

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

April 11, 2017

Attendees: Tom Vance, Frank Benedetto, John Ingalls, Jean Thomas, Attorney Tal Rappleyea and clerk Hope Nugent.

Guests: Bridgette Shoemaker: AJ Signs, James Emery: Heidenberg Properties, Kelly Sweeney, and Katelyn Vance

Pledge of allegiance

Motion to open meeting made by John Ingalls at 7:01 pm.

Seconded by: Frank Benedetto. All in favor: 4, Opposed: 0, Motion carried.

Old Business

Motion to accept the minutes for March 21, 2017 made by John Ingalls.

Seconded by: Jean Thomas. All in favor: 4, Opposed: 0, Motion carried.

New Business:

Public Hearing for Greenville Center Associates, LLC. - Area Variance for signage for new Mavis @ 11159 SR 32 Tax Map #12.02-1-19

Motion to open Public Hearing made by Frank Benedetto at 7:02pm. Seconded by: Jean Thomas. All in favor: 4, Opposed: 0, Motion carried.

The Public Hearing was opened with Jim Emery from Heidenberg Properties reviewing the reasons for the area variances on the signs. Tom Vance asked if anyone from the audience wanted to make a statement, Kelly Sweeney said she a few questions. They were: where are the signs located on the building and what kind and how much lighting would there be. Bridgette Shoemaker from AJ Signs discussed with the Board and Ms. Sweeney the location of the 2 signs that Mavis would be putting up. She also stated that the lights are back lit so that there is no glare just a “soft” light look to the signs.

Motion to close Public Hearing was made by Frank Benedetto at 7:06pm. Seconded by: Jean Thomas. All in favor: 5, Opposed: 0, motion carried.

Discussion:

The Board completed the short form SEQR. *Motion to accept the SEQR and negative declaration was made by John Ingalls. Seconded by: Jean Thomas. All in favor: 4, Opposed: 0, Motion carried.*

The Board reviewed the 5 step balancing test for the variance and all responses were no, there would be no significant change or adverse effect.

Motion to accept the proposal for the area variance was made by Frank Benedetto. Seconded by: Jean Thomas. All in favor: 4, Opposed: 0, motion carried.

The Notice of Action will be created and sent to James Emery from Heidenberg Properties.

Motion to close meeting made by John Ingalls at 7:15 pm. Seconded by: Frank Benedetto. All in favor: 4, Opposed: 0, Motion carried.