

**Village of Millbrook
Zoning Board of Appeals
Meeting Minutes
December 15, 2016**

Call to Order: Meeting was called to order at 7:04PM by Chairman Joel Diemond.

In Attendance: Chairman Joel Diemond, Earl Meyers, John Hay and Andrew Doro.

Review of Minutes: Minutes from the November 16, 2016 Zoning Board of Appeals meeting were reviewed. Motion was made by Mr. Meyers and seconded by Mr. Hay to accept the minutes as written. All were in favor.

Old Business: N/A

New Business:

1. **Public Hearing for Merritt Bookstore** – 57 Front Street – Ms. Kira Wizner - Request for an area variance to replace the current freestanding sign (Parking Courtesy of Bank of Millbrook) with 2 signs on the same posts. Positive referral from the 11/15/16 Planning Board meeting. Ms. Kira Wizner represented Merritt Bookstore at this meeting. Mr. Hay moved and Mr. Meyers seconded a motion to open this Public Hearing portion of the meeting. Chairman Diemond explained that the requested sign is double sided for a total of 12 sq ft. He noted that the Village Code – Section 230.20.B.(2)(f) states that a freestanding sign cannot exceed 2 sq ft in area. He also noted that Section 230.20.B.(8)(e) states that traffic control signs on private property are exempt from regulations. The Board agreed that the Parking Sign Courtesy of Millbrook Bank is considered a public service sign and falls within this category – exempt from regulations. Merritt Bookstore’s sign will be double-sided – 6 sq ft for each sign (12 sq ft total). A 10 sq ft variance is required and requested. The Board agreed that, with the location of the Bookstore and it’s off-street the entrance, the sign is necessary. There were no public comments. Mr. Meyers moved and Mr. Hay seconded a motion to close this Public Hearing portion of the meeting. Mr. Hay moved and Mr. Doro seconded a motion to grant the requested 10 sq ft area variance to Merritt Bookstore. All were in favor.

2. **Public Hearing for Maura’s Kitchen** – 16-18 Alden Place – Ms. Maura Letizia – Request for an area variance to place an over-sized, freestanding sign on the existing posts in front of her restaurant building. Positive referral from the 11/15/16 Planning Board meeting. Ms. Maura Letizia represented Maura’s Kitchen at this meeting. Chairman Diemond noted that a new Special Permit was recently issued by the Planning Board for this project and that there was no provision for a grandfathered sign at this location.

Chairman Diemond explained that the requested sign is an ellipse. The area of the sign requested is 10.75 sq ft. A sign which just covered the existing posts would be a bit over 9 sq ft. A sign within the posts would have an area between 7 and 8 sq ft. The picture in the variance request shows a larger impact than the requested sign would have. After discussion with the Board, Ms. Letizia requested the 10.75 sq ft sign which would require an 8.75 sq ft variance. The Village Code (Section 230.20.B.(2)(f)) only allows for a 2 sq ft sign. Ms. Letizia agreed that the sign would be hung 6 feet from the bottom of the posts (just high enough to cover the height of an SUV vehicle). She also agreed that, if and when the sign might be lighted, it would only be lighted from the top down (not from below). This will be a one-sided sign.

There were no public comments.

Mr. Meyers moved and Mr. Doro seconded a motion to close this Public Hearing portion of the meeting.

Mr. Hay moved and Mr. Meyers seconded a motion to approve the requested 8.75 sq ft area variance for Maura's Kitchen. All were in favor.

Adjournment: Mr. Doro moved and Mr. Meyers seconded a motion to adjourn the ZBA meeting at 7:29PM. All were in favor.

Respectfully Submitted:

Suzanne P. Gould
Secretary
Zoning Board of Appeals