

ZONING BOARD of APPEALS – MINUTES OF MEETING
Wednesday November 25, 2015, 7.00 PM

The regularly scheduled meeting of the Pleasant Valley Zoning Board of Appeals was held on November 25, 2015 at 7 p.m. at the Pleasant Valley Town Hall, 1554 Main Street, Pleasant Valley, New York.

Chairman: John J. Dunn

Board Members Present : Kathy Myers
Stephen Kish
Tim Gerstner
Mr. Michael Schroeder

Board Members Absent : Ms. Sharon Wilhelm
Robert Maucher

Staff: Sonia James, Secretary

Chair called the meeting to order at 7:03 pm and explained the Procedure, stating that all proceedings were legal and all the testimonies will be taken under oath or affirmation. Procedure is to let the applicant present their case first, then Board will take comments from the public. Close the public hearing part of the meeting and move to the next appeal. After all appeals are heard, the Board will discuss and vote on each one.

First Item on the Agenda was:

Area Variance – Appeal # 1002

Brad Bengal

Location: 42 Scout Road, Salt Point, NY 12578

The Chair explained that an area variance for Side Set Back for 5 Ft. on a 1.11 acre lot. 10 Ft. of variance required. Proof of publication and certified letters sent to the neighbors was given.

Mr. Brad Bengal was sworn in, he handed out a letter from his neighbor stating that they had no objection to the Shed. He stated that his property had a steep hill. He showed photographs to support his statement.

Mr. Kish wanted to know the size of shed to be put in.

Mr. Bengal said that the shed is 14' x 16'.

Mr. Shroeder wanted the applicant to point out the property line in the photographs shown to the Board.

The Public hearing session was opened but no one was present therefore the session was closed.

Next item on Agenda was:

Appeal # 1003

Acme

Location: 13, North Avenue, Pleasant Valley NY 12569

Proof of publication and certified letters sent to the neighbors was given, along with a positive referral from the Planning Board.

The Chair informed the Board that this was an appeal for a permanent sign for ACME, which was rejected by the Zoning Administrator as the Town codes is 24 sq. ft. for a permanent sign, whereas the Applicant wanted to put up a sign for 58.5 sq. ft. Therefore a variance for 34.5 sq. ft. was requested.

Mr. Gary McCoy of POYANT was sworn in. He represented the applicant and informed that they appeared before the Planning Board and were informed that internally lit signs were prohibited in the town codes, so they have decided to light the sign from the back instead of internally as previously proposed. He further stated that the previous A&P sign was 75 sq. ft. whereas ACME's new sign will be 58.5 Sq. Ft, which is considerably smaller. The letters will be halo illuminated, this is keeping in line with the other signs in the area.

Mr. Kish inquired that if the banner already up was the same sign as the permanent sign.

Mr. McCoy was not sure if both were of the same size or not.

The Chair stated that the Board appreciates that the applicant went with the back lit signage.

Mr. Kish wanted to know if this was a standard ACME sign.

Mr. McCoy replied that standard ACME sign was much bigger and glows "Red"

The Chair commented that compared to the A&P sign this one is much smaller.

The Public hearing session was opened but no one was present therefore the session was closed.

Appeal # 1002

Mr. Kish and Mr. Gerstner commented that the request for the area variance is pretty straight forward.

Resolution was read by the Chair granting variance of 10' to the applicant for the shed.

Roll was called and the appeal was approved by 5-0.

Appeal # 1003

Chair invited the Board members for their opinion. Mr. Gerstner said that he had no problem with the sign.

Resolution was read by the Chair granting variance of 34.5 sq. ft. to the applicant for building the sign.

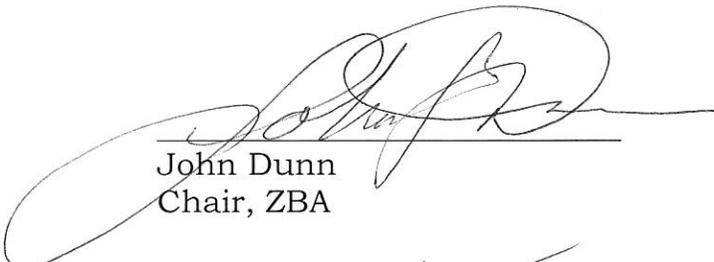
Roll was called and the appeal was approved by 5-0.

OTHER BUSINESS

A motion was made by Ms. Myers to approve the minutes of October 28, 2015 ZBA meeting with amendments, seconded by Mr. Kish and was approved 5-0.

A motion was made by Mr. Michael Schroeder to close the meeting was seconded by Mr. Gerstner and was approved 5-0.

Approved By:



John Dunn
Chair, ZBA

Dated:

12/22/15