

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

Absent: Leonard Sas, Vice Chairman

Also Present: Diane Busko, Clerk to the Planning & Zoning Boards
Daria Golazeski, Town of Union DCPW/C&O

A brief work session was held at 7:00pm. During the work session the board reviewed the applications on the agenda.

Chairman Mazanek called the meeting to order at 7:30pm & noted the emergency exits.

MINUTES

A motion to approve the minutes for the June 13, 2016 regular meeting was made by Chairman Mazanek. The motion carried with all those present voting in the affirmative.

PRIVILEGE OF THE FLOOR - None

COMMUNICATIONS - None

CONTINGENCIES - None

OLD BUSINESS

Hargo Appliance/Jeremy Harris – 80 Harry L. Drive **SEQR & Decision – Variance for signage (2)**

Jeremy Harris has submitted an application to install a second wall sign at 80 Harry L Drive. The second wall sign is 168 square-feet in size and is proposed for the east side of the building. The property is zoned Neighborhood Commercial and only one wall sign per business is permitted. In addition, the proposed sign is 120 square-feet greater than the 48 square-foot wall signs that are permitted in the Neighborhood Commercial zoning district. Therefore, Hargo Appliance Company is requesting two area variances as follows: Area variance for a second wall sign; and Area variance for a wall sign 120 square feet greater than permitted.

The applicant, Mr. Jeremy Harris, was present. Chairman Mazanek explained that the public hearing was held on June 13, 2016.

SEQR

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 Mr. Rowlands 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 (*Snedaker, Holowinski, Rowlands, Mazanek*) **No** – 1 (*Sas*) **Absent** – 0

Chairman Mazanek read the department head comments.

Department Head Comments:

Police: No compelling interest.
Fire: No concerns expressed.
Code Enforcement: Size is excessive.
Public Works & Water: No compelling interest.
Planning Staff: The Planning Department staff recommends: 1.) Approval of a second wall sign, to be located on the east side of the building; and 2.) Denial of a variance for a wall sign 120-square-foot greater than permitted. The east side of the building faces the Harry L Drive ramp from Airport Road, which makes it a useful sign for clients trying to find the business. It is recommended that the size of the second wall sign meet wall sign regulations, considering that this neighborhood has a mixture of residential and commercial uses, and the neighborhood feel should be maintained as much as possible.
JC Planning Board: Recommend 1.) Approval of a second wall sign, to be located on the east side of the building; and 2.) Denial of a variance for a wall sign 120-square-foot greater than permitted.
BC Planning Dept.: Recommend denial of the sign as proposed because it would run contrary to the Village of Johnson efforts to improve the local signage and to the purpose of the new sign regulations to reduce visual clutter through the prevention of excessive sign displays. We recommend the sign be reduced in size.

Zoning Board Clerk Diane Busko reminded the Board that at the last meeting Daria Golazeski explained that the size of the sign referenced in the Planning Staff comments is incorrect and also at that meeting Mr. Harris agreed to reduce the size of the sign to 80 square feet.

A motion to grant a variance for a second wall sign, 80 sq. ft. in size including the department head comments was made by Mr. Rowlands and seconded by Mr. Snedaker.

Motion Carried – Vote:

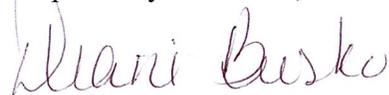
Yes – 4 (*Snedaker, Holowinski, Rowlands, Mazanek*) **No** – 1 (*Sas*) **Absent** – 0

NEW BUSINESS - None

ADJOURNMENT

The meeting was adjourned at 7:40pm.

Respectfully submitted,



Diane Busko, Zoning Board Clerk

