



TOWN OF SAUGERTIES

ZONING BOARD OF APPEALS

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ZBA Monthly Meeting

June 3, 2013

Present: Jeanne Goldberg, Joe Mayone, Henry Rua, Brian Sawchuk, Samantha Dederick, Donn Avallone.

Absent: Alvah Weeks, Jr. Building Inspector, Bruce Leighton, Liaison

Also Present: Paul Jankovitz, architect for Verizon Project

~ Meeting started at 7:05pm by Jeanne Goldberg.

New Appeals:

7:05pm Board put appeal on hold until Mr. Jankovitz arrived and continued with other business.

7:50pm Mr. Jankovitz arrived to the meeting. He apologized to the Board for being late; he was at a meeting in Woodstock and could not get away.

777 J & M Corp/Verizon Store Front

338 Rt. 212

Saugerties, NY 12477

File#: 13-0013

SBL#: 17.16-2-26

Property located at 338 Rt. 212

-Mr. Jankovitz was present to represent the Verizon Store owners. He stated that the original sign plans were revamped and approved by Building Inspector Alvah Weeks, for the South facing wall sign only.

-They are requesting a variance for the East side wall facing the plaza entrance. They would like the same exposure as the rest of the commercial businesses in the area, for example CVS and how that store has two signs.

-Wants to know if there is anyway the Board could work with them on this. He originally was hoping that if Tomsons Rd. was a public road that he could use frontage exposure for the wall in question (switch it) for the east side of the building. However, he found out that Tomsons Rd is a private road and that cannot be done.

- The Board said that could not be an option regardless.

-Jeanne explained to Mr. Jankovitz how difficult it is to get a Use Variance and that if one of the requirements is not proven then it is an automatic denial. Mr. Jankovitz understands this.

-Sam mentioned to Mr. Jankovitz the same thing she said to Luke from Verizon that because it is so hard to obtain a Use Variance that the other option/only option is doing a free standing sign which is permitted and to leave exposure for the other store front so they too can put a sign for themselves. They could place the free-standing sign on the East side of the building and the sign could be double sided facing east and west and that would gain even more exposure. Why won't they just do that? Mr. Jankovitz is not sure why they won't do this.

- Henry mentioned to Paul that all this was said at May's meeting to Luke from Verizon and why is this happening again?

NEW APPEAL CONT'D VERIZON:

- Paul said he will go back to the owners and relay the message and see if they want to pursue with the denial or change the plans and do a free-standing sign. Mr. Jankovitz asked for this appeal to be put on hold again until he and the owner come to an agreement.
- The Board agreed to keep it on hold.
- Appeal ended at 8:20pm.

Other Business:

1. Schuman, Robert; Pellegrini, Gianfranco; Newburgh Garden Corp.: all these appeals are in-active at this moment. Board wishes to discuss changing their policies on appeals that stay in-active for more than a year. Will keep these appeals off the agenda from now on until the Board has decided on what they would like to do.

Discussion(s):

1. Jeanne requested two (2) changes on the minutes for May. Both on 2nd page. Board accepted changes with a motion by Joe and 2nd by Henry. Vote was taken all were in-favor 4-0; Sawchuk – abstained.
2. All members received their Planning Board minutes.
3. No SEQRA could be determined because applicant did not wish to schedule the public hearing until he talked with the owners of the Verizon store about other avenues to take with the sign.
4. No Public Hearing was scheduled due to the applicant wishing to discuss the options for the signs further with the owners of Verizon.
5. The Board discussed and went over the new applications created for each type of variances (Use, Area, and Interpretation). No resolutions were made to make these applications permanent, however, all members were in agreement to make these new applications for future applicants to use and remove the old applications. At the next meeting the Board will vote on the changes to the application drafts.

~ Sam made the motion to adjourn the meeting; Henry 2nd the motion, a vote was taken and all were in-favor 5-0.

~ Meeting ended at 8:45pm.

Respectfully submitted,
Kathleen Blundell
ZBA Sect.