

S T A T E O F N E W Y O R K
COUNTY OF JEFFERSON

-----x
ZONING BOARD OF APPEALS

PUBLIC HEARING

#598

Area Variance to increase the allowed sign
surface area
-----x

Roswell P. Flower
Memorial Library
229 Washington Street
South Reading Room
Watertown, New York 13601
Tuesday, July 9, 2024

B E F O R E:

Chairperson:

Samuel S. Thomas

Board Members:

Adam Ruppe
Morgan Mayer
James Corriveau
Timothy Virkler

City Planner:

Geoffrey Urda
Sharlice Bonello

City Attorney:

Christina Stone, ESQ.

REPORTED BY:

Tiffany-Jo Ponce
Court Reporter

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1 CHAIRPERSON THOMAS: I'd like to call the
2 City of Watertown Zoning Board of Appeals meeting
3 to order. I'll just take a moment to read the
4 notice issued by Geoffrey Urda, Planner.

5 The Chairperson of the City Board of
6 Appeals, ZBA, has called a meeting of the ZBA for
7 Tuesday, July 9, 2024. It's here in the South
8 Reading Room at the Flower Memorial Library. That
9 meeting of the ZBA is to discuss one item on the
10 agenda, Number 598: Area variance to increase the
11 allowable sign surface area; location, 1248
12 Washington Street. The applicant is Gill Creative
13 Industries, LLC, on behalf of DRZ, Incorporated.

14 Note: All applicants involved in the
15 above request must attend the meeting, and if the
16 applicant is not present, the ZBA will not act upon
17 the individual request.

18 I'd like to take a moment to do roll
19 call. Okay. We'll begin.

20 Ms. Mayer?

21 MS. MAYER: Present.

22 CHAIRPERSON THOMAS: Mr. Corriveau?

23 MR. CORRIVEAU: Present.

24 CHAIRPERSON THOMAS: Mr. Ruppe?

25 MR. RUPPE: Present.

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1 CHAIRPERSON THOMAS: And --

2 MR. VIRKLER: Present.

3 MS. STONE: Virkler.

4 CHAIRPERSON THOMAS: Yes.

5 And let the record show also that
6 Sharlice Bonello is here -- she's a planner --
7 along with Geoffrey Urda, and our city attorney,
8 Christina Stone, is present.

9 And so, again, our first case is to
10 discuss the allowed sign surface area for location
11 at 1248 Washington Street. And we did receive the
12 revised application, so we hope to vote on this
13 this evening.

14 If you'd like to approach and present any
15 new information, that would be most helpful. And
16 please state your name for the record and your
17 association.

18 MR. GILL: My name is Dan Gill.

19 CHAIRPERSON THOMAS: Would you mind,
20 please, standing up?

21 MR. GILL: Oh, I'm sorry.

22 MR. URDA: That was my fault, Sam. I
23 told him he could remain sitting.

24 MR. GILL: Get me in trouble.

25 My name's Dan Gill. I'm sure everyone

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1 remembers at our last meeting on June 19th.

2 We feel like we left that meeting feeling
3 like it would be okay, at the very least, to
4 downsize back down to what was originally at this
5 location, which the code officer informed us that
6 it was somewhere between 45 and 50. They weren't
7 really sure of that. So we have this narrowed down
8 to inside that 45 to just over 44, and that would
9 include the channel letters on the front of the
10 building, as well as the pole sign that's existing
11 now, to replace that.

12 So at the conclusion of that meeting, we
13 pretty much came down to we wanted to hear from
14 some representatives from Jrecks about what their
15 thoughts were on this entire concept of downsizing
16 or whatever we need do to pretty much -- because we
17 have a time constraint here. This store is ready
18 for a grand opening pretty soon, and I think that's
19 why this meeting was hurried up and called special
20 and everything else, so ...

21 I have the representatives here from
22 Jrecks.

23 MR. PIDDOCK: I'd like to introduce
24 myself. Hello, everybody. My name's Robert
25 Piddock. I'm the present of DRZ and, actually,

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1 Fresh Start, too, which Jreck Subs is part of it,
2 all the Jreck Subs. This is our first DRZ kind of
3 corporally owned store, not to get into all that
4 end of it, but it's the Jreck on Washington Street,
5 we've all known for a long time.

