

TOWN OF EAST GREENBUSH ZONING BOARD OF APPEALS

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MEMORANDUM

EAST GREENBUSH ZONING BOARD OF APPEALS MEETING MINUTES April 13, 2021

Members

Jeff Pangburn, Chairman
Matt Ostiguy
Bob Seward III
Scot Strevell

Also Present:

William Hessney, Attorney
Alison Lovely, Zoning Board Secretary
Kateri Rhatigan, Stenographer
Adam Yagelski, Director of Planning & Zoning

CALL TO ORDER / DETERMINATION OF QUORUM

Chairman Pangburn called the meeting to order and determined a quorum of four (4) members were present. Introductions were made. Tom Hickey was absent. Chairman Pangburn stated that the Board could plan to have their first in person meeting at the May 25th meeting.

PUBLIC HEARINGS:

Reconvene ZBA Appeal #2021-02–Ren. Cty Plaza Assoc./AJ Signs-Area Variance-Sign

Chairman Pangburn stated that their reconvening the above as there were questions left unanswered revolving around both the existing sign size and what is out there adjacent to the new proposed sign, including what size the letter heights are on those signs. Carly Clark from AJ Signs asked the Board if they had the new information on the signs that was sent in. Chairman Pangburn stated that they received it. Carly Clark stated the proposed sign & the existing sign will be about 20 feet long so it will be the same length and the existing sign is 20'.6" & the new sign is 236 inches & for the existing sign height, it's 3.3' tall & the proposed sign height is 4.8' tall which just got bigger with the logo but everything still fits within the sign band. Carly Clark stated that for the Hollywood Nails, the "Nails" wording is 30" tall, overall size of the sign is 56'. Carly Clark stated that for the Spectrum sign, the letters are 24" tall & she stated that the new sign for Grapes & Grains the letters would be about 2" taller. Carly Clark stated that the St. Peter's sign that was done in 2016 is 60" tall by 192" long & the second St. Peter's sign is 4' tall by 14' long.

•Scot Strevell asked for clarification that the existing sign is 20'.6" and what the new one was again. Carly Clark stated the proposed sign is 19.6'. Scot Strevell stated that the existing is 3'.3" and the proposed is 4'.8" in height.

Chairman Pangburn stated that their proposing 95 square feet. Carly Clark stated that is correct.

Chairman Pangburn asked if Carly had the square feet of the existing sign. Bob Seward stated that he got like 67.65 square feet.

Chairman Pangburn asked if the 68 sq. ft. included the banner on top or if it was just the red letters. Carly Clark stated that it should include the banner on top.

•Matt Ostiguy asked if the applicant would consider smaller than 95 square feet. Carly Clark stated that they have considered it.

Chairman Pangburn asked the Board if anyone had any more questions. There was none.

Chairman Pangburn asked if there was anyone in the public that wanted to speak. There was no one to speak in favor or opposition.

Motion by Scot Strevell to close the public hearing. Seconded by Bob Seward. Motion Carried by a 4-0 vote.

SEQR DETERMINATIONS & RECOMMENDATIONS:

ZBA Appeal #2021-02–Ren. Cty Plaza Assoc./AJ Signs-Area Variance-Sign

This is a type II Action-there is no further action necessary.

WORKSHOPS:

ZBA Appeal #2021-02–Ren. Cty Plaza Assoc./AJ Signs-Area Variance-Sign

Resolved, That the Board of Appeals makes the following findings of fact:

1. There will not be an undesirable change in the character of the neighborhood as the sign is somewhat consistent with surrounding commercial signage.
2. There are other methods available to the applicant as smaller channel letters or less wording could be used to reduce the overall non-conformity.
3. The requested variance is substantial as it is roughly 4 times the size of the allowable sign and 40% greater in size than the existing non-conforming sign.
4. The proposed variance will not have an adverse effect on the neighborhood as it is located within a commercial strip plaza; however it does set precedence for such a large variance.
5. The alleged difficulty is self-created.

Resolved, that the application for an Area Variance for a 95 square foot sign be **DENIED**.

This resolution was moved by Jeff Pangburn and seconded by Scot Strevell at a meeting duly held on April 13, 2021.

(Discussion)

A vote was taken as follows:

Tom Hickey	<u>Absent</u>
Matt Ostiguy	<u>Yes</u>
Jeff Pangburn	<u>Yes</u>
Bob Seward III	<u>Yes</u>
Scot Strevell	<u>Yes</u>

Motion carried 4-0

NEXT MEETING: The next meeting is on April 27, 2020.

APPROVAL OF MINUTES:

Motion by Matt Ostiguy to approve the March 23, 2021 meeting minutes. Seconded by Bob Seward. Motion carried by a 4-0 vote.

MOTION TO ADJOURN

There being no further business before the Board, the meeting was adjourned upon a motion by Chairman Pangburn. Seconded by Matt Ostiguy. Motion Carried by a 4-0 vote.

Respectfully Submitted

Alison Lovely

Alison Lovely, ZBA Secretary