

VILLAGE OF BREWSTER
ZONING BOARD OF APPEALS
April 14, 2014 Minutes

Board members present:

Richard Ruchala, Chairman

Keith Greene

Jack Gress

Claire Kropkowski

Board member not present:

Todd Gianguzzi

Others present:

Village Attorney: Gregory Folchetti, Esq.

Pledge of allegiance was recited.

Meeting called to order by Chairman Ruchala for Monday, April 14, 2014 at 7:30pm.

First order of business:

Application for variance of building moratorium for Advance Auto Parts (formerly CarQuest), dba IJAN Realty, at 215 Business Park Dr., Armonk, NY 10504 for location at 196-200 Main Street, Brewster, NY 10509, Lot #67.36-1-11 in a B3 zone to accommodate a variance of 8 foot front yard setback (10 feet required) for a new monument sign and, variance of color of signs, wall and monument. Signs will be internally illuminated.

Mr. Luke Troyer, Specialist for Site Services, representing owner.

Mr. Luke Troyer presented return receipts with fees to Board.

Mr. Troyer stated that the company is going thru a rebranding which is why the signs are being redone. Also stated that the signs are code compliant, re: height and width, and that they are maintaining the setback. Mr. Troyer also stated that the new ground sign will be perpendicular to the road and didn't foresee any issues with visibility.

Discussion ensued re: visibility with new ground sign.

Mr. Greene asked for real site plan and a photo of the existing ground sign.

Mr. Troyer complied and pointed out that the existing sign dimensions are: 9'6" x 6' wide, and that the proposed sign will be smaller by 4.5', and the base (7'6") will now be brick.

Mr. Gress expressed a concern with visibility with the new ground sign. Mr. Troyer pointed out that the driveway exiting the parking lot dips down upon egress and therefore, there is no visibility problem.

Mr. Greene asked about the difference in grade and Mr. Troyer stated about 4'.

Mr. Ruchala asked about moving the sign back 2'. Mr. Troyer stated that this could pose a traffic issue in the parking lot and reiterated that he felt that the position of the sign as designated on the drawings is adequate for traffic safety and accessibility. He also stated that it fits within the landscaping and that it will enhance property value.

The Board continued to discuss anticipated issues with the sign in the position suggested on the site plan.

Mr. Folchetti reminded the Board that they cannot speculate on any adverse impact of the new ground sign. Any concerns had to be supported by evidence.

Mr. Gress wanted to see the ground elevation of the driveway and reviewed the plans.

Mr. Ruchala asked how far the sign was from the entrance and egress into the parking lot and Mr. Troyer responded about 5'.

After reviewing the plans, Mr. Gress concluded that there shouldn't be a visibility issue westbound, citing that the road line is 8' back and there was 10' between it and the driveway, and was comfortable as long as it's 10' from curb to sign.

Mr. Greene stated that it looks like the driveway levels out at the base of the driveway.

Mr. Gress asked about the total height of the sign and Mr. Troyer advised 5'. Mr. Greene added that it was 7' from the front because of the drop down.

Both Mr. Gress and Mr. Greene stated that the new sign would be an improvement.

Mr. Ruchala opened the meeting to the public and asked if there were any comments. There were no comments from the public.

Mr. Gress asked about whether granting variances had to be done separately (ground sign, building sign and set back) and Mr. Folchetti responded that the variances could be granted with one motion.

Mr. Greene made a motion to close the public hearing. This was seconded by Mr. Gress and passed 4-0.

Mr. Gress made a motion to grant variances for 8' set back and change in colors for building sign and ground sign. This was seconded by Ms. Kropkowski and passed 4-0.

Mr. Ruchala made a motion to approve the amended minutes from the ZBA meeting held on February 10, 2014. This was seconded by Mr. Gress and passed 4-0.

Mr. Ruchala read the minutes from the January 13, 2014 meeting and made a motion to accept these minutes. This was seconded by Mr. Greene and passed 3-0 (Ms. Kropkowski abstained as she was absent from the meeting).

Mr. Ruchala made a motion to close the meeting and this was seconded by Ms. Kropkowski and was passed 4-0.

Meeting was adjourned at 8:30pm.