6 I wanted to introduce Emma Slate. She's
7 our director of operations for the company as well.

8 And the first thing I wanted to say was
9 we appreciate that this is a special meeting to
10 address this and just the fact of doing it, to meet
11 with us, much appreciate it.

12 As Dan said, and I'm sure you can tell,
13 for a while, we've been doing a lot of construction
14 there, so we're looking to do a grand opening and
15 get the store opened up as soon as we can.

16 If I can just make a couple comments or
17 whatever -- you know, the resubmission, we weren't
18 tracking 20 square foot when we put the initial
19 submission in. I understand the zoning is
20 different on Washington Street than Arsenal Street
21 and whatnot. So we went after, you know, replacing
22 the pole sign that we have there. It's an existing
23 structure, and just, really, we're just looking to
24 put signs up. We didn't know the different --
25 Washington Street, Arsenal, all that stuff.

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1 So, really, it came down to the side sign
2 on Barben is whatever -- is the one that dropped.
3 So -- and we were able to have a conversation once,
4 you know, the meeting had happened, and I think we
5 requested 66 and, you know, obviously, 20 is a huge
6 gap. You know, it's not like Arsenal Street and
7 the other zoning sections or whatever. So from a
8 permit standpoint that was submitted, denied, well,
9 I can see why, if that makes sense.

10 So we looked at it right back --
11 obviously, we want the signs up. We're looking to
12 hopefully get in there and retain. It's an
13 existing building. We remodeled it. We're not
14 trying to increase the signage. It would be
15 grandfathered, I think -- you guys know better than
16 I do, but grandfather that signage. That's why it
17 just worked out that the pole sign and the sign on
18 the front of the building came in at the 44, which
19 would have been the estimate of that, so that's
20 what we resubmitted it for. And that's --

21 Emma, do you have anything to add?

22 MS. SLATE: I don't have anything to add.
23 You covered it.

24 MR. PIDDOCK: I can say a little bit,
25 just to rebrand, broader than just the Washington

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1 Street, we've done a lot of the rebranding and
2 stuff in a lot of the northern Jreck Subs. We've
3 gone up that way. And, south, we're opening one in
4 Liverpool with the new bus logo and the school
5 theme and stuff like that. So it's really just
6 replacing that.

7 When and where we do that, we've seen
8 really good success. What we see and we look, it's
9 a booming business and things like that, so it's
10 been doing well. We're probably less than halfway
11 through, I think, with all of the locations in the
12 different areas, and it's a slow process, as you
13 guys can imagine, because this doesn't happen
14 overnight.

15 So that's what the request is for, just
16 to be able to get the signage back up.

17 Anything to add to that?

18 MS. SLATE: No.

19 CHAIRPERSON THOMAS: Are there questions
20 by fellow colleagues of the zoning board?

21 MR. CORRIVEAU: I've got one.

22 CHAIRPERSON THOMAS: Are board members
23 prepared to vote this evening?

24 MS. STONE: I think Mr. Corriveau has --

25 CHAIRPERSON THOMAS: Oh, I'm sorry.

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1 MR. CORRIVEAU: Yeah, just one question.
2 The original sign application, there's a blank in
3 there that talks about, what's the overall height
4 of the sign or what's the height from the ground
5 to the bottom of the sign, and it's left blank. It
6 wasn't filled in.

7 MR. GILL: Yeah. It's going to remain
8 the same. So, generally, when we submit these to
9 Dana, especially something like this that's
10 existing, we use what's existing. So that's the
11 way this one will be. It's the same sized sign
12 that's going on top as what's there, so that's not
13 going to change. So, generally, he just goes back
14 to the existing permit that's on record.

15 We probably could have addressed that,
16 actually, had I known that. I didn't even realize
17 that was a topic.

18 MR. CORRIVEAU: Okay. Right after that
19 on the application, there's a space where you put
20 in, I think, the height of the support, and it's
21 listed as 19 feet. Is that what that means?

22 MR. GILL: I'd have to look at that. I'm
23 sure I have a copy. I don't know that there --
24 see, because this is existing and it's the same
25 sized sign as what was there, I didn't really give

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1 that too much, as I don't generally. So 19, total,
2 is going to be the very top of the sign.

