJOURNMENT

The meeting was adjourned at 6:40pm.

Respectfully submitted,



Diane Salva

Zoning Board Clerk

