**VILLAGE OF VICTORY**

**ZONING BOARD OF APPEALS**

**MONTHLY MEETING MINUTES**

February 26, 2014

6:30 pm

Roll Call:

Chairperson Jaime O’Neill – present, Terrie Wolcott - present, Heather Freebern – present and Recording Secretary Maureen Lewsey - present.

Announcements: None.

Approval of Minutes:

* **After a brief discussion, the minutes from December 16, 2013 were TABLED by motion of ZBA Member Wolcott and seconded by ZBA Member Freebern. All Ayes. Vote: 3-0. All Ayes. Motion Passed to TABLE the minutes to allow for further review.**

Returning Applicant: None

* Applicant, Revolutionary Land Corporation

President, Livingston Coulter

Request: Sign Usage Variance

**CASE # 2013-01**

Chairman O’Neill reviewed the reason for the application and explained that the Applicant and Owner, Livingston Coulter is trying to sell the property off Gates Avenue Extension. He would like to sell the property in the spring and needs to place a sign large enough in order to advertise the sale in addition to his realtor. Mr. Coulter stated that the property has really been on the market since 1994 and he pushed for subdivision approval from the village’s planning board in 2007. This parcel was part of the current “Hill Manor” subdivision that adjoins this property as pursued by David Roberts. A total of seventy-four lots were originally planned. In 2007, twenty-four lots were approved and Coulter was under contract with C&S Construction to build those homes. At the time, a sewer moratorium was in effect with the Village of Schuylerville, the village who has the waste water treatment facility that processes the Village of Victory waste water as a customer and not as joint owner. Mr. Coulter discussed the delay with Department of Health and with Ed Bartholomew, Schuylerville representative about getting a permit. Coulter was advised that nothing could be done due to the moratorium. Coulter explained to the ZBA that he has spent $1,200.00 for the two signs and doesn’t understand why he can’t have both signs marketing the sale of the property. It was stated that the regulations allow a 2X2 (four square feet) real estate sign that is meant to be temporary and would not require a permit. Chairperson O’Neill reviewed options suggested such as placing both signs back to back. Coulter replied that for the 12.54 acre parcel the signs really aren’t that big. Chairman O’Neill commented that the job of the zoning board was to grant the least variance possible. She stated that that stretch of road speed limit is 35 mph and she would be willing to grant one sign for 90 days after installation. Coulter replied that the signs are not ugly and historically the Village of Victory has been great to work with. After brief discussion, Chairman O’Neill stated that was the best the board could offer. ZBA Member Wolcott made a motion to grant the installation of 1) 4X6 (twenty four square feet), For Sale sign for 90 days. If the property hasn’t sold, the applicant is to come back to make another request for another 90 days. The sign is to be placed in proper setback. The motion was seconded by ZBA Member Freebern. Vote: 3-0. All Ayes. No public hearing to be held as confirmed by ZBA Chairperson O’Neill.

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Old Business: None.

New Business:

The ZBA Board attended the Planning and Zoning Conference as sponsored by the Saratoga County Planning Board. The conference was held on January 29, 2014. Much new and updated information was presented and was well received by all of the ZBA Board. Members of the Planning Board also attended. This conference met the required four hours of training to remain an active Board member.

Open Floor: None

Next Meeting:

The next meeting is scheduled for March 17, 2014 at 6:30pm and will be held if needed.

Adjournment:

**ZBA Member Terrie Wolcott made a motion to adjourn the meeting with ZBA Member Heather Freebern seconded the motion. Vote: 3-0, All Ayes. Meeting Adjourned.**

Respectfully Submitted,

Maureen Lewsey

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ZBA Recording Secretary