

Town of Halfmoon Zoning Board of Appeals
Meeting – Monday May 1, 2017
7:00 PM

Chairman Curto called the meeting to order at 7:02 PM on Monday May 1, 2017 at the Halfmoon Town Hall with the following members present:

Members- Chairman Curto, Mr. Hansen, Mr. Burdyl, and Mr. Gemellaro
Alternate Member - Mr. Koval, Mrs. Paluocci
Planner - Mr. Marlow
Town Attorney - Mrs. Cathy Drobny

Motion made by Mr. Burdyl and seconded Mrs. Gemellaro by that the minutes of April 3, 2017 be approved as presented. Motion was carried

Public Hearing:

Walmart Sign 1549 Route 9- Area Variance

Mr. Dan Backstrom presented the area variance application as it relates to the increase amount of signage for the existing Walmart located at 1549 Route 9. They submitted a Site Plan application and Sign application for the addition of a pick-up area on the north side of the existing building. They further discussed the need to amend their application; the building is allowed 691 SF of total signage on site. The existing signage on site is 666.68 SF, and the newly proposed signage will be a 66.76 SF (Pick-Up) sign; (2) 26.61 SF (Online Pick-Up) signs; and a 15.16 SF (Subway) sign for a total of 786.44 SF, requiring a total variances of 95.66 SF.

Mr. Burdyl asked if the Subway sign was permitted, Mr. Backstrom stated that Walmart does not regulate their tenant's signs; Mr. Marlow stated he would clarify to make sure it was permitted.

Mr. Burdyl asked if the canopy was included in the total signage calculations; Mr. Marlow stated that it was not, only the main building was included in that calculation.

Chairman Curto entered into the record a letter of support for the application.

Chairman Curto closed the Public Hearing closed at 7:15 PM

A site visit occurred on April 29, 2017

Pursuant to Article XIV Section 165-79 the following resolution was made:

- 1) Mr. Koval commented: No, there is no undesirable change; it doesn't go against the purpose of the code;
- 2) Mr. Hansen commented: No other options;
- 3) Mr. Koval commented: No, this only accounts for 11% of the total allowable signage;
- 4) Mr. Burdyl commented: No, the store environment will remain the same;
- 5) Mr. Hansen commented: No, when they built the original Walmart they could not foresee the future online pick-up and necessary signage for it.

Mr. Koval made a motion to approve the Area Variance, seconded by Mr. Gemellaro. Motion was carried.

These are summary minutes and are not word for word at the request of the Zoning Board of Appeals. A copy of the recorded tape is available by F.O.I.L. through the Town Clerk.

Meeting adjourned at 7:19 PM.

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