

Village of Bloomfield ZBA meeting of May 15, 2014

The ZBA meeting was called to order at 7:00 p.m. by Chairman Ron Newell. Present were members Roslyn Duncan, Joe Ostrowski, Terry Hall, EJ Ward and CEO Andy Hall.

A public hearing for a sign variance was opened by reading the legal notice which appeared in the Daily Messenger. Terry Baird was present, representing applicant Sandy Hicks, to discuss the proposed ground-mounted sign to be placed at the access driveway to Wellness Way.

The following was established for the record:

1. Proof of notification of residents within 200 ft. of the applicant's property was verified
2. No written concerns or phone calls were received regarding this application
3. Ron read the portion of the March 27 planning board minutes which recommend approval of the sign variance conditioned upon the removal of the green street sign.
4. The neighbor to the east reviewed the application in the village office during normal business hours

Terry Baird presented the sketches depicting the design and placement of the sign.

The ZBA reviewed the application for a variance of 5 ft. to the side lot line, 4 ft. to the sidewalk, and 2 ft. in sign height as follows:

1. Undesirable change – the sign will improve aesthetics when compared to the sandwich board sign used now and cedars planted along the boundary will shield the view of the sign to the neighbor on the east side.
2. Minimum relief – sign in excess of 5 ft. in height to discourage vandalism and to allow visibility at the road adjacent to public parking
3. Self-creation - It is a flag lot with a building directly to the west of the access
4. The applicant is cautioned to place the planter base of the sign at a distance sufficient to protect it from the sidewalk plow.

The ZBA reviewed the short form SEQR for the unlisted action. Ron motioned, Terry seconded and it was unanimously carried to declare a negative declaration of adverse environmental impact as a result of the sign variance to construct a ground-mounted sign near the entryway to the property located at 1 Wellness Way, (tax map #68.13-1-65.200), which exceeds 5 ft. in height and is 5 ft. closer to the side lot line and 4 ft. closer to the sidewalk.

Ron motioned, Terry seconded and it was unanimously carried to approve the sign variance of 5 ft. to the side lot line, 4 ft. to the sidewalk, and 2 ft. in height, to allow construction of a ground-mounted sign at the access to the flag lot known as Wellness Way (tax map #68.13-1-65.200) as it is the minimum relief to allow for visibility and to discourage vandalism, and the design is an aesthetic improvement over what currently exists; conditioned upon the removal of the green street sign now located at the roadway.

Terry motioned, Joe seconded and it was unanimously carried to adjourn the meeting at 7:30 p.m.

Respectfully submitted,

Kathleen Conradt, Clerk