

VILLAGE OF GENESEO
ZONING BOARD OF APPEALS PUBLIC HEARING FOR

Temple Hill B & B, Representative: Gail White
114 Temple Hill Street
Tax Map Id. #80.16-3-39.51
July 1, 2008 @ 4:40 p.m.

Application for permission to erect a free standing sign (36" high x 48" wide) on 8' x 4" x 4" posts when free standing signs are not permitted in residential districts per section 130-20-C of the Zoning Code of the Village of Geneseo.

Present:

Carolyn Meisel, Chair
Paul Schmied
Thomas Wilson

Code Enforcement Officer:

Dean O'Keefe

Secretary:

Debra Lund

Absent:

Gail Dorr
Marlene Hamilton

Applicant:

Gail White
Mary White

No public were present

Chair C. Meisel opened the hearing at 4:30 p.m. She read the appeal and stated the notices had been sent and the receipts of mailing returned. D. Lund commented the County Planning Board and the Village Board had sent letters stating a "finding of no significance" and lack of objection respectively. A letter in favor of the sign was received from Sandra Brennan, the northern bordering neighbor. Chair C. Meisel advised the applicants that as a full board was not present, the hearing could be tabled if the applicants so desired. She further noted it would need to be a unanimous decision of those present to grant the variance as a majority of the full board must vote in favor for a variance to pass. The hearing can be tabled at any point up until the vote. Did the Whites wish to proceed? G. White responded in the affirmative, noting it was not an easy choice to make.

G. White said the B & B wished to erect a free standing sign in front of the business as described on the application. It would be 36" x 48" with routed 2" x 4" routed-slotted wooden framing on the top and bottom. It would be mounted on 4" x 4" x 8' pressure treated posts set into the ground approximately 2'. The top finials may not exactly match the ones in the drawings submitted. Her designer is working on a variation. The sign's printing will be as shown: Temple Hill in larger print with Bed and Breakfast in smaller print below it. She would like the acorns and leaf pattern in the upper corners but her designer is looking for something a little less "cartoonish" than what is shown on the print out. If something more sophisticated can not be found, she will go with the simple gold border indicated in the drawings and leave off the leaves and acorns.

The sign will be placed parallel to the street and sidewalk as indicated on the property map. It would be one-sided and located approximately 8' west of the sidewalk within her boundary line. She feels the sign is not overly large considering the fact that the brick front of the building is sixty-five (65') feet in length and she has extensive road

frontage. The sign would not be illuminated but would help her guests to locate the business. She has several guests say it was difficult to find the Bed and Breakfast without some indication of its location; some have gone to the Temple Hill Cemetery house in error.

G. White felt there is precedent set for a sign in this area as the Cemetery has a wrought iron one which, having measured it, is five (5'2") feet two inches wide by seven (7'3") foot three inches high. Her business is not harmful to the neighborhood. She has spoken with her neighbor to the south, Robert Kingsley and he did not consider the sign a problem. Chair C. Meisel noted no public was attending the meeting although thirteen certified mailings had gone out.

G. White stated there are larger, more ornate and wordy signs on East South Street and many are located much closer to the road than her proposal.

T. Wilson asked if the hedge row was still located on the property. G. White said they had removed it so the house shows and have received many compliments on it. The small blue flowers have been left however. Hostas have been planted and plans are to keep the grounds maintained. C. Meisel note the B & B is a Village landmark. M. White commented that they are trying to preserve it. T. Wilson wondered if the sign would be landscaped and G. White answered in the affirmative.

C. Meisel stated she had been looking through the sign regulations in both the proposed draft code and the current code. If the draft code is implemented, the regulations for permitted signs in a residential district are found starting in Section 130-89 (A) which states:

"Home occupation sign. One home occupation sign shall be permitted for an approved home occupation. Such sign shall be no larger than two square feet in sign area; shall not be closer than ten feet from any property line; and, if a ground sign, shall not exceed four feet in height above the natural grade on which the sign is located. A sign permit is not required."

