

**TOWN OF SWEDEN
Zoning Board of Appeals
Minutes – August 6, 2020**

A meeting of the Zoning Board of Appeals of the Town of Sweden was held at the Sweden Courtroom, 18 State Street, Brockport, New York on August 6, 2020, commencing at 6 p.m.

Members present: Kevin M. Johnson; Mark Sealy, Pete Sharpe, Mary Ann Thorpe.

Absent: Pauline Johnson

Also present: Nat. O. Lester, III, ZBA Counsel; Kirk Wright, Sign and Lighting Services.

Chairperson Thorpe called the meeting to order at 6 p.m. and asked everyone to say the Pledge of Allegiance and for a moment of silence for all those at the front line fighting Covid-19 for all of us. Thank you!

Correspondence was passed to Members for review.

Application of Kirk Wright, Sign & Lighting Services, P.O. Box 597, Ontario, New York, for a use variance to install a building sign on the east side of the proposed WellNOW Urgent Care, located at 6555 Fourth Section Road, Brockport, New York, where there is no public parking lot or public street. *Town of Sweden Ordinance §175-30 Signs, C. Provisions, (5)*, Building-mounted signs will be permitted only on one side of a building. Where the building is on a corner lot or where one side of the building faces a public street and another side faces a public parking lot for that business, additional building-mounted signs for the business occupying the building will be permitted on the building sides facing each public street and the parking lot. The face of said sign shall be in a plane parallel to the face of the building at a distance therefrom of not more than two feet and shall not extend within two feet of either end of the building. The area of any building-mounted sign shall not exceed the area permitted in Table A. The property is owned by JRTC Properties, Inc., tax account number 083.02-1-18.

WellNOW Urgent Care – 6555 Fourth Section Road

Mr. Kirk Wright from Sign & Lighting Services, Ontario, New York, addressed the Board.

He explained he is representing WellNOW who is looking to install a sign on the east side of the proposed urgent care building. The proposed sign will be internally illuminated with LED and plastic faces. The sign is in a business zoned area so it will not be detrimental to the neighborhood in any way.

It is his understanding that there was a sign on the east side of the previous demolished building at the same location. He thought it was an urgent care, but the Board explained it was formerly a Friendly's Restaurant and the sign was on the front face of the building.

An urgent care needs as much visibility as it can get. When someone is hurt, you want to see where the urgent care is located, even if you have the exact address. The proposed urgent care is modeled after their corporate stores, which are the same across the nation.

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Discussion took place as to what the proposed sign will face, hotel or bank. It was confirmed by the Board it will face the bank.

Chairperson Thorpe explained that current zoning allows for three building signs where there are parking spaces proposed, the north, south and west sides of the building. Mr. Wright agreed. All the signs will be illuminated and similar in size except for the rear or south side which is smaller.

Chairperson Thorpe asked if the Board had any questions or comments at this time. There were none.

Chairperson Thorpe closed the public hearing. The Board has 62 days to decide. Once the review is done and a decision is made, the Clerk will notify you.

Mr. Wright had one more question. He wanted to confirm that a proposed sign code change is before the Town Board. The Board agreed, but the sign code change has no effect on the sign use variance before the Board tonight.

The Clerk explained the proposed sign code change for freestanding signage was reviewed at the Town Board meeting in July and hopefully adopted at the August 25 meeting.

He thanked the Board for its time.

Moved by Chairperson Thorpe, **seconded by** Mr. Sharpe, that the minutes of July 16, 2020, be approved.

Vote: Chairperson Mary Ann Thorpe – Aye
Member Kevin M. Johnson – Aye
Member Pauline Johnson – Absent
Member Mark Sealy – Aye
Member Peter Sharpe - Aye

Motion carried.

The Board will meet again next Thursday, August 13 at 6 p.m. for the King Site Plan area variance.

The meeting was adjourned by motion at 6:20 p.m.

Respectfully submitted,
Phyllis Brudz
Zoning Board of Appeals Clerk