

**Town of Greenville**  
Zoning Board of Appeals  
Town Hall, Pioneer Bldg.  
PO Box 38,  
Greenville, NY 12083

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**April 8, 2014 Minutes**

**Attendees:** Tom Briggs, Sandy Garden, John Ingalls, Joan Smith, Tom Vance, and Mary Carney.

**Guests:** Mark Overbaugh (Code Enforcement Officer); David Leal (LMC Property Management); George Schmitt (Morris Associates); Jose Leal; Mark & Mary Jacobs; and Vicky Poole.

**Motion to open the meeting made by Tom Briggs at 6:00pm**

Seconded by: Joan Smith

All in favor: 5, Opposed: 0, Motion carried.

**Pledge of allegiance**

**Motion to accept the minutes for September 12, 2013 made by Joan Smith**

Seconded by: Tom Briggs

All in favor: 5, Opposed: 0, Motion carried.

**Jacob/Poole - Area Variances for an Altered Lot Line**

**Mary & Mark Jacobs (Tax Map # 52.00-2-16) Lot Size: 1.98 acres**

**Richard Poole (Tax Map # 52.00-2-17) Lot Size: .8 acres**

The applicants Altered Lot Line application was denied by the Planning Board due to the substandard size of the lots. Both lots are currently smaller than the lot size minimum of 5 acres in the RR zoning district; therefore, the Planning Board determined that both properties would require an area variance to proceed with the Altered Lot Line.

Ms. Poole, along with Mr. and Mrs. Jacobs, summarized their project and the need for the area variances on the parcels. Years ago the Pooles accidentally placed two trailers, a bridge, and an electrical line on the Jacob's property. The Pooles believed they had placed these items on their own property, because they did not realize that the property line was slightly diagonal, as opposed to a straight line. To amend this, the Jacobs are proposing an altered lot line that would result in the Pooles acquiring the 50 foot strip of land that they have built on (approximately .4 of an acre). As a result, the Jacob's lot would decrease to approximately 1.54 acres and the Poole's lot would increase to 1.2 acres. In summary, the approximate variances required are a 3.46 acre variance for the Jacobs and a 3.8 acre variance for the Pooles.

Board members reviewed the applications and map provided. Members noted that the tax map did not correspond with the surveyed map provided by the applicant. The applicant's map does not show the boundary line between the Poole's two properties. In addition, there appear to be inaccuracies in relation to the borders of the two properties being altered.

The applicants were advised to speak with their surveyor and have him amend the map and ensure that it matches the tax map. The surveyor can contact the Secretary if there are any questions.

A Public Hearing is scheduled for Tuesday, May 13<sup>th</sup> at 6pm. The secretary will provide the Pooles and the Jacobs with the abutters list and public notice letters, which they will send to all abutters via certified USPS. Publication of the notice and the letters should go out at least ten days prior to the meeting.

**David Leal (LMC Property Management) – Sign Variance Applications (Tax Map #12.02-1-12.1)**

George Schmitt of Morris Associates and Code Enforcement Officer Mark Overbaugh presented the project and explained the need for the sign variances. The project involves the construction of a Dunkin Donuts on the parcel in front of GNH on CR 32. The applicant has submitted ten sign permits to the Building Department and will require a number of variances. Five of the signs will be on the building and five will be on the surrounding property.

Nine of the signs will require a variance because they will be internally lit. In addition, according to the Sign Law, the business is only allowed to have two signs; as a result eight of the signs will require a variance because they are considered additional. Finally, the site sign will require a height variance because it will exceed the maximum height limit. The site sign will be located in the same place as the current sign, but it will be a new structure.

The Board reviewed the applications and plans. Members noted that each sign and type of variance will require a separate application. In addition, they noted that the amount of lumens and wattage would need to be noted in the applications for the internally lit signs.

In total, eighteen sign variances will be needed:

- nine variances for internally lit signs,
- eight variances for additional signs (over the two sign minimum), and
- one height variance for the site sign.

A Public Hearing is scheduled for Tuesday, May 13<sup>th</sup> at 6pm. The secretary will provide the applicant with the abutters list and public notice letters, which they will send to all abutters via certified USPS. Publication of the notice and the letters should go out at least ten days prior to the meeting.

**Motion to close the meeting made by Joan Smith.**

Seconded by: Sandy Garden

All in favor: 5, Opposed: 0, Motion carried.