A Regular Meeting of the Zoning Board of Appeals was held on Thursday, May 25, 2017, at the Mendon Town Hall, 16 West Main Street, Honeoye Falls, NY, 14472 at 7:00 p.m.

PRESENT: Bruce Peckham

 Daniel Bassette

 Clayton Lacey

 Liz Sciortino

ABSENT: David Cook

ATTORNEY: Jeff Clark

Minutes were taken by Michelle Booth.

Mr. Peckham opened the meeting at 7:03 p.m.

**MENDON 64 AREA VARIANCE**

David Stott, 75 Langpap Road, Honeoye Falls, NY for an area variance at 1369 Pittsford Mendon Road, Mendon, known as Mendon 64, which property consists of 1.62 acres, bearing tax account no. 216.02-1-26, located in a business zone, to install a second wall sign on said structure facing the north, whereas Town Code allows one wall sign per occupied space frontage.

Mr. Bassette read the determination into the record.

**STOTT AREA VARIANCE DETERMINATION**

Mr. Peckham moved, seconded by Ms. Sciortino, that the area variance requested by David Stott, 75 Langpap Road, Honeoye Falls, NY for a variance at 1369 Pittsford Mendon Road, Mendon, known as Mendon 64, which property consists of 1.62 acres, bearing tax account no. 216.02-1-26, located in a business zone, to install a second wall sign on said structure facing the north, whereas Town Code allows one wall sign per occupied space frontage, be approved based on the following findings of fact and conclusions of law:

**FINDINGS OF FACT**

1. David Stott, the business owner appeared before the Zoning Board of Appeals at the public hearing on May 11th, 2017.
2. The applicant wants to place a sign on the second story wall, facing North. This is in violation of section 200-39-B(1) of the Town Code, which states only one wall sign is allowed.
3. The requested sign would be approximately 84 inches by 41 inches, and be on the wall facing the parking lot.
4. There is an existing sign, similar in appearance, facing the road on the East side of the building.
5. The intent is to make it easier for drivers coming in from the North to find the business. The applicant believes this would lead to less need to turn around after having passed the restaurant.
6. Per section 200-60(F) of the Town Code, a recommendation was requested from the Planning Board at their May 24th, 2017 meeting. They had no recommendation or comment on this matter.

**CONCLUSIONS OF LAW**

1. The clear marking of the restaurant to the north before traffic reaches the parking lot turn-in can**not** be accomplished by other feasible means.
2. The request **is** substantial as it doubles the number of signs on the building
3. The request will **not** have any adverse physical or environmental effects, as it is merely changing the covering of an existing structure. Illumination will be directed only at the wall sign.
4. The request will **not** have an undesirable change in the hamlet business district, and there is a possibility it will have a slight benefit on traffic conditions.
5. The difficulty was **not** self-created, as a business should be able to announce who they are for the general direction of their patrons.
6. This is a Type II action under SEQR.

**CONDITIONS**

1. The additional wall sign shall measure 84” by 40.5”. It will bear the logo of Mendon 64 substantially as it appears on the existing signs. Any illumination will be restricted so as to illuminate only the area of the sign.

**MOTION**

Mr. Peckham moved, second by Mr. Sciortino to approve the area variance.

**APPROVED**

Mr. Peckham – aye; Mr. Bassette – aye; Ms. Sciortino – aye; and Mr. Lacey – aye

**MINUTES**

**MOTION**

Mr. Lacey moved, seconded by Mr. Sciortino, to approve the minutes of the May 11, 2017 meeting as submitted.

**APPROVED**

Mr. Peckham – aye; Mr. Bassette – aye; Ms. Sciortino; and Mr. Lacey – aye

**MOTION**

Ms. Lacey moved, second by Mr. Peckham to adjourn the meeting.

**APPROVED**

Mr. Peckham – aye; Mr. Bassette – aye; Ms. Sciortino – aye; and Mr. Lacey – aye