

**Town of Lansing Zoning Board of Appeals
Application for Variance**

Application Fee \$175.00 Application Date 11/25/17

Property for which Variance is being requested 32 Peruville Rd.
Tax Parcel No. 30-1-16.4 Street Address NY Rt 34B

Applicant's Name and Address Robbins Sign Co Inc Phone 6077751214 Zoning District (check one) R1
2187 Rall Cell _____ R2
Kirkwood NY 13795 Email _____ R3

(If Applicant different from owner, notarized written permission of owner must be attached hereto.)

Owner's Name and Address (if different) Mirabito Phone 352-2812 B1
49 Court St PO Box 5306 Cell _____ B2 X
Binghamton NY 13902 Email scotty.gaylord@mirabito.com LI
IR _____

- Application for (check applicable item)
- A. Interpretation of Zoning Ordinance or Map
 - B. Area Variance
 - C. Use Variance
 - D. Appeal of decision of Code Enforcement Officer

- Request relates to provisions of (check applicable item)
- A. Town of Lansing Land use Ordinance, Section _____
 - B. Town of Lansing Subdivision Regulations, Section _____
 - C. Other (Identify) Sign Ordinance

Purpose of Request: (attach additional information if necessary)

See attachments

Justification of Request: (attach additional information if necessary)

TOWN OF LANSING ZBA MEMORANDUM

TO: Zoning Board of Appeals

FROM: Lynn Day – Code Enforcement Officer

RE: Sign Variance- amount of signs, square footage and height

DATE: February 1, 2017

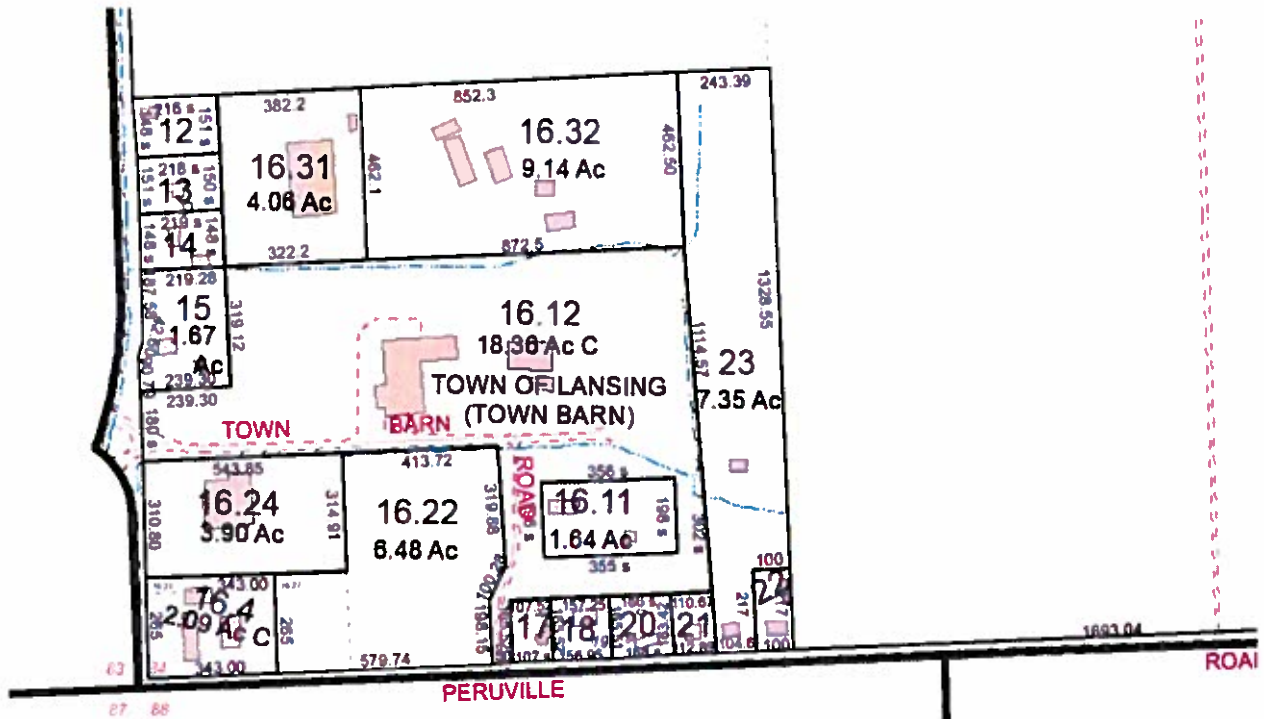
Robbins Sign Company working for Mirabito, (32 Peruville Rd, Tax # 30.-1-16.4) who bought Xtramart is requesting a variance for new signage. Our New Sign Law, Local Law #1 of 2014 - Article XI- Nonconforming Signs –C- says if any Nonconforming Sign shall be voluntarily replaced due to age, lack of care and maintenance, obsolescence, or due to the choice or election of the Sign owner, and not as a result of an involuntary event, such as, by way of illustration only, accidents, storms, or vandalism, then any replacement Sign shall conform to the requirements of this Local Law.

- Mirabito is requesting a variance for the amount of signage and the square footage for the signs that they would like to install. Total square footage for the five signs will be 102 Sq ft., per our Local Law #1 of 2014 (Sign Law) Article V – 5-I allows 2 Signs per each premises and the area of each sign as based upon its use and location and requirements of this Local Law. The signs are in the Commercial Sign District which allows 48 sq ft sign x 2 = 96 sq ft
- There is a free standing existing non-conforming Sign out by the intersection. The height of that sign is 16'6". The new proposed Sign will be approx. 16'6". Our Local Sign Law #1 of 2014 Article V -5 –G says no free standing Sign shall exceed 15' in height. The proposed sign will be exactly the same as the existing sign.

Note: At the end of the December 13, 2016 meeting the ZBA Board recommended to Robbins Sign Company that they consider:

- Use there backup plan for the free standing sign so it fits in the existing cabinet = 32sq ft
- Only three Canopy signs – 19 sq ft each = 57 sq ft
- Building Sign -13 sq ft, 3 vinyl canopy signs = 57 sq ft total and the free standing sign at 32 sq ft = 102 sq ft.

They have met those recommendations from 12/13/16 ZBA meeting.



37.1