

Legal Notice

PLEASE TAKE NOTICE: that the Zoning Board of Appeals of the Town Shelby will hold a Public Hearing Tuesday July 01, 2025 at 2:00 p.m. at the Shelby Town Hall, 4062 Salt Works Road Medina, New York on the application of Kevin Lawson Pastor of the Vine Church for, a sign variance from the requirements of Town of Shelby Zoning Ordinance Section 600 (B) (4) relative to property located at 11031 Maple Ridge Rd Medina, New York. The applicant is seeking an area variance for the erection of a two sided 5 ft. by 10 ft. sign. The property is currently located in a General Business Zone. The Proposed Action has been classified as a Class II under SEQRA.

At such Public Hearing, all persons, either for or against the same, shall be heard. Comments may also be submitted in writing to Patricia Bushover, Secretary Shelby Zoning Board of Appeals c/o Shelby Town 4062 Salt Works Road, Medina NY 14103, not later than 12:00 noon on Monday June 30, 2025. The application and supporting information may be examined prior to the Public Hearing at the Town Hall during normal business hours.

By order of the Zoning Board
Patricia Bushover, Secretary
Shelby Zoning Board of Appeals

Sign Permit Application

1. The sign is a 5X10 double sided post mounted sign approximately 3 feet of the ground.
2. The location is in the same area as the existing sign we have that will be replaced. It will be In the Lawn Just East off the center of the front area. It will not impede any area of vision and be over 50 feet from the East property line and well over 50 feet from the center line of the road.
3. At this point the sign will have small LED lights on the top of the sign facing on the sign at a down ward angle.
4. Black background with green and white letters. Picture attached.
5. Picture of the sign is attached and is identical on both sides.
6. N/A

Project:

Date:

Short Environmental Assessment Form

Part 2 – Impact Assessment

Part 2 is to be complete by the Lean Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by The project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning Regulations?	<u>X</u>	_____
2. Will the proposed action result in a change in the use of land?	<u>X</u>	_____
3. Will the proposed action impair the character or quality of existing community?	<u>X</u>	_____
4. Will the proposed action have an impact on the environmental characteristics that Establishment of a Critical Environmental Area (CEA)?	<u>X</u>	_____
5. Will the proposed action result in an adverse change in the existing level of traffic or Affect existing infrastructure for mass transit, biking or walkway?	<u>X</u>	_____
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<u>X</u>	_____
7. Will the proposed action impact existing:		
a. public / private water supplies?	<u>X</u>	_____
b. public / private wastewater treatment utilities?	<u>X</u>	_____
8. Will the proposed action impair the character or quality of quality of important historic, Archaeological, architectural or aesthetic resources?	<u>X</u>	_____
9. Will the proposed action result in an adverse change to natural (e.g., wetland, waterbodies, groundwater, air quality, flora and fauna)?	<u>X</u>	_____
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<u>X</u>	_____
11. Will the proposed action create a hazard to environmental resources or human health?	<u>X</u>	_____

Project:

Date:

Short Environmental Assessmental Form

Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

_____ Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action may result in one or more potentially large or significant adverse impact and an environmental impact statement is required.

X

_____ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, That the proposed action will not result in any significant adverse environmental impact.

Town of Shelby

6/9/2025

Name of Lead Agency

Patricia Bushover

Date

Co- chair Town of Shelby ZBA

Print or Type Name of Responsible Offer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

Application No V-01-2025
Date of Appeal: June 9, 2025
Date of Receipt by Board: June 12, 2025
Date of Public Hearing: July 1, 2025
Date of Final Action:
Date of Filing Decision with Town Clerk:

TOWN OF SHELBY
4062 Salt Works Rd., P.O. Box 348, Medina NY 14103
Phone 585-798-3120

APPLICATION FOR AN AREA VARIANCE

INFORMATION REGARDING THE SITE:

Tax ID#**79.-3-22.11** Site Address:**11031 Maple Ridge Rd**

Nearest intersecting road: **Furness Pkwy / Salt Works Rd**

Present Zoning District: **General Business**

Date applicant Acquired Property: **2010**
(If property is not owned by applicant, the applicant must submit a statement by the property owner authorizing the applicant to appeal on his/her behalf)

