

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

May 12, 2015

Attendees: Sandy Garden, Mike Schlenker, Tom Briggs, Art Marini, Tom Vance, and Danielle Badamo-Overbaugh.

Guests: Gail Nichol森, Tor Oddvar Tryland, Carolyn Parker, Jackie Park, and Mark Overbaugh.

Motion to open the meeting made by Art Marini at 6:04pm.

Seconded by: Tom Briggs. All in favor: 5, Opposed: 0, Motion carried.

Pledge of allegiance

Motion to accept the minutes for April 14, 2015 made by Tom Briggs.

Seconded by: Sandy Garden. All in favor: 5, Opposed: 0, Motion carried.

Gail Nichol森 & Tor Tryland- Area Variance @ 164 Fox Hill Road (Tax Map #36.00-3-25)

Mrs. Nichol森 & Mr. Tryland summarized their plans to build a pole barn on their property. The property is approximately 0.69 acres and is zoned RR. The Board was presented a drawing of the proposed plans for the positioning of the pole barn. It was discussed that the project does not meet the required guidelines for setbacks in the rear and to the side of the adjacent properties. The applicants are asking for a variance to adjust the setback on the side to 25ft and on the rear to 10ft.

Motion to accept the application for Gail Nichol森 & Tor Tryland for an area variance of setback requirements made by Art Marini. Seconded by: Sandy Garden. All in favor: 5, Opposed: 0, motion carried.

Motion to set a Public Hearing for Gail Nichol森 & Tor Tryland on June 9, 2015 at 6:30pm made by Tom Briggs. Seconded by: Art Marini. All in favor: 5, Opposed: 0, motion carried.

Cumberland Farms- Sign Variance @ 4887 SR 81 Greenville (Tax Map # 12.04-4-17)

Ms. Carolyn Parker will be acting on behalf of Cumberland Farms. Ms. Parker of Cumberland Farms summarized her proposed plans in writing to seek approval to update existing signs on the store's property. The property is approximately 0.88 acres and is zoned Hamlet Business. Cumberland Farms plans to install updated gas pump signs and an updated large company name sign with intermittent lighting, which will change ever 8 seconds. Cumberland Farms is asking The Board to be granted "5" sign variances to allow their signs to be updated and internally lite with intermittent lighting. The Board was presented with the plans, pictures, and requested variances. The Board discussed that "10" variances would need to be filed in order to have the paperwork for the requested changes be in proper order. They also discussed that the brightness of the new updated signs may need to be addressed. Board members reviewed the plans and pictures, they also conducted a preliminarily review of the project; some conditions and concerns noted.

The Board discussed that after further thought and looking more at Cumberland's plans they would be required to not file "10" variances, but file "6" variances in regards to the lighting of their updated signs. Ms. Parker presented The Board with a video of existing lighted signs they currently have at other properties.

Motion to change the numbers of sign variances required for Cumberland Farms' updated internally lite signs from "10" to "6" made by Art Marini. Seconded by: Sandy Garden. All in favor: 5, Opposed: 0, motion carried.

Motion to accept the application for Cumberland Farms for updated internally lite signs made by Art Marini. Seconded by: Tom Briggs. All in favor: 5, Opposed: 0, motion carried.

Motion to set a Public Hearing for Cumberland Farms on June 9, 2015 at 6:30pm made by Art Marini. Seconded by: Mike Schlenker. All in favor: 5, Opposed: 0, motion carried.

Sandy Garden – Sign Variance @ 10756 RT 32 Greenville (Tax Map # 24.04-1-7.2)

Mr. Garden summarized his proposed plans for the change of an existing sign. This existing sign would be at an off premise location. The location of the proposed sign is on property owned by Greene County Power Equipment. Mr. Garden plans to install a sign on the property, however no money will be changing hands for the sign to be posted. There is a letter on file from the owner of Greene Power Equipment giving their permission. Mr. Garden is asking the Board to grant a sign variance for an off the premise sign permit. The Board was presented with pictures of the sign in size and design. There was discussion over the fact that the location of this sign has been many others business advertisements in the past. Some of the Board mentioned disapproval with the request. Board members reviewed the pictures, they also conducted a preliminarily review of the project; concerns were noted over the fact that the sign has had a high turnover of advertisers.

Motion to set a Public Hearing for Sandy Garden on June 9, 2015 at 6:30pm made by Art Marini. Seconded by: Tom Briggs. All in favor: 4, Opposed: 0, motion carried.

Zoning Laws

The Board discussed the new Zoning Laws that the Town Board will be voting on. There were concerns over the sign laws in regards to the wording. The Board's thoughts were that the wording should not just say "back-lite" but that the term "light omitting sign" should be used. The Board also feels that for a blinking sign there should be time period between blinking and changing. The Board would like to set up a date and time with all members as well as Mark Overbaugh & Paul Macko to discuss their concerns. No date has been set at this time.

Meeting Time Change

The Board discussed that they would like the time of the meetings changed from 6:00 pm to 6:30 pm.

Motion made to change the time of all Zoning Board of Appeals meetings from 6:00 pm to 6:30 pm made by Tom Briggs. Seconded by: Art Marini. All in favor: 5, Opposed: 0, motion carried.

Motion to close meeting made by Art Marini at 6:40pm. Seconded by: Tom Briggs. All in favor: 5, Opposed: 0, Motion carried.