

**ZONING BOARD OF APPEALS – MINUTES OF MEETING**

**WEDNESDAY APRIL 27, 2016, 7:00 p.m.**

**A tape of the proceedings is available at the ZBA office**

The regularly scheduled meeting of the Pleasant Valley Zoning Board of Appeals was held on April 27, 2016 at 7:00 p.m. at the Pleasant Valley Town Hall, 1554 Main Street, Pleasant Valley, NY.

Chairman: John J. Dunn  
Board Members Present : Kathy Myers  
Stephen Kish  
Tim Gerstner  
Sharon Wilhelm  
Robert Maucher  
Board Member Absent : Michael Schroeder  
Staff: Sonia James, Secretary  
Michael White, Zoning Administrator

Chairman Dunn called the meeting to order at 7:05 p.m. and explained the procedure: all testimony will be taken under oath or affirmation; once applicants have presented their cases, the Board will hear comments from the public, after which the public portion of the hearing will be closed and any additional appeals will be heard; after all appeals have been heard, the Board will discuss and vote on each one.

**Area Variance – Appeal # 1005**

**Melissa Bertolozzi**

**Grid #: 6363-03-450145      Zoned: HDR**

**Location: 1335 Route 44, Pleasant Valley, NY 12569**

Application for an Area Variance of 7.34 sq ft., as per Town Code Chapter 98, S 98-46 I (1) (a) (6). Applicant wants to add a 24" x 48" x ¼" white aluminum sign with black vinyl lettering to an existing monument sign.

Chairman Dunn provided proof of following:

1. the Affidavit of Publication in the Poughkeepsie Journal
2. a list of neighbors to whom certified letters were sent
3. a memo from Michael White, Zoning Administrator

Mr. John Mautone of 16 Broadview Lane, Red Hook, NY, owner of the building, was sworn in and testified that:

- the applicant, Ms. Bertolozzi, would like to add her sign to the already existing monument sign, thus increasing the size of the original sign and requiring an area variance
- the variance is sought for uniformity and visual purposes, and will have no impact on the site

Mr. Richard Cantro of Valley Signs, 13 Wilbur Road, Pleasant Valley, was sworn in explained that:

- the letters will be in black on white background
- Bertolozzi" will be larger than the names on the existing signs

After discussion, it was proposed and agreed to by Mr. Mautone that:

- the Medical Arts sign will be on the top
- the applicant's sign will have the same dimensions as the existing signs

**Area Variance – Appeal # 1006**

**Hummingbird Ranch/Salt Point Deli**

**Zoned: H-SP**

**Grid #: 6464-02-680842**

**Location: 59 Cottage Street, Salt Point, NY 12578**

Application for an Area Variance of 4 feet, as per Town Code Chapter 98, Article IV, Sections 98-46 I (1) (a) (5) and 98-46 F (3) and (7). Applicants want to add their signs to the already existing Salt Point Fire Company monument sign.

Chairman Dunn provided proof of following:

1. the Affidavit of Publication in the Poughkeepsie Journal
2. a list of neighbors to whom certified letters have been sent
3. a positive referral from the Pleasant Valley Planning Board

Mr. Richard Cantro of Valley Signs, 13 Wilbur Road, Pleasant Valley, was sworn in and testified that:

- the monument sign belongs to the Salt Point Fire Company
- although the applicants have Planning Board approval, the sign does not meet the sight distance code
- the present sign is 8' tall, and the applicants are seeking a variance of 4' in order to add their business signs to it, thus making the sign 12' in height.

Although the owners of the Salt Point Deli, Zocchi Brothers, Inc., were not present, a notarized consent notice was attached to the application, giving Mr. Richard Focht, owner the Hummingbird Ranch, permission to act as their agent. Mr. Focht was sworn in and explained that:

-since the sign is on a “hairpin turn,” drivers have very little time to read the signs for his business and the deli that are currently to the right of the Fire Company sign

Discussion followed regarding whether there should be two applications instead of one, since two businesses are asking to add their signs to the original, but since the applicants applied to the Planning Board as co-applicants and were granted approval, it made sense to treat them as one entity.

**Actions:**

**Appeal # 1005:** Chairman Dunn read the attached resolution to grant the applicants an Area Variance of 7.23 sq. ft., with the restriction that the dimensions of the new signs be the same as the two existing signs. The resolution was seconded by Mr. Gerstner and approved 6-0.

**Appeal # 1006:** Chairman Dunn read the attached resolution, seconded by Mrs. Wilhelm, that grants variances of 40% in height and 27% in square footage, with the restriction that the signs must not be internally lit. The resolution was approved 5-1.

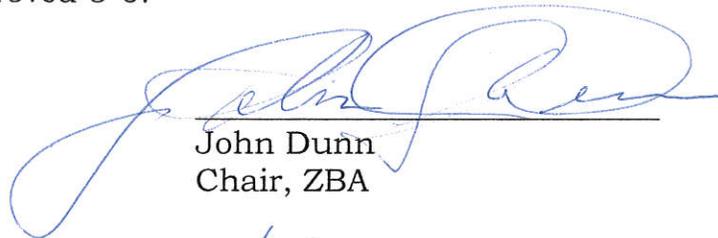
**Other Business:**

The Board agreed to change the date of the June meeting to June 15<sup>th</sup>.

A motion made by Chairman Dunn to appoint Van DeWater & Van DeWater as counsel for the Zoning Board of Appeals was seconded by Mr. Gerstner and approved 6-0.

Chairman Dunn’s motion to close the meeting was seconded by Mr. Maucher and approved 6-0.

Approved By:

  
\_\_\_\_\_  
John Dunn  
Chair, ZBA

Dated:

  
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6/15/16