

Regular Meeting
Town/Village of Lowville
Zoning Board of Appeals
Wednesday, March 27, 2019
6:30 P.M.



BY:

The meeting was called to order by Brian Bush, Chairperson at 6:30 p.m.

1. The Town/Village of Lowville Zoning Board of Appeals met on this date and a roll call showed the following members present:

Linda Lawton	Rachel Hillegas	Brian Bush
Carla Hellinger		

Absent: Joe Zehr, Tom Widrick, Lori Wallack

Others present: Lauren Monahan, Applicant Representative; Roberta Houppert, Applicant; Kathy Manning, Zoning Officer; Henry Avallone, Planning Board Member

2. Reading and Approval of Minutes:
January 23, 2019 –A MOTION was made by Linda to approve the minutes as written. The motion was seconded by Rachel. All members present in favor. Motion carried.
3. Communications and reports.
None
4. Unfinished business:
None
5. New Business:
 - a. **Application ZV2019-1**, submitted by **McDonald’s Corporation**, requesting an area variance to install 5 signs totaling 127 square feet of signage (requesting a variance for 4 signs and 83 square feet of additional signage) on the structure which does not comply with Village of Lowville Zoning Law §201, Article VII, 201-735. The property is owned by Mascoutah McDonald’s LFY, Inc., located at 7397 Utica Boulevard, Village of Lowville, New York and is tax parcel number 212.16-03-03.200.

Lauren Monahan supplied the board with visuals of the proposed signage, rehabilitation and updates to the building indicating the number of signs and locations. Ms. Monahan indicated it is McDonalds’ wish to have signage on 3 sides of the building including views from Routes 12 and 26 as well as the Top’s Plaza and the Kinney’s parking lot. There will only be an “M” placed on the north side facing Lloyd’s.

There was general discussion among the board members if the contents of the application were complete and if a public hearing should be scheduled.

A MOTION was made by Rachel to deem Application ZV2019-1 complete and schedule the public hearing for April 24, 2019. The motion was seconded by Linda. All members present in favor. Motion carried.

b. **Application ZV2019-2**, submitted by **Roberta Houppert**, requesting an area variance to construct a single family dwelling 75 feet from the right of way which does not comply with Village of Lowville Zoning Law §201, Schedule B, Dimensional Requirements in a R Zone. The property is owned by Scott and Roberta Houppert, located at 7788 East State Street, Village of Lowville, New York and is tax parcel number 195.20-01-12.120.

There was general discussion with Mrs. Houppert regarding the purpose of the request for the variance. Mrs. Houppert indicated the primary reason for the request is to allow her children to play in the back yard rather than the front yard. She also indicated that if they were to comply with the requirement, the rear of their house would closely meet the farms' field with potential hazards by use of manure being spread. Mrs. Houppert indicated the variance is actually intended to be 100' to 125' from the center of the road. There was discussion regarding the Village Schedule B, Dimensional Requirements showing minimum which reflects minimum frontage in two areas. It is the belief that one of them should indicate "maximum" frontage. Kathy indicated she had brought this to the attention of the Village.

There was general discussion among the board members if the contents of the application were complete and if a public hearing should be scheduled.

A MOTION was made by Linda to deem Application ZV2019-2 complete and schedule the public hearing for April 24, 2019. The motion was seconded by Rachel. All members present in favor. Motion carried.

6. **Adjournment**

A MOTION was made by Carla to adjourn the meeting. The motion was seconded by Rachel. All members present in favor. Motion carried. The meeting was adjourned at 7:00 p.m.

Submitted by,



Katharine B. Manning
March 28, 2019

Note: These minutes have been transcribed from a recording. The minutes are not a verbatim, quoted version they are rather a documentation of the meeting with motions and resolutions included.