

Present: Edward Mazanek, Chairman
Charles Snedaker, Secretary
Vernon Rowlands

Absent: Leonard Sas, Vice Chairman
Dr. Steve Holowinski

Also Present: Diane Busko, Clerk to the Planning & Zoning Boards
Daria Golazeski, Town of Union DCPW/C&O

A brief work session was held at 7:00pm. During the work session the board reviewed the applications on the agenda.

Chairman Mazanek called the meeting to order at 7:30pm & noted the emergency exits.

MINUTES

A motion to approve the minutes for the May 9, 2016 regular meeting was made by Mr. Rowlands and seconded by Mr. Snedaker. The motion carried with all those present voting in the affirmative.

PRIVILEGE OF THE FLOOR - None

COMMUNICATIONS - None

CONTINGENCIES - None

OLD BUSINESS - None

NEW BUSINESS

Friendly's Restaurants, LLC - 561 Harry L. Drive ***Public Hearing – Variance for signage (2)***

Friendly's Ice Cream restaurant had submitted an application for new signage along with a proposed new drive-through window. The property is zoned General Commercial and the drive-through use is permitted. They wish to replace the face of the existing, nonconforming 128 square-foot pylon sign, and the maximum size allowed by code is 80 square-feet. At this time, changing the face of a nonconforming sign is not permitted without a variance. The proposed menu board sign is 45 square-feet and code only permits a 24 square-foot menu board. Therefore, Friendly's restaurant is requesting area variances as follows:

- 1) An area variance for a menu board sign 21 square-feet greater than permitted; and
- 2) An area variance for an existing pylon sign 48 square-feet greater than permitted.

Mr. Jay Khan with The Sign Center and Mr. Dave Houser, construction manager for Friendly's corporation were present.

Chairman Mazanek opened the public hearing.



Mr. Khan reviewed the application and request. The pylon sign is just a reface. On the building there are 2 signs. The new signs will be the same size as what is there now. The menu board would be too small to read at 24 square feet. The signs will have LED illumination.

Mr. Snedaker asked if there will be any moving lights. Mr. Khan stated that no there will not be.

Chairman Mazanek closed the public hearing.

Chairman Mazanek read the department head comments.

Department Head Comments:

Planning Staff: The Planning Department staff recommend approval of the following variances: 1) Approval of the area variance for menu board sign 21 square-feet greater than permitted; and 2) Approval of the area variance for a pylon sign 48 square-feet greater than permitted.

Changing the face of the existing pylon sign will not impact the area to any degree greater than it does at this time, and due to the large size of the property and distance from the adjacent highways, the original sign helps clients navigate to the restaurant. Should the structure of the sign be modified in the future, it is recommended that the replacement sign structure be smaller to more closely conform to code. The menu board will face only the adjacent cemetery. The applicants have already reduced the size of other signage in order to conform with Code, but feel they need the menu board as proposed in order to fit the images on it. Planning staff does recommend that Friendly's corporate review the proposed images on the menu board to determine whether they are representative of items served, and whether they are actually necessary.

JC Planning Board: Recommends approval of the area variance for menu board sign 21 square-feet greater than permitted and approval of the area variance for a pylon sign 48 square-feet greater than permitted.

A motion to approve the area variance for a menu board sign 21 square-feet greater than permitted and approve the area variance for an existing pylon sign 48 square-feet greater than permitted was made by Mr. Rowlands and seconded by Mr. Snedaker,

Motion Carried – Vote:

Yes – 3 (*Snedaker, Rowlands, Mazanek*) **No** – 0 **Absent** – 2 (*Holowinski, Sas,*)

Hargo Appliance/Jeremy Harris – 80 Harry L. Drive
Public Hearing – Variance for signage (2)

Jeremy Harris has submitted an application to install a second wall sign at 80 Harry L Drive. The second wall sign is 168 square-feet in size and is proposed for the east side of the building. The property is zoned Neighborhood Commercial and only one wall sign per business is permitted. In addition, the proposed sign is 120 square-feet greater than the 48 square-foot wall signs that are permitted in the Neighborhood Commercial zoning district. Therefore, Hargo



Appliance Company is requesting two area variances as follows: Area variance for a second wall sign; and Area variance for a wall sign 120 square feet greater than permitted.

Ms. Golazeski clarified that the size of the sign is 288 x 40 for a total of 90 sq. ft. which is 42 sq. ft. greater than what is allowed.

Chairman Mazanek explained that Broome County Planning has recommended denial of the variance and in order for the Board to overturn that we need a supermajority of the Board to vote in favor. There are 2 members absent tonight so we cannot do that tonight.

The applicant, Mr. Jeremy Harris, was present.

Chairman Mazanek opened the public hearing.

Mr. Harris explained that he would like to fill the hole that was left from the original sign on the building. He understands that the size is big and he is willing to work with that. There is a limited amount of signage that he can have at that location.

Mr. Snedaker asked if the sign will be illuminated. Mr. Harris stated no. It will be a coroplast sign – a type of plastic/vinyl in white and black.

Mr. Mazanek asked if he would be willing to reduce the size of the sign to 80 sq. ft. Mr. Harris said yes he would be willing to do that.

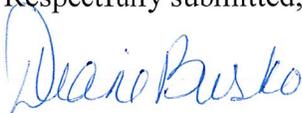
Chairman Mazanek closed the public hearing.

The application was tabled to the next meeting.

ADJOURNMENT

A motion to adjourn the meeting at 7:49pm was made by Mr. Rowlands and seconded by Chairman Mazanek. The motion carried with all those present voting in the affirmative.

Respectfully submitted,



Diane Busko
Zoning Board Clerk