3 MR. CORRIVEAU: That's the very top of
4 the sign.

5 MR. GILL: Very top, yep. And that
6 sign's 5 feet tall.

7 MR. CORRIVEAU: Okay. Yeah. What's
8 there now is a bit taller than what we're talking
9 here, and I just hope you understand that. What's
10 there now is taller than what's described here, so
11 this will be a little smaller.

12 MR. GILL: Yeah, it could be. Generally,
13 in a parking area like that, all we care about is
14 to be somewhere the same as an overpass, just so --
15 I know on State Street, we've had a lot of trouble
16 with the Kirwin's (phonetic) truck. It runs into
17 the sign because it's not 14 feet under the sign.
18 So without putting some barricades around it or
19 whatever, we just want to make sure that a truck
20 can clear it without hitting the sign, damaging our
21 property, as well as the truck's.

22 So that should all be the same -- be all
23 the same thing as what's there.

24 MR. CORRIVEAU: Well, there's one section
25 of the sign ordinance here that talks about the

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1 maximum height from the ground to the top of the
2 sign to be 20 feet, and what's there now exceeds
3 that by probably about 5, just eyeballing it.

4 MR. GILL: Oh, okay.

5 MR. CORRIVEAU: So this one you're going
6 to build is going to be 19 from the ground?

7 MR. GILL: The whole sign is going to be
8 the same. The sign will be the same, and then we
9 want 14 feet clearance under the sign. So that's
10 where your 5 and 14 comes up with the 19.

11 MR. CORRIVEAU: Okay. So your finished
12 product's going to be 19 feet tall from the ground
13 to the top of the sign?

14 MR. GILL: Yeah. It's a 14-feet pole and
15 5-feet sign.

16 MR. CORRIVEAU: Okay. Great. That works
17 fine. Thanks.

18 MR. GILL: Yep. Okay.

19 CHAIRPERSON THOMAS: Mr. Urda, aren't
20 there height requirements in various districts for
21 signage for freestanding signs?

22 MR. URDA: Boy, I would have loved to
23 have gotten this question this afternoon.

24 CHAIRPERSON THOMAS: I'm sorry. I
25 apologize.

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1 MR. CORRIVEAU: It's at 310, B(2).

2 MR. URDA: Okay. Well, 310, the signs
3 are going to be 310-28, so there's a whole bunch of
4 them, but ...

5 MR. CORRIVEAU: I'll read it to you, if
6 you want.

7 MR. URDA: The sign regulations are,
8 like, seven pages long, so ...

9 MR. CORRIVEAU: Yep. It's under the
10 chapter of -- on Section B on freestanding signs.
11 And the second one reads: Where allowed, the top
12 of a freestanding sign shall be no greater than
13 20 feet above the ground in every district, except
14 commercial district, which can extend up to 50 feet
15 above the ground.

16 CHAIRPERSON THOMAS: And that, of course,
17 is with the new ordinance.

18 MR. GILL: That fits our goal perfectly.

19 MR. CORRIVEAU: Yeah.

20 MR. URDA: Yep. I'm reading it now. So
21 was there another question?

22 MR. CORRIVEAU: No. That was the only
23 one.

24 MR. URDA: Okay.

25 MR. CORRIVEAU: So you've got a new pole

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1 coming that's 14 feet tall?

2 MR. GILL: Yes.

3 MR. CORRIVEAU: And the new sign's on top
4 of that. So you're at 19 total overall. We're all
5 set.

6 MR. GILL: Yeah, yeah.

7 MR. CORRIVEAU: But knowing what's there
8 now is bigger than that.

9 MR. GILL: It's taller?

10 MR. CORRIVEAU: By about 5 feet, yeah.

11 MR. GILL: I wasn't aware of that, but
12 this is what we were talking, so -- and I should
13 have brushed up on that. You kind of caught me a
14 little bit off guard on that.

15 But looking back on this from when we --
16 yeah, that was back in May when we were doing
17 these. Of course, we were in Liverpool today doing
18 one, so I'm trying to keep track of all this. But
19 our standard is 14 minimum and the sign is 5, so
20 that works.

21 MR. CORRIVEAU: Yeah.

22 MR. GILL: But I'm actually glad you
23 brought that to our attention.

24 MR. URDA: Yeah. This is what he's
25 referring to, Dan, 310-30, B(2).

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1 MR. GILL: Yeah.