A sign variance would be necessary under either code. The Planning Board will get sign requests if and when the proposed code is adopted. The draft code states:

Section 130-93: Procedures for sign permit; sign site plan; fees. (2) Review of Permit. "The Planning Board shall carefully consider the application for compliance with this article and either issue or deny a sign permit."

Section 130-86 (C): "The Planning Board, as part of a sign permit application, sign site plan, or site plan review, shall consider the compatibility of the sign's location, color(s), lettering, size and overall design with onsite and adjacent architecture and community character."

T. Wilson noted the proposed zoning has a four (4') foot height limit and the B & B is asking for an eight (8') foot high sign. C. Meisel asked the Board to remember the new code has not been adopted yet and this sign must be decided on the merits of the current code. G. White stated the sign will not be eight (8') feet tall as two (2') feet will be set into the ground. T. Wilson then asked if the top of the sign will be six (6') feet or will the finials be at the six (6') foot height. She replied it would probably be within five (5') to six (6') foot in height. D. O'Keefe suggested the Board could stipulate that the sign can not exceed six (6') feet in height if they grant the variance. He is not sure how the process will work under the draft zoning code. C. Meisel emphasized it is a proposed zoning code at this point and has not been adopted nor is there a scheduled time frame for it's adoption.

P. Schmied spoke with Robert Kingsley regarding the proposed sign and he had no concerns as long as the sign was not illuminated. P. Schmied however, had reservations about granting a variance when the details of the sign design were not hard and fast. C. Meisel noted this is when an Architectural Review Board is needed.

D. O'Keefe said the Planning Board could review the final drawings for design approval and G. White could apply for a sign grant. G. White asked who approved the grant. C. Meisel replied the Village Board approves sign grants after the signs are reviewed and approved by the Planning Board.

D. O'Keefe suggested the Zoning Board might grant approval pending approval of the sign by the Planning Board and the sign grant application by the Village Board. D. Lund noted G. White would need to speak with Deputy Clerk-Treasurer A. Mack about the sign grant application.

C. Meisel stated one of the stipulations for approval would be that the posts could not exceed six (6') feet in height. P. Schmied asked if the sign would be placed on a raised bed or at grade level. G. White stated the cemetery sign is higher at approximately seven (7') feet. C. Meisel asked if the Whites had considered a brick monument style sign design. G. White said they had not thought about it due to monetary considerations. M. White added they do have the bricks; it could be done that way.

With no further discussion, P. Schmied moved the Zoning Board of the Village of Geneseo grants permission to Temple Hill B & B, rep. Gail White to erect a free standing sign 36" high x 48" wide not to exceed over 6' in height at grade level which is composed of gold metal-flake, white, and other colors of Scotchcal 2mil premium cast 8-year cut vinyl mounted on two vertical installed pressure treated 8' x 4" x 4" posts put 2' in the ground with cement, including finials and mounted into routered slots in 4" x 4"s in 2" x 2" for top and bottom of sign; sign not to be illuminated or may be a monument style of the same dimension and height and located 8' west of the street line and behind the sidewalk within the curve of the driveway; with final design to be approved by the Village of Geneseo Code Enforcement Officer.. T. Wilson seconded the motion. The vote was as follows: Chair C. Meisel- aye; P. Schmied – aye; and T. Wilson – aye. The motion carried.

The Whites thanked the Board. C. Meisel noted this was a unique situation. T. Wilson moved to close the hearing at 5:01 p.m.. C Meisel seconded the motion. The vote was as follows: Chair C. Meisel- aye; P. Schmied – aye; and T. Wilson – aye. The motion carried.

The June 3, 2008 Pitney minutes were reviewed. P. Schmied noted the minutes were very good and moved the minutes be approved as presented. T. Wilson seconded the motion. The vote was as follows: Chair C. Meisel- aye; P. Schmied – aye; and T. Wilson – aye. The motion carried.

T. Wilson moved the meeting be closed and C. Meisel seconded the motion. The vote was as follows: Chair C. Meisel- aye; P. Schmied – aye; and T. Wilson – aye. The motion carried. The meeting adjourned at 5:08 p.m.

Debra Lund, Secretary
Zoning Board of Appeals