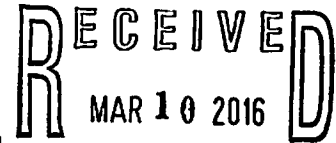




**TOWN OF VESTAL
ZONING BOARD OF APPEALS**
605 Vestal Parkway West
Vestal • New York • 13850-1486
Telephone (607) 786-0980 Ext. 201
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ZBA BOARD MEMBERS:
Chairman - Mark S. Johnson
Mark Tomko
Tom Smallcomb
Paul Houle
George Gerner
Attorney - Matt Butler, ESQ.
Alternate: Eugene Burns

Sign Review Board Decision.



Hearing Date: 02/11/2016

Hearing Time: 6:30pm

TOWN CLERK'S OFFICE

Business / Applicant Name: Porto Bagel

Person(s) appearing on behalf of applicant: Jim Tabor Jax Signs and Vincent Porto, Property owner

Business Address: 1901 Vestal Parkway East

BCTM#: 158.13-1-32

Town Code Section Appealed: Chapter 5, Article V, Division 4, 5-127.5(b)

Narrative of the Code:

Sec. 5-127.5. Shopping plaza signs.

(b) Unless approved by the ZBA, the plan shall not establish requirements for greater signage amounts than is set forth in this section.

Current Permitted Sq. Footage: N/A

Current on site Sq. Ft.: None

Requested Sq. Footage Increase: 481

Total Sq. Ft. Requested: 481

Other Change Requested:

Requested Variance: Applicant is requesting two ground signs, seven wall signs, and the ability to leave three existing retail signs.

Points of discussion by Board Members: This is a commercial area with mixed office and retail business?. The building is located behind the retail business which are between the subject business and the parkway.

Applicant indicates that his tenants need signage so patrons can locate their business.

TOWN OF VESTAL
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Applicant wants to add a ground sign near the front property line near the west end of the property. A directional ground sign at the west of the retail stores, a directional wall sign and smaller individual wall signs for the business walls.

The Zoning Board of Appeals is allowed to review and approve a sign package for this type of property.

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?

Decision:

Motion by: Johnson

2nd by: Gerner


Motion: To approve a sign package for the Parkway Office Complex, located at 1901 Vestal Parkway East, BCTM# 158.13-1-32. The applicant has proposed nine new signs for the office space including two ground signs, and seven wall signs, for a total of 400 square feet, and requesting to keep three retail signs of eighty one (81) square feet for a total of Four Hundred eighty one (481) square feet +/- of signage as proposed to the board.

Conditions to Motion: None additional

Items of Discussion: None additional

Vote:	Aye	Nay		
MJ:	<u> X </u>	<u> </u>		
MT:	<u> X </u>	<u> </u>		
TS:	<u> X </u>	<u> </u>		
PH:	<u> </u>	<u> </u>		
GG:	<u> X </u>	<u> </u>		
EB:	<u> </u>	<u> </u>	Passed: <u> X </u>	Failed: <u> </u>

Dated: 2-18-16

Affirmed by: 
(Chairman ZBA / ~~Acting Chair~~)