

ZONING BOARD OF APPEALS MEETING
Alden Pharmacy 13205 Broadway SBL# 108.19-5-1.2
January 19, 2016

The Zoning Board meeting was called to order by Chairman Mike DeWitt at 6:30 PM.

PRESENT: Chairman DeWitt, Members: Sitzman and Gaffney, CEO Czechowski, Phil Streat, Kara Smith – Alden Pharmacy, Jim Popiela – Santoro Sign
Absent: Members Tom Kirszenstein, and Brian Schumacher

The purpose of this public hearing: Alden Pharmacy has filed a sign application to locate a building sign 10 feet from the west street pavement where a minimum setback of 15 feet is required, and to erect said sign 2.24 feet from the north property line and 1.0 feet from the west property line where a minimum setback of 10 feet is required. Village Code section 210-330 regulates these setbacks.

At this point Chairman DeWitt opened the Public Hearing to the audience. Kara Smith explained that they would like to install the new signage in the front and remove the signage and awnings now in place. They hope to be installing new signs and awnings as part of Erie County's CCIP grant. It took a lot of research to find the right type of sign to showcase the historical aspect and improve the curb appeal. It is a Shea's shape sign to stick with the characteristics of Alden. Chairman DeWitt asked if the overhang is too far. CEO Czechowski answered that it is too close to the property line. CEO Czechowski informed the board that there was no reply from the county or any of the neighbors.

MOTION by Charlie Gaffney, seconded by Michael Sitzman, to close the public hearing 6:35 pm.

At this time Chairman DeWitt proceeded to review the six criteria for the requested variance.

1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the requested area variance? **No.**
2. Whether the benefit sought by the applicant can be achieved by some other method, feasible for the applicant to pursue other than an area variance? **No.**
3. Whether the requested area variance is substantial? **No**
4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district? **No, the awnings were there now. Sitzman asked about the brightness of the sign, if it regulated.**

CEO Czechowski answered, that only LED have regulations, this sign is internally lite.

5. Whether the alleged difficulty was self-created; which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance? **No.**
6. Whether it will create a hazard to health, safety or general welfare? **No.**

MOTION by Charlie Gaffney, seconded by Michael Sitzman, to approve the requested variance, as it meets all criteria. Unanimous, Carried.

MOTION by Charlie Gaffney, seconded by Michael Sitzman, to adjourn the hearing at 6:37 PM.

I respectfully submit,

Sue Galbraith, Clerk
Zoning Board of Appeals