2 MR. URDA: But it sounds like you're
3 within that parameter.

4 MR. GILL: Yeah. No, I'm glad to know
5 that. So that does work. And State Street is a
6 perfect example of that because that sign has been
7 nearly torn down a few times. It's only 12-foot, 6
8 at the bottom, and the Syracuse Banana guy has hit
9 that a couple times, so ... but job security, I
10 suppose. But I really appreciate it.

11 CHAIRPERSON THOMAS: Will that be --

12 MR. GILL: That's why we do 14 feet now
13 as a standard.

14 CHAIRPERSON THOMAS: Will that be lighted
15 only during business hours?

16 MR. GILL: I would assume, yeah. The
17 signs usually go off, I think, when the store
18 closes.

19 MR. PIDDOCK: Yeah.

20 CHAIRPERSON THOMAS: While we're talking
21 about sign height, and I know that there are
22 concerns about the 20-foot allowance in the
23 neighborhood mixed-use district, I also like --
24 when you do this, continue to look at some of the
25 commercial areas. That Taco Bell sign is up very

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1 high, and it's hitting us, because you can see
2 it --

3 MR. URDA: The one on Arsenal or State
4 Street?

5 CHAIRPERSON THOMAS: State Street. Oh,
6 my gosh. I think it's taller than -- it's taller
7 than -- you can see it in residential
8 neighborhoods. But you don't even see it when
9 you're driving because you have to look up and it's
10 up there. It must be a 50-foot -- well, it was
11 built and approved probably before the new
12 ordinance, but, you know.

13 MR. PIDDOCK: I probably shouldn't say,
14 but I live in Adams, and driving down 81, the
15 McDonald's sign. So I have four kids. They think
16 we live at McDonald's. That's always the indicator
17 on 81, "There's McDonald's, we're home," and it
18 just drives me crazy. Those that are off the
19 highways are holy cow and ...

20 MR. URDA: Are there any other questions
21 for staff or board members?

22 CHAIRPERSON THOMAS: Do you have any
23 comments?

24 MR. RUPPE: I think one little thing
25 on -- one of the requirements is that the benefit

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1 is not feasible by other means. So last time, I
2 asked, what would you do if the budget was only 20
3 square feet, and it looks like you'd have to do
4 either a building-mounted or a freestanding.

5 Is it fair to say that if you did that,
6 you would miss out on either vehicle or pedestrian
7 traffic? Because I think the freestanding sign
8 is more visible to cars. The sign on the building
9 is more visible to pedestrians. And would you
10 agree with that, that both is necessary for the
11 business?

12 MR. PIDDOCK: Yeah. I think it's a
13 combination. The pole, plus the sign on the
14 building, is visually -- like you said, again, you
15 use the pole for -- obviously, the pole is for
16 vehicle traffic instead of -- but as you get close
17 in a vehicle or a pedestrian, it's -- it's not kind
18 of a simile, but a simile on both sides. The other
19 side is not just a standalone, but that's the
20 Jrecks or that's the Dunkin'.

21 So that's why I think you see a lot of
22 people like something out front with the traffic,
23 like you said, but then something on the building
24 because the building is it. You know, in other
25 areas, you might have a pole sign. And, for

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1 example, if we're at a mini mall complex or
2 something and there's multiple stores, there's that
3 branding on the building structure itself. So
4 that's that -- both.

5 MR. RUPPE: Okay. Thank you.

6 MR. PIDDOCK: Certainly.

7 CHAIRPERSON THOMAS: Further questions?

8 Well, before we close tonight's public
9 hearing, we'll do the SEQR review. So sit and
10 relax for a few minutes, and then we'll get to our
11 vote, if we have no further comments.

12 I'd ask that you respond with either two
13 choices -- it should be in your packet -- for the
14 Short Environmental Assessment, Part 2. It's no or
15 small impact may occur or moderate to large, and I
16 would ask that we try to answer in unison, and I'll
17 go through the questions.

18 Will the proposed action create a
19 material conflict with the adopted land use plan or
20 zoning regulations? No.

21 MR. RUPPE: No.

22 MR. VIRKLER: No.

23 MS. MAYER: No.

24 CHAIRPERSON THOMAS: Will the proposed
25 action result in a change in the use or intensity

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1 of use of land? No.

