BALDWINSVILLE ZONING BOARD OF APPEALS

**16 WEST GENESEE STREET, BALDWINSVILLE, NEW YORK**

*Approved June 11, 2018*

The regular meeting of the Baldwinsville Zoning Board of Appeals was called to order on

May 14, 2018 at 7:00 p.m. by Chairman, Jim Zuccolotto

**Present:** Jim Zuccolotto, Chairman John Rutkowski

Connie Taft

Fred Thomas

**Also Present:** Steve Darcangelo, Village Engineer

 Gregg Humphrey, Code Enforcement Officer

 Bob Baldwin, Village Attorney

**Guests:**  Richard Saint - 28 Mechanic Street/Area variance

 Dennis Sick - 2789 Cold Springs Rd/AREA variance-sign

 Jim Hickey – Charles Signs

Pledge of Allegiance

***Motion*** by Mr. Rutkowski to approve the minutes from April 9, 2018 as submitted, second by Ms. Taft

 *Motion carried 4:0*

**28 Mechanic Street – AREA variance**

Mr. Saint, owner of the property at 28 Mechanic Street is at this evening’s meeting to address the Board. Mr. Saint has submitted an application for the construction of a porch 8’ by 19’ on the front of his house. The home is existing, non-conforming in an R-1 district where according to Village Code must have a 40-foot front yard set-back. It is 21-feet from the front property line 20.5-feet from the sidewalk and approximately 32.5-feet from the edge of the road. Mr. Saint is requesting a variance of 7’.

Mr. Saint stated the porch would be constructed of wood and he had plan on doing the work himself. The stairs would be on the driveway side of the porch. He said most of his neighbors had front porches around him and that after his was installed it would not extend as far in the front yard as most do now.

Mr. Zuccolotto explained that this would have to go to a Public Meeting in June. A Public Notice would be posted in the local news paper and surrounding neighbors would be notified by mail. Also, the plans that Mr. Saint submitted were adequate. Chairman Zuccolotto explained to Mr. Saint that when he returned next month for the Public Hearing he would have to present to the Board a hardship for the variance he requested other than “you want a front porch”.

***Motion*** by Mr. Thomas to publish a Public Hearing Notice for June 11, 2018 ZBA meeting with regards to an application for a front yard AREA variance at 28 Mechanic Street, second by Mr. Rutkowski.

 *Carried 4:0*

***Motion*** by Ms. Taft to declare this a Type II Action with no further action necessary for SEQRA, second Mr. Rutkowski.

 *Carried 4:0*

**2789 Cold Springs Rd. – By.Pass Market Café/AREA variance / sign**

Mr. Dennis Sick, owner of the property and business at 2789 Cold Springs Rd. and Mr. Jim Hickey, owner of Charles Signs were present to address the Board. Mr. Hickey has submitted an application for the construction of one (1) free-standing sign at this location. The sign will be set back at least 4’ from the right-of-way line of a public highway and will not extend over the sidewalk. The sign will not extend more than 20-feet above ground level. The total square footage of the proposed sign is 139.862 square feet, 69.931 square feet per side. With that, the proposed sign is 115.862 square feet larger than the Code allows. Mr. Hickey has included a LED message center measuring 41” x 7’3” as part of the signage package. At this time there is a moratorium on electric message board signs, this expires in August 2018.

***Motion*** by Mr. Rutkowski to declare this an Unlisted Action and to publish a Public Hearing for June 11, 2018 meeting, second by Ms. Taft

 *Motion carried 4:0*

***Motion*** by Mr. Rutkowski to adjourn the meeting at 7:48pm, second by Ms. Taft

 *Motion carried 4:0*

Next meeting scheduled for June 11, 2018 submission date of May 28, 2018.

Respectfully submitted,

Mary E. Augustus

ZBA Secretary