

**ZONING BOARD OF APPEALS MEETING
AUGUST 28,2023
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The Town of Royalton Zoning Board of Appeals meeting was held on Monday, August 28, 2023, at the Royalton Town Hall, 5316 Royalton Center Road, Middleport, New York. The meeting was called to order by Vice Chairman Greg Lindke at 7:01 PM.

The following were present:

Vice Chairman: Greg Lindke

Board Members: Greg Zakrzewski, Lisa Budde, Mike Stefanie, Rick Cavallaro

Absent: Phil Gow

Other Attendees: Jerry Hale, Hal Hawley

There is one (1) Public Hearing on the agenda this evening.

SPECIAL USE PERMIT-ROYALTON BIBLE CHURCH-8457 BUNKER HILL RD., GASPORT, NY 14067

Vice Chairman Greg Lindke opened the Public Hearing to consider the application for a Special Use Permit to permit an LED sign, 65 inches by 40 inches, on property located at 8457 Bunker Hill Rd., Gasport, NY 14067.

Hal Hawley and Jerry Hale were both present representing the church. They both spoke about the project. It will be the same as the sign that the Town Hall currently has. It will be a programmable LED sign. There will be a dimming circuit. The sign will dim as it gets dark. They cannot advertise with the existing sign. They would like to be able to advertise concerts and church events. The existing sign would be removed. This would be replaced by a smaller LED sign. The street post would be moved closer to the church and a little farther from the road.

There was no public comment for or against the project.

Greg Zakrzewski asked how often the sign display would change. Hal explained that it would be the same display for maybe a week and might switch back and forth between 2 things. There will not be full animation.

Lisa Budde stated that it would be nice to have that area lit up. Hal stated that there is only one house next door and one across the street. There have not been any complaints from them about the project.

Greg Lindke asked if the sign would run 24 hours a day. Hal stated that it was the original plan to do that. It would be dimmer at night.

The Zoning Board members review the SEQRA form. Greg Lindke entertains a motion for a negative declaration. Lisa Budde makes a motion for a negative declaration, seconded by Greg Zakrzewski. All are in favor. Motion carries.

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SPECIAL USE PERMIT-ROYALTON BIBLE CHURCH

On a motion made by Mike Stefanie, seconded by Lisa Budde, the following was

ADOPTED	AYES-5	M. Stefanie, L. Budde, G. Lindke, G. Zakrzewski, R. Cavallaro
	NAYS-0	MOTION CARRIED

Resolved to authorize an LED sign 65 inches by 40 inches at property located at 8457 Bunker Hill Road.

Vice Chairman Greg Lindke closes the Public Hearing and opens the regular monthly Zoning Board meeting.

Greg Lindke entertains a motion to approve last month's zoning board meeting minutes. Mike Stefanie makes a motion to approve last month's meeting minutes, seconded by Lisa Budde. All are in favor. Motion carries.

Correspondence: None

Old Business: None

New Business: Lisa Budde is concerned about the property on the corner of Mill Rd and Chestnut Ridge Rd. There are 3 unlicensed vehicles there and the property is deplorable. Mike Stefanie has concerns about the Dunham property on Bulmore Rd. He believes there are squatters there next to the red barn. The Zoning Board clerk with bring this to Mike Hartman's attention and have him look at these properties to see what can be done.

Lisa Budde makes a motion to adjourn the meeting, seconded by Rick Cavallaro. Vice Chairman Greg Lindke closes the meeting at 7:20 PM.

Respectfully submitted.

Jennifer Donner, Zoning Board Clerk