



TOWN OF AMENIA

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ZONING BOARD OF APPEALS SPECIAL MEETING FRIDAY, SEPTEMBER 26, 2014 FOUR BROTHERS PARKING LOT 7:30 P.M.

PRESENT: Leo Blackman
Terry Metcalfe
Paula Pelosi
Dave Menegat
Kevin Cassone

The Zoning Board of Appeals met at the Four Brothers Parking Lot at 7:30 P.M. on Friday, September 26, 2014 to go over the lit signage. They reviewed the pictures that had been submitted by Four Brothers giving square footage on each sign.

Chairman Blackman noted that most of these signs are all internally lit which is not allowed by the Zoning Code. He felt the small neon "Eat", "Drink" and "Play" signs had been on the snack bar before the "Drive-In" and "Arrow" signs. Kevin Cassone asked the applicant how long these signs had been on the snack bar? Mr. Stefanopoulos thought about 7-8 years. Board consensus was that the "Arrow" and "Drive-In" should be removed, but the other 3 could remain.

The Board moved on to the entrance of the drive-in. On the left is "Drive-In", on the right is "Theater". Each sign is 7.5 square feet. There was a question if the stars on top of the "Drive-In" and "Theater" were included in the measurement. On the fence to the left of Drive-In, is a "Shows" sign that measures 12.5 square feet. These signs are located 150' off Route 22 at the entrance to the drive-in. All these signs are only lit for about 3 hours per day and only 6 months of the year the Drive-In is open. The Board felt that the "Drive-In" and "Theater" signs could remain, but the "Shows" sign should be removed (or located further back, facing away from Route 22).

The "No Vacancy" sign is 1.2 square feet and it is located on the back of the building and not visible from the road. Next were the "Eat" (5 square feet) and "Drink" (7.5 square feet) signs on the back of the snack bar. The Board did not have any problems with these signs as they face the back of the lot. They moved on to the "Love" (12 square feet) sign, which also has a non-lit "Route 66" sign, they are located almost 250 feet from Route 22 and the Board felt it was far enough off the road not to bother.

The traffic light in front of the ticket booth needs to be significantly dimmed, either by lower wattage bulb or by dimmer switch. Mr. Stefanopoulos stated that once the movie is started the traffic light goes out, however the Board noted that it was still on during the site visit. The “#” and “Camera” (6 square feet) signs again are 250 feet from Route 22. The “Mustache” and the “Lips” (1 square foot each), above the bathrooms do not pose any problems. .

The Board felt that the signs inside the Drive-In were OK with the exception of the traffic light. It was more the lit signs on the front of the Snack Bar facing Route 22 that were a problem.

Mr. Stefanopoulos stated there are three separate business on the property; Four Brothers restaurant, the Ice Cream/Snack Bar and the Drive-In. Chairman Blackman stated the perimeter is what give the applicant the most area for signage. Mr. Stefanopoulos asked the Board to see what it would be like without the lights on in the front of the Ice Cream Bar. Kevin Cassone asked if the Ice Cream Bar and the Drive-In were open for more than 6 months per year. Mr. Stefanopoulos stated it depended on the weather.

The Board agreed that there is not sufficient signage on the road stating what is playing at the Drive-In. It seems that they are allowed 137 square feet and the signs figure out to 110 square feet, so they have more square footage for a sign to advertise the movie playing, possibly a temporary sign.

The meeting was closed at 8:30 P.M.

Respectfully submitted,

Susan M. Metcalfe
Zoning Board of Appeals Secretary

The foregoing represents unapproved minutes of the Zoning Board of Appeals meeting held on September 26, 2014 and are not to be construed as the final minutes until so approved.

Approved as read – Approved 10/20/2014

Approved with: deletions, corrections or additions