

Zoning Board of Appeals Meeting
July 18, 2022

Present: Chairman Bill Nickal, John Ceresoli, Paul Adams, Jason Tardio, Counsel Nadine Bell, Code Officer Jeff Geer, Mr. & Mrs. Wolsey, Sandra Sargent -Headliner, Jill Doss
Excused: Dan Welker, Gene Dayton

Chairman Nickal called the public hearing to order at 7 p.m. for Ralph & Amy Wolsey of 123 Hawthorne Way. Chairman Nickal asked the Wolsey's to explain the reason for their request for an area variance at their property. Mr. Wolsey explained that they are planning to build a front porch with a roof at the front of their property. There is an existing cement pad (which they plan to remove) that currently project into the front yard setback by one foot. The planned porch with two steps off the front of the structure will encroach on the front yard setback another foot. The required front yard setback is 30 feet. Mr. Wolsey spoke of dropping the height of the porch creating a step by the door and reducing the impact into the front yard by one foot. He commented that he will be doing the work on the porch. Mr. & Mrs. Wolsey provided photographs of other porches/front steps of other properties in their neighborhood. Mr. Wolsey commented that this porch will not change the character of the property but would improve the appearance of the home. The Chairman commented the paperwork for the request appears to all be in order. Chairman Nickal asked if the Board had any additional questions for the Wolsey's. There were none. With no further questions or comments, and upon the motion made by John Ceresoli, seconded by Paul Adams, the public hearing was closed at 7:07 p.m. with all members present voting in favor.

Chairman Nickal called the regular Zoning Board of Appeals meeting to order at 7:07 p.m.

Minutes

The Board members reviewed the minutes of June 20, 2022. It was noted under the Headliner 's signage discussion that an error had been made in regard to the size of the window that the window sign is attached to. The window size should be 21.8 square feet and not the 17.2 square feet noted in the minutes. Upon the motion made by Paul Adams and seconded by John Ceresoli, the June 20, 2022 minutes approved with the correction noted above. All members present voting in favor.

Wolsey 123 Hawthorne Way - area variance request 49.5-1-55

The Board members discussed the area variance request by Ralph & Amy Wolsey to construct a 21' x 7' front porch which could encroach on the front yard setback by three feet. The required setback is 30 feet. Upon the motion made by Chairman Bill Nickal and seconded by John Ceresoli, the Zoning Board of Appeals approves the area variance request by Ralph & Amy Wolsey 123 Hawthorne Way and acknowledge that for purposes of SEQR this is a Type II action requiring no further action, for a 21' x 7' front porch addition that could encroach up to three (3) feet into the front yard setback dependent on the number of front steps and the height of the porch. The maximum encroachment into the front yard setback at the outside front edge of the porch will not exceed three (3) feet into the front yard setback.

John Ceresoli	yes
Paul Adams	yes
Jason Tardio	yes
Bill Nickal	yes

Motion approved and carried.

The Board instructed the Wolsey's to contact the Code Officer for the necessary building permits.

Solutions, LLC - Gillette property 410 Genesee Street

Sandra Sargent owner of Headliner salon appeared before the Board this evening to review her request for a variance for signage at her business. She has a window sign that exceeds the allowed 20% window coverage by approximately 9%. She explained she didn't realize she needed a permit for signs at her business. A friend had made several signs for her business as a gift and the window sign is too large. She explained she'd like to keep that sign as she like it and the friend will not be able to make another sign. Code Officer Geer explained that the window sign is not transparent. The Board set a public hearing for August 15, 2022 at 7 p.m. This information will be need to be sent to Madison County Planning Board for their review as it located on Route 5/13.

Hickory Hills - Business and Signage (NYS Inspection Station)

Code Officer Geer explained that this has come to the Village through a complaint. He explained that the individual whom he sent the notice of violation to responded that they needed a physical address for this NYS signage. The property is zoned High Density Residential and this use is not in keeping with zoning for that zone. This matter will be discussed further in August.

With no further business, meeting adjourned at 7:35 p.m.

Respectfully submitted,

Jill A. Doss
ZBA Secretary