

Village of Bloomfield Zoning Board of Appeals Meeting of July 26th, 2018

Zoning Board of Appeals Members Present, Ron Newell, Joseph Ostrowski, Roslyn Duncan, Terry Hall, Emery J. Warden

Others Present: Laura Andolino (Secretary), Jim Kier (Code Enforcement Officer) and Christine McAllister (McAllister Sign, Inc. – representing Dolco/Commodore)

Newell opened the meeting at 7:00 pm, the Public Hearing was opened.

1. 7:00 pm Area Variance Review BV2-18-Dolco/Commodore, property located at 26 Maple Ave, tax map #68.17-1-27.100, has applied for an **Area Variance for size and number of signs for their commercial business.**

- Newell read the Legal Notice. Newell asked for the certified return receipts for the public hearing notices; McAllister gave them to the Secretary and she supplied them to the Board. Newell asked for any written comments, there were none.
- McAllister reviewed the request and explained what Dolco/Commodore was looking to achieve with the signs. McAllister stated that the sign by the road will be 2.75 sq. ft. over allowed. The second sign will be 5 x 7 and placed on Building A to allow customers to find the offices; sign will not be seen from the road.
- Hall stated that the road sign will not block traffic. Asked if the sign will be lighted, McAllister thought that they would be keeping the solar light that is present now.
- Newell made a motion and Hall seconded the motion to declare SEQR as type II, no further action required, all Board members voted and the motion was carried unanimously.

The Board then reviewed the five (5) criteria:

- 1) Undesirable change to the neighborhood: The Board felt that the road sign was smaller than ones already in the vicinity and would not cause any issues. The sign being placed on the building will not be visible from the road.
- 2) Alternate Method: The Board stated that they thought the proposed location for the signs were the best location.
- 3) Substantiality: The Board discussed other alternative; they felt that the request is not above and beyond what needs to be done to achieve the desired result.
- 4) Impact on the environment: The Board felt that there was no impact.
- 5) Self-creation: The Board felt that the request is self-created.

ZBA Decision:

Ostrowski made a motion and Hall seconded the motion to approve the Area Variance for – Dolco/Commodore, 26 Maple Ave, #BV2-18, tax map #68.17-1-27.100, for size and number of signs for their commercial business.

Whereas:

Record of Vote:

Ron Newell **Aye**, Joseph Ostrowski **Aye**, Roslyn Duncan **Aye**, Terry Hall **Aye**, Emery Warden **Aye**.

All Board members present voted Aye, Vote was carried unanimously.

Newell closed the Public Hearing at 7:24 pm.

2. Minutes of January 25, 2018

Hall motioned and Warden seconded and the January 25, 2018 ZBA minutes were approved as submitted.

3. Discussion:

- Secretary Andolino provided the Board with a printed copy of their training. The Board requested that Warden share the link to online training, he will email the link to everyone.
- Ostrowski shared a printout of The Laws Applied/Variances and Limitations. Secretary Andolino will make copies for all Board members.

4. Meeting Adjourned Hall motioned and Duncan seconded and it was carried to adjourn the meeting at 7:32 pm.

Respectfully submitted,

Laura Andolino

Planning & Zoning Board Secretary