

TOWN OF EAST GREENBUSH ZONING BOARD OF APPEALS

TOWN HALL, 225 COLUMBIA TURNPIKE, RENSSELAER, NY 12144 (518) 694.4011 FAX (518)477-2386

MEMORANDUM

EAST GREENBUSH ZONING BOARD OF APPEALS
MEETING MINUTES
September 27, 2011

Members

Tom Calamaras
Joyce Lapham
Steve Millens
Lou Polsinello III
Jeff Pangburn

Also Present:

Donna Moran, Stenographer
Alison Lovely, ZBA Secretary

CALL TO ORDER / DETERMINATION OF QUORUM

Chairman Calamaras called the meeting to order and determined a quorum of five (5) members were present. Introductions were made.

PUBLIC HEARINGS:

Reconvene #2011-17-Fed Ex-2 Area Variances: Signs– 253 Troy Road

Rick Marshall of Marshall Signs of 3276 River Road Rensselaer, NY stated that he spoke with his client, the owner of Fed Ex and they wish to withdrawal their request for a sign on the north side of the building but wants to proceed with his request for the one variance for the sign on the west side of the building.

Chairman Calamaras asked if there was anyone present to speak in favor of the application (3 times). There was no one to speak in favor of the application. Chairman Calamaras asked if there was anyone present to speak in opposition of the application (3 times).

A motion to close the public hearing and hold a workshop tonight was made by Tom Calamaras – Seconded by Steve Millens - Carried by a 5-0 vote.

During the workshop session there was discussion by Jeff Pangburn as he stated that since the building is so large he doesn't think that the sign will be really huge, considering that the building is 900' long on the I-90 side where the sign is proposed. Although he added that he doesn't want to set precedence.

WORKSHOP SESSION:

#2011-17-Fed Ex-2 Area Variances: Signs-253 Troy Road:

Resolved, That the Board of Appeals makes the following findings of fact:

1. There will not be an undesirable change in the character of the neighborhood, this is a commercial area and the one sign will be facing an interstate highway and is several hundred feet away from that highway making it necessary for a sign of this size to be visible to traffic on that highway.
2. There is another method available to the applicant which would be either not having a sign at all or having one much too small, which would be useless and more of a distraction as people try to figure out what the sign said.
3. The requested variance is substantial in nature, but based on the unique situation of the building and location.
4. The proposed variance will not have an adverse effect on the neighborhood as it is a commercial area and it is on a very large building facing an interstate, not facing a residential area.
5. The alleged difficulty is self-created; however, that shall not necessarily preclude the granting of the area variance.

Resolved, that the application for an Area Variance to install 1: 126 square foot building sign for the west wall (facing I-90) on the Fed Ex building be GRANTED with one condition:

1. That the sign is installed on the Northerly end of the West Side of the building facing I-90 as proposed in the drawings.

This resolution was moved by Tom Calamaras and seconded by Lou Polsinello at a meeting duly held on September 27, 2011.

(Discussion)

A vote was taken as follows:

Tom Calamaras	<u>YES</u>
Joyce Lapham	<u>YES</u>
Steve Millens	<u>YES</u>
Jeff Pangburn	<u>YES</u>
Lou Polsinello III	<u>YES</u>
William Ritz III	<u>Absent</u>
Bob Seward III	<u>Absent</u>

Motion carried by a 5-0 vote

STATUS - New Appeals

ZBA Appeal #2011-18-Thomas Mahar-47 High Street-Area Variance-Swimming Pool
in front yard-PH on 10/11/11

APPROVAL OF MINUTES

Motion by Chairman Calamaras to approve the meeting minutes of September 13, 2011. Second by Jeff Pangburn. Motion carried by a 6-0 vote.

NEXT MEETING: The next meeting will be October 11, 2011.

MOTION TO ADJORN

There being no further business before the Board, the meeting was adjourned upon a motion by Tom Calamaras. Second by Lou Polsinello. Carried by a 5-0 vote.

Respectfully Submitted

Alison Lovely, ZBA Secretary