



# TOWN OF SAUGERTIES

## ZONING BOARD OF APPEALS

4 High Street Saugerties, NY 12477

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### ZBA Monthly Meeting May 6, 2013

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

**Absent:** Brian Sawchuk, Bruce Leighton, liaison

**Also Present:** Luke Fletcher from Verizon and Alvah Weeks, Jr., building inspector

~ Meeting started at 7:15pm by Jeanne Goldberg.

#### **New Appeals:**

777 J & M Corp  
77 Cornell St  
Suite 101  
Kingston, NY 12401

Sign\*A\*Rama  
2800 Patterson St.  
Greensboro, NC 27407

Fille#: 13-0013

SBL#: 17.16-2-26

Property located at 338 Rt. 212.

- Present at meeting was owner of Verizon store that is requesting the sign variances, Luke Fletcher.
- Jeanne asked if anyone had construction plans for the signs in question. No one had any. Mr. Fletcher said that he could give some information on the signs. Alvah stated that all he had was what was given at submission date.
- Mr. Fletcher stated that the business is to open on June 15, 2013.
- Jeanne explained the process that the Zoning Board of Appeals has to follow; Mr. Fletcher stated that he was unaware of the length this process took.
- The Board asked why it took so long for the company/owner to come to the Board to get variances when they had the authorization from Planning Board back in October 2012.
- Mr. Fletcher said he does not know why it took so long he has been involved since 2009 and it has been a long road for him too.
- Henry asked if he owned the property, no he does not, Mike Piazza owns the property, he owns the Verizon store. Henry asked who designed the building, Paul Jankowitz did.
- They seem to not have followed the Zoning Law.
- Mr. Fletcher said that the building was built to house the Verizon store as the anchor store and then hopefully fill the other two areas. Possibly a mattress store will go in too.
- Mr. Fletcher asked what is his best scenario and the Board said, follow the Zoning Law.

### **New Appeals Cont'd – Verizon :**

- Mr. Fletcher said he'd like to go with a temporary sign until the process with the variances were done. Alvah stated he could have a 6sq.ft. temporary sign.
- Henry asked that being that the store front is directly located around three (3) stop lights why do the signs have to be so big? The attention will be gained by having the store right by the stop lights.
- The Board informed Mr. Fletcher that due to the size he is requesting he is limiting the other two (2) stores on the size for their signs.
- Jeanne then explained to the applicant that Use Variances are very hard to obtain and that if one requirement is not satisfied it is an automatic denial. Mr. Fletcher was given a copy of the Zoning Law pertaining to what all the variances mean.
- Mr. Fletcher considered that due to the steps with this process and the opening date he may consider "crushing the sign down the 2'-6" in height and move the red Verizon line to be in-line with the lettering." He'd have to see if that was allowable with Verizon.
- Mr. Fletcher said that he is at a loss for what is going on he thought the company doing the sign and the architect had all the laws figured out. He has decided to talk with Alvah about what he can do and remedy this issues and should he change any of the plans he will send in new information.
- Jeanne asked that he bring with him a Short EAF when he comes back if he comes back.
- Alvah gave him a business card to get ahold of him and said that he could contact Katie, the ZBA/Building Dept Secretary, and she would get ahold of him.
- The applicant has considered reconfiguring the plans and getting back to the Board on his decision.

### **Pending Business:**

1. Schuman, Robert – 3185 Rt. 9W
2. Pellegrini, GianFranco – Wynkoop House – Rt. 32
3. Newburgh Garden Corp. – Peoples Rd.
  - Board decided they will keep on agenda and contact George Redder, Esq. about how to handle.

### **Discussions:**

1. Motion made by Jeanne requesting a change in the minutes from February's meeting minutes on page one last paragraph. Joe 2<sup>nd</sup> motion with changes. Board took a vote and all were in favor 4-0; Sawchuk – absent.
2. All members had their Planning Board minutes.
3. SEQRA not needed since applicant is changing the plans.
4. Public Hearing was not scheduled because the applicant is changing the plans.
5. Board discussed that the applicant for Verizon does not need to do a Short Form EAF because he can use the one they handed in to the Planning Board. Discussed if anyone has done any education.

The Motion to adjourn the meeting was made by Henry and 2<sup>nd</sup> by Joe. A vote was taken; 4-0 (Sawchuk – absent).

Meeting adjourned at 8:50pm.

Respectfully submitted,  
Kathleen Blundell  
ZBA Sect.