

**TOWN OF MANLIUS
ZONING BOARD OF APPEALS
December 15, 2016**

The minutes of the Town of Manlius Zoning Board of Appeals Meeting held on July 21, 2016 in the Town Hall, 301 Brooklea Dr. Fayetteville New York. Those present were:

Chairman	Henry McIntosh
Member	KP Kelly
Member	T.R. Schepp
Member	Al Ruthig
Member	Jim Campbell
Secretary	Deborah Witzel

Also Present: Chinedu Okigbo, of Ariella Sign, Inc.

The Pledge of Allegiance was recited

Minutes and Legal Notices

Member Campbell made a motion, seconded by Member Ruthig to approve the minutes of October 20, 2016, and it was carried unanimously.

Chairman McIntosh stated that he has confirmed that the legal notices have been published for the applications on the agenda. Member Schepp made a motion, seconded by Member Kelly to waive the reading of the publication for the items on the agenda and it was carried unanimously.

Traditions at the Links – 5900 N. Burdick St. Fayetteville NY

Public Hearing – area Variance – for a Sign – requesting a variance of 45+/- sq. ft. instead of the required 16 sq. Ft. and 12+/- ft. height variance instead of the required 6’

This item will be heard at the January 19, 2017 meeting

Immaculate Conception Church – 400 Salt springs Road, Fayetteville NY

Public Hearing – Area Variance – for a 37.6 square foot sign – requesting an area variance of 38+/- sq. ft. instead of the required 16 sq. ft. and an 11+/- height variance instead of the required 6’

Chairman McIntosh opened the Public Hearing at 7:01PM

Chairman McIntosh reviewed the applicants request for a variance of 22 +/- square feet for a 38 +/- sq. ft. sign instead of the required 16 square feet.

Sign contractor Chin Okigbo, of Ariella Sign, Inc. representing Immaculate Conception Church, stated the sign was designed to be installed on private property so it is not the sign that is on Salt

Springs Rd. The Applicant stated that he chose to bring the application to the board to let them know what the intentions are and to clarify the sign placement.

Chairman McIntosh asked if the applicant had notified the neighbors. Mr. Okigbo answered yes

Chairman McIntosh proceeded with the applicant through the five (5) criteria questions:

- 1) Whether the benefit sought by the applicant can be achieved by some other feasible method? Mr. Okigbo stated - no
- 2) Whether the Variance will result in an undesirable change in the character of the neighborhood or to nearby properties? Mr. Okigbo stated - no
- 3) Whether the requested Variance is substantial? Mr. Okigbo stated – no
- 4) As to whether the Variance will have an adverse effect on physical or environmental conditions? Mr. Okigbo stated - no
- 5) Whether the alleged difficulty was self-created? Mr. Okigbo stated – yes- the sign goes well with the new addition and it gives the church a present.

Board Questions

Member Kelly asked if the sign would have any lighting. Mr. Okigbo answered it may have a light below the sign if any stating that this sign is meant to be viewed in the day time. Member Kelly stated that if the sign were to have lighting that would bring questions on how it would be lit. Mr. Okigbo answered at this time there is no plan to light the sign. To run any lines to the sign would be too involved.

Member Ruthig asked if this sign is replacing the sign that is there now. Mr. Okigbo answered yes but because of the new addition the new sign will be across the street.

Member Schepp asked from the ground to the peak of the sign how high will it be. Mr. Okigbo answered between 6 & 7 feet. Member Schepp asked how much larger is the new sign from the old sign. Mr. Okigbo answered the old sign is 6'X 4' and the posts are 7 to 8 feet with about 2 ½ feet below grade.

Public Comments

There being no comments from the public Chairman McIntosh closed the public hearing at 7:09PM.

Board Discussion

Member Schepp stated the sign will blend with the character of the area, replacing the existing sign being about the same size, and he has no issue with the sign and stated it would be a great addition to the property.

Members Campbell, Kelly, Ruthig and Chairman McIntosh agreed that it would be a great addition to the property.

SEQRA Review

Chairman McIntosh determined the proposed project and action contemplated comprised of a Type II Action pursuant to the New York State Environmental Quality Review Act, and as such no further review was required.

Board Action

Member Schepp made a motion to grant an area variance to IC Church Salt Springs Rd Fayetteville NY allowing for a 38' variance instead of the required 16' and a height of 8' instead of the required 6', seconded by Member Kelly.

The Board voted as follows:

Chairman McIntosh	aye
Member Kelly	aye
Member Campbell	aye
Member Ruthig	aye
Member Schepp	aye

The motion was carried.

Adjournment

With there being no other business, Member Kelly made a motion, seconded by Member Campbell, and carried unanimously, to end the meeting at 7:21PM

Respectfully submitted,
Deborah Witzel, Secretary
Town of Manlius Zoning Board of Appeals