



Present: Anthony Murad, Zoning Board of Appeals Chairman
Ted Salem, Zoning Board of Appeals Member
Phyllis Stoller, Zoning Board of Appeals Member
Jeannine Tonetti, Zoning Board of Appeals Member

Absent: Jeff Hattat, Zoning Board of Appeals Member

Others Present: Mike Munsinger, Bruce Baldwin

I. Call to order:

Chairman Murad called the regular meeting of the Town of New Lebanon Zoning Board of Appeals to order at 7:33 pm

II. Review of September 2, 2014 meeting minutes

Upon review of the September 2, 2014 minutes a motion was made by Jeannine Tonetti, seconded by Phyllis Stoller to accept them as submitted. The motion was carried unanimously.

III. Regular Meeting/Case Review:

Case No. ZBA-2014-008- M&Ms Taproom & Tavern at the Midtown Mall [TM# 19.2-1-51]

Request for an area variance to construct a roof mounted oversized sign

Chairman Murad explained that tonight's meeting is a preliminary review of the request and that a public hearing will be scheduled for next month's meeting after which the Board will vote. He further explained that the Board can grant area variances but can only grant the least amount of variance possible; which is why they will be asking the applicant many questions and to site reasons for the size and location of the sign.

Mike Munsinger indicated that they are located in the storefront where the MRI used to be and presented a 3d cardboard representation of what the sign will look like [photo attached]. He continued explaining that the former MRI sign is located on an adjacent storefront facing Route20. They do not wish to put their business sign on a store front that doesn't belong to them so they are proposing to affix it at the roof line facing the parking lot; it will be front lit with no back lights so it should have no interference with the adjacent property. The downside is that eastbound traffic on Route20 will not be able to see it; however; they plan to have another sign on the plaza marquee.

Ted Salem stated that the sign ordinance indicates that signs cannot be above the roof and is concerned about precedent. The applicant stated that it will not protrude above the roof. Discussion ensued.

Mike Munsinger stated that another unique issue is that the other part of the building is two stories therefore their signs will be at the same level as we are proposing. The subject location has a lower roof line. Tony Murad said that it would be difficult to put a sign on the wall with such a low overhead. Jeannine Tonetti asked where the MRI installed their sign. Mr. Munsinger said "on an adjacent store". Ms. Tonetti said that it worked in that location; people knew where to go. Mr. Munsinger said that they were only in business for about a year.

Jeannine Tonetti asked for the dimensions of the sign. Mike Munsinger said 9' x 5' 5"; double the 25 ft. requirement. Jeannine Tonetti asked why the sign need to be so big. Mike Munsinger replied that they need to attract people. Everything has been vacant for years and we need to let people know that we are here. 24 sq.ft. is not very big. Jeannine Tonetti said that she thinks the free standing lighted mall marquee will attract more people than a sign in the corner on a roof.

The Board asked if the applicants would submit an elevation drawing to scale so that the Baord can actually see what it will look like. Mike Munsinger agreed.

Jeannine Tonetti moved to schedule the public hearing for next month's meeting. Ted Salem seconded the motion that carried unanimously.

IV. Adjournment:

The meeting adjourned at 8:20 pm.

Respectfully submitted,

Cissy Hernandez
Planning/Zoning Clerk

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