



**TOWN OF VESTAL
ZONING BOARD OF APPEALS
605 Vestal Parkway West
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Sign Review Board Decision

Hearing Date: January 11, 2024

Hearing Time: 6:00 p.m.

Business/Applicant Name: Steve Miller/Midway Lanes

Person(s) Appearing on Behalf of Applicant: Steve Miller

Business Address: 213 N. Jensen Road, Vestal, NY 13850

BCTMP: #158.11-1-5

Town Code Section Appealed: Chapter 5, Article V, Division 4, Section 5-127.3(a)(8)(c)

Narrative of the Code: Pertaining to requesting signage in addition to the square footage permitted in an ID Industrial Development zoning district.

Current Permitted Sign Square Footage: 137.5 square feet

Current On-Site Sign Square Footage: 130.5 square feet

Requested Sign Square Footage Increase: 24 square feet

Total Sign Square Footage Requested: 154.5 square feet

Requested Interpretation/Determination: Request to install a 3' x 8' illuminated sign on the rear wall of the building (west side) at 213 N. Jensen Road.

Points of Discussion by Board Members:

- Are there other means to achieve the goal or benefits 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?

Discussion: The applicant is requesting to install a 24-square-foot sign on the rear wall of the building at 213 N. Jensen Road, Vestal, NY 13850. The new sign represents a variance of 17+/- square feet beyond what is permitted at the property. The applicant provided a letter, a rendering of the proposed sign and a screenshot of the Midway Lanes building showing the location of the proposed sign. Steve Miller explained that the sign would be on the building above the existing rear entrance where new smash and splatter rooms will be located. He said the signs would not be visible from any surrounding residential properties.

Decision

Motion by: Patrick McPherson to approve the requested variance of 17+/- square feet for new signage at BCTMP #158.11-1-5 aka 213 N. Jensen Road, Vestal, NY 13850.

Second by: Carolyn Almy

Conditions to the Motion: None

Vote: Acting Chairman Clayton Ellis-AYE; Patrick McPherson-AYE; and Carolyn Almy-AYE. Motion approved unanimously.

Dated: January 16, 2024

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

ZONING BOARD OF APPEALS
OF THE TOWN OF VESTAL

BY: 
Clayton Ellis, Acting Chairman