

Village of South Glens Falls  
46 Saratoga Avenue, South Glens Falls, NY12803

May 08, 2024

5:00 PM

**Zoning Board of Appeals Meeting**

Bill Giorgianni, Presiding

Minutes

**Attendance:**

Bill Giorgianni  
Linda Albert  
Peter Moskov  
John Hoey

Samantha Berg  
Matthew Espey  
Kevin Ostrander  
T. Moore - Next Gen Signs

The meeting was called to order at 5:03pm.

**Agenda Item 3: Application for 297 Saratoga Ave**

- Kevin Ostrander, the Code Enforcement Officer for the Village, presented he has an application for 297 Saratoga Ave. The application is for a full façade update for the commercial space on the first floor and the addition of a second story for residential rental. Three residential units upstairs and 2 retail spaces downstairs.
- The building currently has a non-compliant apartment that was grandfathered in through purchase. The Board discussed the proposal and agreed that there is no reason to not allow the updates. The building is located on the route nine corridor, where similar mixed-use buildings already exist. Parking is not expected to be an issue as there is ample space available.
- Kevin advised that he did not need the Board's approval but wanted to make sure they are in the loop in the event the project proceeds.

**Agenda Item 2: Garage Expansion at 48 Main Street**

- The Board briefly discussed a garage expansion project on a garage at 48 Main Street.
- It was mentioned that the project has been resolved and is in compliance with the zoning laws. The Board also discussed the role of the zoning enforcement official and the need for more collective decision-making in the future.

## Agenda Item 1: Request for Area Variance Permit for 60 Main Street

- Public Hearing was opened at 5:11 pm by Mr. Giorgianni. Mr. Giorgianni read the public hearing notice into record.

**VILLAGE OF SOUTH GLENS FALLS  
PUBLIC NOTICE OF HEARING  
BEFORE THE ZONING BOARD OF APPEALS**

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PLEASE TAKE NOTICE that the Zoning Board of Appeals for the Village of South Glens Falls, Saratoga County, State of New York will meet at the Village Hall at 46 Saratoga Avenue on the 8<sup>th</sup> day of May, 2024 at 5:00 p.m., EST to consider the following application.

A request of MKAT Properties LLC for property located at 60 Main St for an Area Variance Permit, to construct a new sign on the property. This appeal is pursuant to Chapter 115, Signs, Section 115-12 Variances of the Signs Law of the Code of the Village of South Glens Falls.

The property is located in a C1, Commercial Zoning District as established by the Zoning Law of the Code of the Village of South Glens Falls. This property is designated as #37.53-1-80 on the Village assessment map.

Board will at said time and place hear all interested parties for or against this appeal. Parties may appear in person or by agent.

Kevin Ostrander  
Building Inspector/Code Enforcement  
Officer/Zoning Enforcement Official

By Order of the Zoning Board of Appeals  
Dated: April 22, 2024

- MKAT Properties LLC requested an area variance permit to construct a new sign on the property located at 60 Main Street. The sign is slightly taller than what is allowed by the code, but the square footage of the signage is compliant. Kevin noted that there are 6 other businesses with signs that are taller than the code states.
- Linda asked to confirm placement of the sign and how it relates to the empty lot and adjoining residential areas. The sign will be set back from the sidewalk and will be further off the road than the design indicates due to lack of clarity on the drawing.
- The sign is an internal LED sign with diffusers to reduce brightness. The Board discussed the concerns about illumination and the proximity to residential areas. It was noted that the sign will not be illuminated 24 hours a day and can be turned off during certain hours however there are no other businesses that are required to do so. The Board also discussed the size and design of the sign, which is consistent with the branding of the company. It was also noted that the skirting is not a lit portion of the sign but rather something that covers the ugly wires and poles. Our code does not indicate the skirting is part of the sign. The sign is 11 feet total in height.

- Linda asked if there had been any response from the public in regards to the public hearing and the proposal at which time Matthew advised there had not been any. Question was raised regarding retail traffic and the sign co advised that it is simply offices for Meerkat. Bill asked why such a big sign? Next Gen advised they are trying to stay within their brand given their proximity on Route 9.
- Next Gen confirmed the lit part of the sign is 32 square feet and our code allows for 40 square feet and provided details as to the footing and the need for the skirting. They also confirmed that the sign will face traffic as you cross the bridge.
- It was confirmed that the sign will meet NYS wind load, footing requirements, soil conditions with 36" wide and 50" deep footing per engineered plans due to requirements in Massachusetts. Inspections will only be needed at final hook up to the electrical and footings.
- Motion made by Pete Moskov to approve the sign variance permit as presented, seconded by Linda Albert. All in favor, motion passed.
- Motion to close the public hearing at 5:30pm. Motion made by Pete Moskov, seconded by Linda Albert. All in favor, motion passed.
- Placement of the sign was confirmed in relation to the complete parcel which is indeed one parcel according to the tax map and code states that signs must be 5 feet from the sidewalk. Lighting might affect Third Street so that was the only concern that Kevin had regarding the lighting of the sign.
- Motion to close the public hearing at 5:30pm. Motion made by Pete Moskov, seconded by Linda Albert. All in favor, motion passed.
- Motion made by Pete Moskov to approve the sign variance permit as presented, seconded by Linda Albert. All in favor, motion passed.

Meeting was closed at 5:40 PM.