

Town of New Paltz
Zoning Board of Appeals
FINAL Meeting Minutes

December 9, 2014
7:00pm

The meeting was called to order at 7:05 pm by Linda Donovan.

Roll call: Linda Donovan – present; Patricia Schwartz – present; Gail Christmann – present; Ed Burke – present; Bob Hughes – present; Joe Moriello – present.

PUBLIC COMMENT ON ISSUES OTHER THAN PUBLIC HEARING:

None

MINUTES:

None

PUBLIC HEARINGS:

ZBA 2014-10, Schaller/ABVI, 7 Terwilliger Ln., Area Variances

Motion to open the public hearing is made by Bob Hughes.

2nd Gail Christmann.

All others present in favor. Motion passed.

Rob Schaller addresses the Board about his area variance requests for signage due to the fact that they have changed brands from Super 8 to America's Best Value Inn. They do have a lot of hardships to be considered with regards to the fact that they sit below the road, have tall landscaping to protect them from the road, etc. They want to replace the existing pole sign, and this will require relief from Town Code for height and area.

They are seeking a height variance for 6' of relief. They are also seeking a variance for the area of the sign. They are proposing a 2 sided sign. They currently have a 108 sq ft sign, and they are proposing an 80 sq ft sign, which is still xx sq ft larger than the code allows. No more than 12 sq ft allowed by Town Code.

They discuss the other renderings that they have presented, showing a possible ladder sign and a monument sign. These would actually be located on the second parcel that is owned by the Schaller family.

There is continued discussion on lowering the current pole sign and bringing it closer to the level of the roof. Mr. Schaller states that he was told by the sign company that he can't lower it any lower than the plate, or it would compromise the integrity of the pole.

There is a discussion on the potential of replacing the pole. Mr. Schaller really doesn't want to incur a large expense like this for the different of 1 or 2 feet. The structural integrity of the pole has been tested, and it is still a viable pole.

Linda Donovan wants to clarify that the Board does feel that the pole sign is a better option than having the other sign options on the separate parcel. The entire Board agrees that the pole sign is the most viable option for them.

The Board discusses with Mr. Schaller the possibility of eliminating the telescoping extension, which would bring the signs height down. The Board agrees that they would be fine with the height of the sign matching the height of the roof line.

Variance to allow the sign to be no higher than the ridgeline of the roof on the building. Continued discussion on the integrity of the pole. Does he want them to vote today?

There is a conversation of considering only the size variance tonight, and then waiting on the height variance request to see if the pole can be cut down without compromising its integrity. The area variance is quite sizable, and coupling that with reducing the height of the pole, would not be conducive to business.

Ed Burke and Gail Christmann are in agreement that it is proportionately appropriate for the highway location. Bob Hughes agrees with this. This is a very unusual lot, and does provide a lot of factors that make this difficult.

Motion to close the area variance public hearing is made by Bob Hughes.

2nd by Gail Christmann.

All others present in favor. Motion passed.

Motion to keep the height variance public hearing open is made by Linda Donovan.

2nd by Ed Burke.

All others present in favor. Motion passed.

Linda Donovan goes over the five considerations for the granting of a variance:

1. No, it will not create undesirable changes
2. No, this is their only option due to the uniqueness of the property
3. Yes, this is substantial based on the current Town Code
4. No, will not create any adverse environmental impacts
5. No, the hardships were not self created; and Yes, this design was self created

Motion to approve the area of the pole sign, not to exceed 80 square feet, and the pole must be painted to match the façade of the building is made by Bob Hughes.

2nd by Ed Burke.

All others present in favor. Motion passed.

APPLICATION REVIEWS:

None

OLD BUSINESS:

None

ADMINISTRATIVE ISSUES:

None

Motion to adjourn made by Linda Donovan.

2nd by Gail Christmann.

All in favor,

Adjourned 8:25pm

These minutes are respectfully submitted by Kelly O'Donnell, Secretary