

Regular Meeting
Town/Village of Lowville
Zoning Board of Appeals
Wednesday, April 26, 2023
6:30 P.M.

RECEIVED
APR 27 2023
BY:

The meeting was called to order by Chair Rachel Hillegas 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:
Carla Hellinger Linda Lawton Rachel Hillegas
Absent: Joseph Zehr

Others present: Matthew Oates, Applicant Representative; Henry Avallone, Joint T/V Planning Board Member; Kathy Manning, Administrative Assistant

2. Reading and Approval of Minutes:
September 28, 2022 – A MOTION was made by Carla to approve the minutes as written. The motion was seconded by Linda. All members present in favor. Motion carried.
3. Communications and reports.
None
4. Unfinished business:
None
5. New Business:
 - a. **Application ZV2023-1**, submitted by **MSF Audubon, LLC** requesting an area variance to allow installation of a sign panel to an existing freestanding sign that will increase the size from 80 square feet to 97 square feet, 4 inches which does not comply with Village of Lowville Zoning Law, Chapter 201, 201-735, Permanent signs, C, (1). The parcel is owned by MSF Audubon, LLC, located at 7395 Turin Road, Village of Lowville, New York, tax parcel 212.16-04-19.100.

Kathy introduced Mr. Oates, who indicated he's an engineer for Benderson Development, a subsidiary of MSF Audubon, LLC who is the owner of the parcel. Mr. Oates described and explained the relocation of the Tops Fuel panel to allow for the installation of the Marshall's sign per the lease agreements with each tenant of the plaza. Mr. Oates indicated the free standing sign for the plaza will not be increased in height, only the store advertising area will be increased.

The board reviewed the application checklist and discussed if they felt they had sufficient information to make an educated decision and schedule the public hearing. All members present felt they could move forward with the application.

A MOTION was made by Carla to deem the application complete and schedule the public hearing for May 24, 2023. The motion was seconded by Linda. All members present, in favor. Motion carried.

6. Adjournment

A MOTION was made by Linda to adjourn the meeting. The motion was seconded by Rachel. All members present in favor. Motion carried. The meeting was adjourned at 6:36 p.m.

Submitted by,

A handwritten signature in blue ink that reads "Katharine B. Manning". The signature is written in a cursive style with a long, sweeping tail on the final letter.

Katharine B. Manning
April 27, 2023

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.