Relevant Section(s) of Zoning Ordinance: **Section 600 Town of Shelby Zoning Reqs.**

Is property in Hamlet Area?	Yes	No X
Is APA Review Required	Yes	No X

Is the applicant's appeal from a decision of the Code Enforcement Officer, or on direct appeal of the planning board as permitted by Town Law, concerns the following:

- X** Denial of an Application for a Sign Permit (Attach Application)
- Denial of an Application for a Certificate of Occupancy (Attach Application)

For the Proposed Activity: **installation of a new church sign**

Description of Request including type and size of area variance request: **Section 600 Paragraph B sub 4 Sign shall not exceed 32 square feet. New sign is 50 ft sq ft. therefore we request 18 foot variance**

State the reason you are applying for the area variance: **Sign has been made**

Describe the character of the neighborhood: **Rural / General Business**

Applicant: **The Vine Church**

Telephone: **585-798-3738**

Mailing Address: **11031 Maple Ridge Rd. Medina NY.**

Signature: **Kevin Lawson**

Date: **6/10/25**

Short Environmental Assessment Form

Part 1 – Project Information

Instructions for Completing

Part 1- Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1- Project and Sponsor Information

The Vine Church

Name of Action or Project:

Area Variance

Project Location (describe, and attach a location map):

11031 Maple Ridge Rd

Brief Description of Proposed Action:

Area variance for a 5X10 double sided sign total 50 square feet Zoning Regulation require maximum of 32 square feet therefore a 18 square foot variance is requested from Town of Shelby ZBA

Name of Applicant or Sponsor:

Telephone: 585-798-3738

The Vine Church

E-Mail:

Address:

11031 Maple Ridge Rd

City/PO:

State:

Zip Code:

Medina

NY

14103

1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, Administrative rule, or regulation? NO__ YES__

If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If NO, continue to question 2.

2. Does the proposed action require a permit, approval or funding from any other government Agency? NO__ YES__
If YES, list agency(s) name permit or approval:

3. a. Total acreage of the site of the proposed action? 10 acres
b. Total acreage to be physically disturbed? 0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 10 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
☐ Parkland

	NO	YES	N/A
5. Is the proposed action:			
a. A permitted use under the zoning regulation?	___	<u>X</u>	___
b. Consistent with the adopted comprehensive plan?	___	<u>X</u>	___
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	___	<u>X</u>	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify:	<u>X</u>	___	
8. a. Will the proposed action result in a substantial increase in traffic above present level?	NO	YES	
b. Are public transportation services available at or near the site of proposed action?	<u>X</u>	___	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<u>X</u>	___	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:	___	<u>X</u>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water:	<u>X</u>	___	
11. Will the proposed actions connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment	<u>X</u>	___	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for Archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<u>X</u>	___	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain Wetland or other waterbodies regulated by a federal, state or local agency?	NO	YES	
b. Would the proposed action physically alter, or encroach into, existing wetland or waterbody?	<u>X</u>	___	
If yes, identify the wetland or waterbody and extent of alterations in square feet or acres:			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☒ Suburban

15. Does the site of the proposed action contain any species of animal, or associated, listed by the State or Federal government as threatened or endangered? NO YES
☒ ☐

16. Is the project site located in the 100-year flood plan? NO YES
☒ ☐

17. Will the proposed action create storm water discharge, either from point or non-point sources?
If Yes, NO YES
☒ ☐

a. Will storm water discharges flow to adjacent properties? ☒ ☐

b. Will storm water discharges be directed to established conveyance system (runoff and storm drains)? ☒ ☐

If Yes, briefly describe:

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? NO YES
☒ ☐

If Yes, explain the purpose and size of the impoundment:

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste Management facility? NO YES
☒ ☐

If Yes, describe:

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or Completed) for hazardous waste? NO YES
☒ ☐

If Yes, describe:

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: The Vine Church Pastor Kevin Lawson

Date: 6/10/25

Signature:

Title: Church Pastor