

**VILLAGE OF ARDSLEY
ZONING BOARD OF APPEALS
REGULAR MEETING
WEDNESDAY, MARCH 25, 2015**

PRESENT: Patricia Hoffman, Chairman
Michael Wiskind
Jacob Amir
Ellen Slipp
Mort David

Call to Order

Ms. Hoffman called to order the regular meeting at 8:00 p.m.

Announcements

Ms. Hoffman announced the next Zoning Board of Appeals meeting is scheduled for Wednesday, April 22, 2015 @ 8:00 P.M.

Approval of Minutes – February 25, 2015

Minutes were approved and passed unanimously

Respectfully submitted,

Donna Fusco
Recording Secretary

Continuation of Public Hearing – Application for Gross Land Coverage Variance (Village Code §200-83C)

Rachael Methal & Sterling S. Smith, 11 McKinley Place, Ardsley, New York. Section 6.110, Block 102, Lot 9, in an R-3 One-Family Residential District. For proposed driveway widening with proposed gross land coverage of 4,658 s.f., exceeding 3,911 s.f. maximum permitted subject to Planning Bd. Special permit approval.

Present: Patricia Hoffman, Chairman, Michael Wiskind, Jacob Amir, Ellen Slipp, Mort David.

Applicants were unable to attend. Applicants requested an adjournment to next month's meeting.

Motion to adjourn to 4/22/15 meeting.

Vote 5-0.

Respectfully submitted,

Donna Fusco
Recording Secretary

Continuation of Public Hearing – Application for Sign Variances (Code § 200-82C(2)(a))

Astoria Bank (a/k/a Fed, Sav. & Loan Assoc.), 731 Saw Mill River Rd, Ardsley, New York. Section 6.50, Block 30, Lots 3 and 4, in a B-1 General Business District. For proposed new business name signs, exceeding the maximum permitted: (1) number of signs on building façade; (2) signage dimensions, in the aggregate; and (3) lettering height on each sign.

Present: Patricia Hoffman, Chairman, Michael Wiskind, Jacob Amir, Ellen Slipp, Mort David.

Attendees: Kevin Going of Going Sign & Servicing Company, Inc., Applicant's Representative.

Chairman read the Legal Notice into the record.

Open Public Hearing at 8:05 P.M.

Mr. Going appeared and indicated that he met with the Board of Architectural Review last week and stated that they looked at the design and size of the sign. The BAR decided that they wanted to see individual letters on the sign. Mr. Going brought three options for letters for them to look at and they chose the one presented to the Zoning Board with a 30" high logo and 22" high letter. They found this to be the most appealing in size and Mr. Going came back to get approval from the Zoning Board for the size that exceeds what is allowed by Code.

Ms. Hoffman presented the Memo that was received from Larry Tomasso on 3/25/15 and stated that the sign that was discussed the last time was now off the table and further stated they are going back to option A or B from the original presentation. Ms. Hoffman stated that the change in the sign in requirements now changes the application because the Board now requires two variances. The first variance is the overall dimensions for the sign proposed vertical measurement of 2 feet 6" exceeding the 2 feet maximum permitted by the Village Code. Now it is 6 inches high so a variance is required for the height. Ms. Hoffman stated that the variance needed anyway was for the letters on the sign. The one that was proposed last month was the 13" letters with an 18" logo. Now the request is for 22 1/4 letters and a 30" logo. It was stated that the Board has looked at this sign before and will discuss it again.

Mr. Going stated that he showed various different sizes to the Board of Architectural Review. The old sign is 30" in height and stated that we are now not exceeding the 30" in height. He stated that he showed the BAR the small letters without a box behind it and they found it to be too small. When Mr. Going showed a stacked version, the BAR did not like it. They like the one line layout and they signed off on the one line layout.

Mr. Wiskind stated that the Board of Architectural Review's consideration of the sign is primarily of style rather than size.

Mr. David asked what the difference in height is and Mr. Going stated that the overall height stays the same but the length is longer so the height that was approved before for the overall height of the sign has stayed the same.

Mr. David asked about the length being how much longer? Mr. Going stated 6 feet longer. Ms. Hoffman stated that it is also narrower and that the logo portion is 30" in height.

Mr. Wiskind displayed photos from 2/25/15 meeting presented from Going. They discussed the changes in depth.

Mort David stated that the only change is the length of 6 feet and stated that it fits and it's a nice sign.

Motion to close public hearing.

Close Public Hearing at 8:45 P.M.

Motion to grant variance.

VOTE 5-0 in favor of application.

RESOLUTION

WHEREAS, Astoria Federal Savings & Loan Association a/k/a Astoria Bank, 731 Saw Mill River Road, Ardsley, New York applied to this Board for a sign variance from the requirements of Section 200-82C(2)(a) of the Zoning Code of the Village of Ardsley for permission to replace an existing sign with a new sign requiring two variances; one for overall sign dimensions with a proposed vertical measurement of 2 feet 6 inches exceeding 2 feet maximum permitted by subsection 82 (a) and overall height letters of graphic symbols proposed types of 30" for logo and 22 ¼ " for letters exceeding 12" maximum by subsection 82(b), and

WHEREAS, this application is made under the authority of Section 200-97B of the Zoning Ordinance of the Village of Ardsley, affecting premises known as 731 Saw Mill River Road, Ardsley, New York, and designated as Section 6.50, Block 30, Lots 3 and 4 on the tax maps of the Village of Ardsley, and

WHEREAS, a public hearing on this application was held by the Ardsley Zoning Board of Appeals at the Municipal Building, 507 Ashford Avenue, Ardsley, New York on January 28, 2015, February 25, 2015 and March 25, 2015 after due notice by publication and it was granted with the promise that the Application will be appropriately signed, notarized, and submitted, and

WHEREAS, at the hearing Kevin Going of Going Sign & Servicing Company. Inc. and Sean Granholm, Vice President & Assistant Director of General Services & Facilities for Astoria Bank. appeared in support of the application and no one appeared in opposition and all those who desired to be heard were heard and their testimony recorded, and

WHEREAS, this Board after carefully considering all testimony and the application finds the following:

That the proposed sign application has been reviewed by the Board of Architectural Review and that a recommendation from that Board was received approving the sign as proposed and to be specific the proposed sign is with separate channel letters having a height of 22 ¼" and a logo having a height of 30" and the total sign having a length of 21 feet and 3". That in light of the overall façade of the Bank, that the proposed sign does not create an undesirable change in the character of the neighborhood and is in fact an improvement over the pre-existing arrangement of where there were two signs for a total length considerably higher than what was proposed.

NOW THEREFORE, be it resolved that the Application of Astoria Bank is granted.

Motion made by Mort David, Seconded by Michael Wiskind, five votes in favor, motion carried, application granted.

Respectfully submitted,

Donna Fusco
Recording Secretary

The session ended at 8:52 p.m.

Adjournment

There being no other business the meeting was adjourned.

On motion of Mr. Amir, seconded by Mr. Wiskind, the meeting was adjourned at 8:53 p.m.
Motion passed unanimously.

Respectfully submitted,

Donna Fusco
Recording Secretary