



TMB, LLC/Candlewood Suites

**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: 7:00pm

Business / Applicant Name: TMB, LLC / Candlewood Suites

Person(s) appearing on behalf of applicant: Nick Taro, 3i Graphics sign company

Business Address: 3601 Vestal Parkway East, Vestal NY 13850

BCTM#: 158.12-2-10

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

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.

- c. In the case of parcels with street frontage greater than one hundred fifty (150) feet, the following applies: The total area of all permitted signs on the premises or parcel shall not exceed one hundred (100) square feet plus one-quarter (.25) of a square foot for each linear foot by which said street frontage exceeds one hundred fifty (150) feet, up to a maximum of two hundred (200) square feet of signs. Individual signs shall not exceed a total of one hundred (100) square feet.

# TOWN OF VESTAL ZONING BOARD OF APPEALS

Current Permitted Sq. Footage: 119.29

Current on site Sq. Ft.: 119.29

Requested Sq. Footage Increase: 62

Total Sq. Ft. Requested 181 +/-

Other Change Requested: None

Requested Variance: Applicant would like a square footage variance to place one ground sign, indicating its location in front of the hotel alongside the Vestal Parkway.

Points of discussion by Board Members:

- The hotel is one of three hotels on the same owners property, all next to each other.
- The applicant has worked with Code enforcement and applied for several signs to minimize the amount of square footage being used by the signs on the building, and they require no variance for building signs.
- There are signs of similar size for the other hotels in the complex.
- It was asked if the applicant had considered incorporating all three hotels (same Franchise Company) into one sign, therefore cutting down on the number of signs along the parkway.

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: Paul Houle

2<sup>nd</sup> by: Mark Tomko

Motion: To allow a 62 +/- square foot variance, to allow a total of 181 +/- square feet of signage at 3605 Vestal Parkway East, Vestal NY 13850, also known as BCTM# 158.12-2-10, to TMB, LLC as presented to the board. No further discussion.

Vote:	Aye	Nay	
MJ:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
MT:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
TS:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
PH:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
RG: E. SWENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
GG:	<input type="checkbox"/>	<input type="checkbox"/>	
		Passed: <input checked="" type="checkbox"/>	Failed: <input type="checkbox"/>
Dated: 5/26/16	Affirmed by:  (Chairman ZBA)		