



**TOWN OF VESTAL  
ZONING BOARD OF APPEALS**  
605 Vestal Parkway West  
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**ZBA BOARD MEMBERS:**

Acting Chairman: Mark Tomko  
Members: Clayton Ellis  
Tom Smallcomb  
Thomas Jackson, Jr.  
Alternates: Eugene Burns  
John Taylor  
Attorney: Matthew Butler

## Sign Review Board Decision.

**Hearing Date:** April 8, 2021

**Hearing Time:** 6:20 PM (scheduled) 6:30 (held)

**Business / Applicant Name:** Knauf Optical

**Person(s) appearing on behalf of applicant:** Chris Welch and Russell Avery

**Business Address:** 1136 Front Street, Vestal, NY 13850

**BCTM#:** 172.36-1-9

**Town Code Section Appealed:** Chapter 5, Article V, Division 4, Section 5-127.3 (a)(8)(a) in a C-1 General Shopping Zone

**Narrative of the Code:**

Commercial and industrial districts, Business signs, subject to the following:

In the case of parcels with street frontage of at least one hundred (100) feet or less, the following applies: The total area of all permitted signs on the premises or parcel shall not exceed fifty (50) square feet

**Current Permitted Sign Sq. Footage:** 50 feet

**Current on-site Sq. Footage:** 56

**Requested Sq. Footage Increase:** 48 from Code

**Total Sq. Footage Requested:** 98

**Other Change Requested:** None

**Requested Variance:** To allow ninety-eight (98) sq. feet of signage where fifty (50) sq. feet are permitted by code.

**Points of discussion by Board Members:**

The sign Review Board must take into account the following:

- Are there other means to achieve the goal or benefit requested?
- Is this difficulty self created?
- Will the visual impact have an adverse effect on the environment?
- Is this a minimal or substantial request?
- Will the variance produce an undesirable change for the neighbors?

**Items of Discussion:**

Discussion centered on the total sq. footage of the signs in a C-1 General Shopping Zone. Chris Welch and Russell Avery stated that the signs on the building were removed from the previous business location and were to be installed at the new site, a move to reuse the signs to save money. The signs have been re-purposed and installed on the building now and the variance needed was discovered when Robbins Signs went to add a sign to the ground sign out front. Business signs are needed to identify the location on the building for view from Front Street and the Vestal Parkway since the door to the business is on the backside of the building only accessible from Front Street side.

Based on the above discussion and offering of the applicant, the Board members discussed the proposal the decision.

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**APR 26 2021**

**VESTAL CODE**

**Decision:**

Motion by: Clayton Ellis

2<sup>nd</sup> by: Thomas Jackson

**Motion:** To allow a variance of 48 +/- sq. feet for a total of 98 +/- sq. feet per Chapter 5, Article V, Division 4, Section 5-127.3 (a)(8)(a) at BCTM # 172.36-1-9 a.k.a. 1136 Front Street, Vestal, NY 13850 as presented by the applicants.

**Conditions to Motion:** No conditions to this motion.

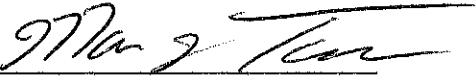
<b>Vote:</b>	<b>Aye</b>	<b>Nay</b>		
CE:	<u>  X  </u>	<u>    </u>		
MT:	<u>  X  </u>	<u>    </u>		
TS:	<u>  X  </u>	<u>    </u>		
TJ:	<u>  X  </u>	<u>    </u>		
EB:	<u>  X  </u>	<u>    </u>		
JT:	<u>    </u>	<u>    </u>	Passed: <u>  X  </u>	Failed: <u>    </u>

Dated: April 8, 2021

The Code Enforcement Officer is herewith authorized to take the necessary action to carry out the provisions of this Decision.

Dated: April 25, 2021

ZONING BOARD OF APPEALS  
OF THE TOWN OF VESTAL

BY:   
Mark Tomko, Acting Chairman