2 MR. RUPPE: No.

3 MS. MAYER: No.

4 MR. CORRIVEAU: No.

5 CHAIRPERSON THOMAS: Will the proposed
6 action impair the character or quality of existing
7 community? No.

8 MR. VIRKLER: No.

9 MR. RUPPE: No.

10 MR. CORRIVEAU: No.

11 MS. MAYER: No.

12 CHAIRPERSON THOMAS: Will the proposed
13 action have an impact on the environmental
14 characteristics that cause the establishment of a
15 Critical Environmental Area (CEA)? No.

16 MS. MAYER: No.

17 MR. RUPPE: No.

18 MR. VIRKLER: No.

19 CHAIRPERSON THOMAS: Will the proposed
20 action result in an adverse change in existing
21 level of traffic or affect the existing
22 infrastructure for mass transit, biking, or
23 walkway? No.

24 MR. RUPPE: No.

25 MR. CORRIVEAU: No.

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1 MR. VIRKLER: No.

2 MS. MAYER: No.

3 CHAIRPERSON THOMAS: Will the proposed
4 action cause an increase in the use of energy and
5 it fails to incorporate reasonably available energy
6 conservation or renewable energy opportunities?
7 No.

8 MS. MAYER: No.

9 MR. CORRIVEAU: No.

10 MR. VIRKLER: No.

11 CHAIRPERSON THOMAS: Will the proposed
12 action impact existing: A, public/private water
13 supplies? No.

14 MR. VIRKLER: No.

15 MR. RUPPE: No.

16 MR. CORRIVEAU: No.

17 CHAIRPERSON THOMAS: B, public/private
18 wastewater treatment or utilities?

19 MR. VIRKLER: No.

20 MR. CORRIVEAU: No.

21 MS. MAYER: No.

22 MR. RUPPE: No.

23 CHAIRPERSON THOMAS: Will the proposed
24 action impair the character or quality of important
25 historic, archeological, architectural, or esthetic

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1 resources? No.

2 MR. VIRKLER: No.

3 MR. CORRIVEAU: No.

4 MR. RUPPE: No.

5 CHAIRPERSON THOMAS: Will the proposed
6 action result in an adverse change to natural
7 resources? Example: Wetlands, waterbodies,
8 groundwater, air quality, flora and fauna? No.

9 MR. RUPPE: No.

10 MR. VIRKLER: No.

11 MS. MAYER: No.

12 CHAIRPERSON THOMAS: Will the proposed
13 action result in an increase in the potential for
14 erosion, flooding, or drainage problems? No.

15 MS. MAYER: No.

16 MR. VIRKLER: No.

17 MR. CORRIVEAU: No.

18 MR. RUPPE: No.

19 CHAIRPERSON THOMAS: Will the proposed
20 action create a hazard to environmental resources
21 or human health? No.

22 MR. RUPPE: No.

23 MR. VIRKLER: No.

24 MR. CORRIVEAU: No.

25 MS. MAYER: No.

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1 CHAIRPERSON THOMAS: Okay. So I need a
2 motion to carry this.

3 Adam, would you like to just do that?

4 MR. RUPPE: I make a motion that we adopt
5 a resolution finding that the proposed variance
6 will have no significant adverse affect or
7 environmental impact.

8 CHAIRPERSON THOMAS: May I have a second
9 on the motion?

10 MS. MAYER: Seconded.

11 CHAIRPERSON THOMAS: All in favor?

12 MS. MAYER: Aye.

13 MR. VIRKLER: Aye.

14 MR. CORRIVEAU: Aye.

15 CHAIRPERSON THOMAS: Very good. Now we
16 need to close the public hearing, if there are no
17 further comments. May I have a motion to close the
18 meeting?

19 MS. MAYER: I would move to close the
20 public hearing.

21 CHAIRPERSON THOMAS: May I have a second?

22 MR. VIRKLER: Second.

23 CHAIRPERSON THOMAS: All in favor?

24 MR. CORRIVEAU: Aye.

25 MR. VIRKLER: Aye.

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1 MR. RUPPE: Aye.

