

ZONING BOARD OF APPEALS
TOWN OF LLOYD
AGENDA
Thursday, May 9, 2013
Next Meeting date: June 13, 2013

CALL TO ORDER TIME: 7:00pm

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS: GENERAL, NO SMOKING, LOCATION OF FIRE EXITS, ROOM CAPACITY IS 49, PURSUANT TO NYS FIRE SAFETY REGULATIONS. PLEASE TURN OFF ALL CELL PHONES.

Minutes to Approve: April 11, 2013

New Business - Appeal

Vineyard Avenue Properties LLC, 155-157 Vineyard Ave, SBL#87.20-5-22, in R1/4 zone.

The applicant was denied a building permit to construct a monument style sign. This parcel was identified as an adaptive re-use building. The code (100-28 G 5) states signs for lawful non-conforming uses in residential districts shall comply with the requirements for signs in CB district. Monument signs are not listed. A wall sign or projected sign does not meet the needs of this unique parcel therefore the applicant is coming before the Board to appeal.

100-28

G. Permanent signs within residential and agricultural districts.

- (1)** For each permitted Class I home occupation, one nonilluminated sign with an area of not more than two square feet per face.
- (2)** For each permitted Class II home occupation, one nonilluminated sign with an area of not more than four square feet per face.
- (3)** For mobile home parks, or condominium, townhouse, co-op, or apartment complexes, one nonilluminated monument sign containing an area of not more than 25 square feet and located not more than six feet above ground level at its highest point, identifying the mobile home park, or complex, may be displayed at each access from a main road.
- (4)** For nonresidential uses within the Agricultural Business Overlay District, a single identity sign not more than 12 square feet per face may be provided for each business or activity on the premises. Unless attached to a building, no such sign shall be located closer than 15 feet to the front property line, nor closer than 20 feet to any other property line.
- (5)** Signs for lawful nonconforming uses in residential districts shall comply with the requirements for signs in the Central Business District provided below.

H. Permanent signs within other districts.

(1) Central Business and Waterfront Business Districts.

(a) Not more than one primary sign per establishment. Such sign shall be located on the establishment's principal facade and shall be one of the following sign types:

[1] Wall sign not more than one square foot per three linear feet of the establishment's principal facade or a maximum of 25 square feet, whichever is less; or

[2] Projecting sign not more than six square feet per face; maximum projection of four feet from the building face; minimum clearance from the ground eight feet and maximum clearance 10 feet.

(b) In addition to Subsection H(1)(a), not more than one accessory sign per establishment, which shall be one of the following sign types:

[1] Window signs not more than 20% of the total window area of the principal facade. Lettering up to eight inches high.

[2] Awning signs projecting at least five feet into the sidewalk but no more than seven feet. Lettering up to six inches in height and on the valance only. The extent of lettering may cover a maximum of eight feet in width or 50% of the valance width, whichever is less.

(c) Signs for lawful residential uses shall comply with the requirements of § 100-28G, Permanent signs within residential and agricultural districts.

New Public Hearings

Pleasant View Subdivision, Side Yard Variance; Station Rd, SBL#86.4-2-7.210, in A zone.

Rhinebeck Bank is submitting a variance request for the Pleasant View Subdivision. This subdivision was originally approved with certain Side Yard Minimum Setbacks and Total Side Yard Minimum Setbacks but the code changed subsequent to the filing of the map.

Rhinebeck Bank is requesting the attached variance request be approved and the original Side Yard Setbacks identified on the Subdivision's Bulk Regulation Table be reinstated.

The Board anticipates a Decision.

(SEE ATTACHED VARIANCE REQUESTED)