



**TOWN OF VESTAL
ZONING BOARD OF APPEALS**

605 Vestal Parkway West
Vestal • New York • 13850-1486
Telephone (607) 786-0980 Ext. 201
Fax (607) 786-0984

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: May 12, 2016

Hearing Time: 6:45pm

Business / Applicant Name: Red Robin International

TOWN CLERK'S OFFICE

Person(s) appearing on behalf of applicant: Joshua Oconnor - Bohler Engineering
Martin Marino - Marino Signs

Business Address: 2545 Vestal Parkway East, Vestal N.Y. 13850

BCTM#: 158.10-2-6.1

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

Narrative of the Code:

Sec. 5-127.3. Commercial and industrial districts.

(a) Permitted signs. The following signs shall be permitted for approved commercial/industrial uses in C-1, C-2, C-D, I and I-D zoning districts as provided below:

(8) Business signs, subject to the following:

Exception: Signs in plazas.

b. In the case of parcels with street frontage of at least one hundred (100) feet and not more than one hundred fifty (150) feet: The total area of all permitted signs on the premises or parcel shall not exceed seventy-five (75) square feet. Individual signs shall not exceed a total of fifty (50) square feet in area.

Current Permitted Sq. Footage: 75

Current on site Sq. Ft.: None

Requested Sq. Footage Increase: 209 +/-

Total Sq. Ft. Requested: 284.35+/-

TOWN OF VESTAL ZONING BOARD OF APPEALS

Requested Variance: Applicant is applying for signage for the Red Robin Restaurant that is the normal corporate layout for branding their restaurants. Applicant is looking to place two signs on the front of the building, two on the west side of the building, and one on the rear of the building. Also a Ground sign near the Vestal Parkway.

Points of discussion by Board Members and the applicant: The signs on the front of the building will be lighted, on the west side, one will be illuminated, one is more of a branding insignia, of just letters painted on the building. Also one lighted sign on the north side of the building to identify the building to persons parking in the rear parking space.

Size and location of the ground sign and if it would interfere with the business next door, it appears that it will not. Total signage appears reasonable, and with the size of the lot, the code only permits a limited amount of signage.

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: Thomas Smallcomb

2nd by: Paul Houle


Motion: To grant a variance to allow Red Robin International by Chapter 5 Article V, Division 4, 127.3 (a)(8)(b) to allow a variance not to exceed a total of 284.35+/-square feet of signage, a variance of 209.35 Square feet, as presented to the board, at BCTM# 158.10-2-6.1, also known as 2545 Vestal Parkway East, Vestal N.Y. 13850.

Conditions to Motion: None

Items of Discussion: None Further

Vote:	Aye	Nay		
MJ:	<u> A </u>	—		
MT:	<u> A </u>	—		
TS:	<u> A </u>	—		
PH:	<u> A </u>	—		
RO: E. BURNS	<u> A </u>	—		
GG:	—	—	Passed: <u> X </u>	Failed: <u> </u>

Dated: 5/26/16

Affirmed by: 
(Chairman ZBA)