



**TOWN OF VESTAL
ZONING BOARD OF APPEALS**
605 Vestal Parkway West
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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: December 8, 2016

Hearing Time: 6:40pm

Business / Applicant Name: All Leathers & Repair

Person(s) appearing on behalf of applicant: Eric Olsen - 3i Graphics
Mark Behory - All Leathers

Business Address: 3712 Vestal Parkway East, Vestal N.Y.

BCTM#: 158.12-3-19

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

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.

a. In the case of parcels with street frontage of 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 Sq. Footage: 50

Current on site Sq. Ft.: N/A

Requested Sq. Footage Increase: 21+/-

Total Sq. Ft. Requested: 71+/-

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TOWN CLERK'S OFFICE

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Requested Variance: Applicant came to the ZBA looking for a 14 sf +/- variance to place an extra sign on the front of the building.

Points of discussion by Board Members: The Board compared the previous signage from Radio Shack, They are looking for signage for the entire store.

During discussions, the applicant indicated that should the business take off and be successful, they at some point may be interested in adding a round logo sign, three feet in diameter to the center roof section above the front door. That would be an additional 7 square feet from their original request. The applicant was trying to save time of an additional hearing in the future.

The board agreed that the sign would be permitted, should the applicant go through the proper sign application process with the Code Office.

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: G. Gerner

2nd by: P. Houle

Motion: To grant a sign variance of 21 Square feet +/-, per section 5-127.3 (a)(8)(a), at BCTM# 158.12-3-19 also known as 3712 Vestal Parkway East, Vestal NY, to All Leathers & Repair, as presented to the board.

Conditions to Motion: The applicant must apply for the additional sign permit in the future.

Items of Discussion: None further

Vote:	Aye	Nay		
M Johnson:	X	—		
M Tomko:	—	—		
T Smallcomb:	—	—		
P Houle:	X	—		
G Gerner:	X	—		
E Burns:	—	—	Passed: <u>X</u>	Failed: <u>—</u>

Dated: 12/8/16

Affirmed by: [Signature]
(Chairman ZBA)