

Minutes of the regular meeting of the Fairport Zoning Board, held January 23, 2017 at 7:00 p.m., in the Board Room, Village Hall, 31 South Main Street, Fairport, New York.

PRESENT:

John Himmelberg, Chair
Michael Fortner, Deputy Chair
Eileen Wierzbicki
Sean Gibbons
Dale Davis

STAFF PRESENT:

Deborah Fuller, Coordinator

OTHERS PRESENT:

Ralph Baranas
Mayor May
Brad Miller
Dawson Hurlbutt
Evan Rood

Area Variance/45 South Main Street

Ralph Baranas, Premier Sign Systems, as agent for Fairport Savings Bank at 45 South Main Street, appeared to request variances from section 408 to permit three signs totaling 70.03 square feet.

The legal notice was read as it appeared in the Daily Record on January 3, 2017.

The Planning Board approved a sign site plan at 45 South Main Street as requested for three signs totaling 70.03 square feet with black lettering, the business logo, antique white backboard with down lighting for the signs at the front and side of the building and a "halo" lit sign at the rear of the building at their December 19, 2016 meeting.

Mr. Baranas explained that the bank is currently working on remodeling their building inside and outside and that their new logo is the result of a rebranding process recently completed. The new logo and an effort to be more visible are why the new signs are being requested.

E. Wierzbicki commented that the rear sign is the only one of the three that will be larger than existing and asked how much larger and why gooseneck lighting won't be used for that sign. Mr. Baranas explained that the halo lighting for the rear sign will shine brighter than gooseneck and will offer better security; gooseneck lighting creates shadowing. The sign cannot be smaller and have halo lighting.

Chairman Himmelberg opened discussion to the audience. No one wished to speak, the public hearing was closed.

The Board discussed the difference between the front lighting and the rear lighting and why it would be fine to have halo or back lighting at the rear of the building but not on Main Street.

J. Himmelberg felt that Village character would not be impacted by a halo lit rear sign that could be considered an alley area. The addition of lighting to the rear sign could be a helpful wayfinding sign at night and more secure for ATM users. The structure is a standalone building that is different from others in the area.

Checklist for consideration of Area Variances:

1. *Will an undesirable change be produced in the character of the neighborhood, or will a detriment to nearby properties be created by granting the variance?*
No, the neighborhood was described as being the central business district. (J. Himmelberg, M. Fortner, S. Gibbons and D. Davis agreed and E. Wierzbicki disagreed)
2. *Can the applicant achieve the desired end by some means other than a variance?* No. (All agreed)
3. *Is the requested variance substantial?*
No. J. Himmelberg, M. Fortner, and S. Gibbons agreed and E. Wierzbicki and D. Davis disagreed)

Minutes of the January 23, 2017 meeting of the Zoning Board of Appeals (continued)

4. *Will the proposed variance have an adverse impact or effect upon physical or environmental conditions in the neighborhood or district?*

No. (All agreed)

5. *Was the need for a variance self-created?*

Yes. (All agreed)

6. *Would a decision to grant the application be inconsistent with a prior decision of the board?*

No. (All agreed)

A motion was made by J. Himmelberg, seconded by D. Davis, and it was unanimously resolved to approve as submitted the application to allow three signs totaling 70.03 square feet.

GRANTED

Minute Approval

Upon motion by J. Himmelberg, seconded by D. Davis, it was unanimously resolved to approve the minutes of the December 19, 2016 meeting.

Adjournment

There being no other business the meeting was adjourned at 7:73 p.m.

Meeting Date

The next regularly scheduled meeting is scheduled for February 27, 2017.

Respectfully Submitted,

Deborah L. Fuller
Village of Fairport
Zoning Board of Appeals