

**Meeting of the Village of Brockport Zoning Board of Appeals was held in the Conference Room, Municipal Building, 49 State Street, Brockport, New York, Thursday, October 5, 2017, 7:00pm.**

**PRESENT:** Chair Robert Duff, Vice Chair Sal Sciremammano, Member Laurence Vaughan, Member Eileen Ryerse, Building/Zoning Officer David J. Miller, Clerk Katie Brown

**EXCUSED:**

**ALSO PRESENT:** Jessica Koelle, Wayne Dorpfeld, Kathy Kristiansen

**CALL TO ORDER:** Chair Duff called the meeting to order and led the Pledge of Allegiance.

**REVIEW OF MEETING MINUTES:** Chair Duff called for a motion to approve minutes.

- Member Sciremammano moved, Member Vaughan seconded, unanimously carried to approve the minutes of the meeting held September 7, 2017 as written.

**NEW BUSINESS:**

1. Name: Christ Community Church  
Address: 36 Coleman Creek Rd  
Tax Map #: 068.20-1-5  
Property Code: 620  
Zoning: O-Residential  
Lot Size: 2 acres  
Purpose: Special Permit – freestanding sign exceeding 10 sqft in area  
Zoning Code: Chapter 43-4 (C)  
"One sign, which may be illuminated, identifying a school, church, public building, playground, hospital or other such permitted use, which shall be situated on the property to which it relates, not less than 25 feet from a street (unless the building is closer than that to the street, in which case it shall be not less than 1/2 the distance from building to street) and does not exceed 10 square feet in area on either of two sides."

**Applicant Presentation:**

Chair Duff explained the considerations of granting a special use permit to the applicant and noted that the Board will examine whether the church's proposed sign is harmonious with the community or poses any disadvantages.

Jessica Koelle, representing the church, advised the Board that the existing church sign is in need of updating. Over the past year the church has gone through rebranding of their role in the community, so they would like to visually promote those changes. The church plans to reface the existing brick and install backlit lettering to ensure proper visibility of the sign. The roof over the existing sign will be removed, so the improved lighting and overall height will be important during times of heavy snow.

**Public Comment:**

- Member Vaughan moved, Member Sciremammano seconded, unanimously carried that the regular meeting be closed and the public hearing be opened at 7:07 pm.

No public comment.

- Member Sciremammano moved, Member Ryerse seconded, unanimously carried that the public hearing be closed and the regular meeting be reopened.

**Continued Board discussion on application:**

Member Vaughan questioned the brightness of the new lighting. Mr. Wayne Dorpfeld, the sign designer, advised that the lighting will be softer with backlit LEDs that create a "glow" or "halo" effect around the letters. There will no longer be spotlights. The steel letters will read "Christ Community" below the church's new logo of a bridge.

CEO Miller questioned when the sign will be illuminated. Ms. Koelle stated the sign will just be lit at night for the same duration of time as the existing sign. With the softer lighting, it should be less intrusive to the neighborhood. Mr. Dorpfeld said the sign can be fitted with a photocell if needed.

Chair Duff confirmed with the applicant that the stone base will match the entranceway to the church, the lettering area of the sign will be larger than that on the existing sign with the overall size being about the same, and the roof will be removed.

Member Sciremammano specified that the overall size of the existing sign is 62.61 sqft, and the

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proposed new sign is 68 sqft. The new sign is about 7ft tall and will not be as tall as the existing sign when factoring in the height of the roof.

Ms. Koelle noted that the church currently has 2 freestanding signs and they are permanently removing the one on Centennial Ave.

- Member Vaughan moved, Member Sciremammano seconded, to approve the special use permit for the sign at the Christ Community Church as it has been presented and discussed.

Role call vote:

Member Sciremammano	Aye
Member Duff	Aye
Member Ryerse	Aye
Member Vaughan	Aye

The motion carries unanimously with 4 votes in favor, 0 against.

### OTHER BUSINESS:

- CEO Miller advised that the digital sign located at First Baptist Church, 124 Main St, is being utilized in a way that violates the stipulations of the special permit approval granted by the Board on 2/2/17. CEO Miller has witnessed the sign utilizing more than 2 colors and changing messages in an animated fashion. There does not appear to be any dimming mechanism installed. CEO Miller discussed the issues with the Pastor, who said she believed they were granted a variance allowing animation, multiple colors, etc. CEO Miller informed her that the church was not given a variance for animation – they were granted a special use permit with specific stipulations. The issues with the sign have persisted despite the conversation with the Pastor. CEO Miller believes requesting the applicant return before the Board to discuss the concerns may be the best way to rectify the issue.

Member Vaughan believes it may just be a communication issue within the church as to what was specifically approved. He thinks notifying the church's Board of Trustees would be helpful. Clerk Brown advised the Board that, after the original approval, the church was mailed a decision letter that outlined the specifics of the approval as well as a copy of the meeting minutes.

Chair Duff clarified the two options available to the Board in rectifying the matter. The Board can hold a re-hearing and request that church representation attend to provide their explanation, or a code officer can issue a summons the next time a violation occurs which will require adjudication in a court setting. CEO Miller spoke with the village attorney on the matter who confirmed those are the two options. CEO Miller feels that it would be in the best interest in the community and the best interest of the church to hold a re-hearing so that matter can be discussed amicably.

- Member Sciremammano moved, Member Ryerse seconded to hold a re-hearing on the application for a special use permit for the sign at 124 Main St, First Baptist Church.

Role call vote:

Member Sciremammano	Aye
Member Duff	Aye
Member Ryerse	Aye
Member Vaughan	Abstained (member of the church congregation)

The motion carries with 3 votes in favor, 1 abstained.

Chair Duff informed the Board that he will draft a letter to the church's Board of Trustees outlining the ongoing violations and request they attend a re-hearing on November 2.

### Adjournment:

- Member Ryerse moved, Member Vaughan seconded, unanimously carried that the meeting be adjourned at 7:33 pm.

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Katie Brown, Clerk