2 MS. MAYER: Aye.

3 CHAIRPERSON THOMAS: Very good. Okay.

4 Then we'll go to voting.

5 MR. URDA: Sam, can I make a quick
6 comment before you vote?

7 CHAIRPERSON THOMAS: Sure.

8 MR. URDA: This is mostly just for the
9 transcript and for future planners that might
10 research this case in years to come.

11 I just want to clarify the reason that
12 the applicant needs a variance and it's not, you
13 know, strictly grandfathered is that the square
14 footage, just that amount of square footage, isn't
15 what's grandfathered. What would have been
16 grandfathered is basically the old Jreck's logo in
17 the same sizes and locations, the logo they're
18 moving away from.

19 And so they're basically -- although it
20 is very similar amount to what was there before,
21 it's a different slate of signage in terms of look
22 at the size and it exceeds what the district allows
23 now, which is why the need for an area variance.

24 I know the five of you all know that.

25 And you guys know that because I

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1 explained that on the phone (indicating).

2 But it's mostly just for the transcript
3 when someone researches this case in the future.

4 CHAIRPERSON THOMAS: Thanks.

5 MR. URDA: Thanks, everyone.

6 CHAIRPERSON THOMAS: I'll begin.

7 I've considered the following pertaining
8 to the area variance request allowing for increased
9 signage at the recently renovated Jreck's shop
10 located at 1248 Washington Street, Watertown.

11 The applicant reduced the request of the
12 original signage by 22.61 feet by eliminating the
13 side facade sign mounted on the south side of the
14 building. The proposed freestanding sign, which
15 faces a north-south direction, certainly provides
16 for identification of the business; thereby,
17 eliminating the need for a third sign on that south
18 elevation.

19 Although the requested variance is still
20 substantial, it represents 121.2 percent overage
21 than what's allowed in the present zoning
22 ordinance. This is a significant reduction from
23 the original request of 234.25 percent over what
24 was allowed in the -- what the original request
25 allowed or what is presently allowed in the

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1 neighborhood mixed-use district.

2 This will not present an undesirable
3 change or an adverse impact on the neighborhood,
4 nor are there any environmental impacts that would
5 compromise the health, safety, and welfare of the
6 community. There are many businesses located in
7 this neighborhood on Washington Street, including
8 three schools; therefore, reasonable signage is
9 necessary for those traveling by a vehicle or a
10 pedestrian who may be utilizing walkways.

11 I do feel this is a self-created
12 difficulty. The application presented by Gill
13 Creative Industries, LLC, specializes in signage;
14 therefore, there should have been awareness of the
15 changes in zoning statutes, which took place two
16 years ago. City staff had prepared several
17 presentations, and it was widely publicized through
18 various media sources.

19 However, when the zoning changed from
20 neighborhood business to neighborhood mixed-use,
21 consideration should have been made to the amount
22 of signage that is allowed. I do not feel that
23 20 square feet, especially in this area, which
24 originally allowed 75 square feet under the former
25 ordinance, is reasonable. It is my understanding

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1 that City staff will be reviewing this piece of the
2 ordinance with a strong possibility of allowing for
3 more signage. Even under the former ordinance,
4 which allowed 75 square feet, Jreck Sub would only
5 be allowed 45 to 50 square feet.

6 I vote yes, allowing for 44.24 square
7 feet of signage at the Jreck shop located at
8 1248 Washington Street.

9 Thank you.

10 Mr. Ruppe?

11 MR. RUPPE: I agree with most everything
12 Mr. Thomas just said. I agree it is self-created,
13 but it does not create an undesirable change. You
14 demonstrated that the benefit to your business will
15 be unfeasible without this variance. And it is a
16 substantial percentage, but the design of the sign
17 fits in the area reasonably well, and it will have
18 no adverse affect on the neighborhood.

19 Therefore, I also vote yes on the
20 44.24 square feet, as proposed.

21 CHAIRPERSON THOMAS: Thank you.

22 Ms. Mayer?

23 MS. MAYER: I think what my colleague
24 said is correct. What's the most important factor
25 here with an area variance is that undesirable

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1 change aspect. I think you, very validly, pointed
2 out that the signage in similar businesses right
3 next door with Kinney's and Dunkin' Donuts is kind
4 of on par with what you're looking for.

5 MR. PIDDOCK: Yes, ma'am.

6 MS. MAYER: And based on that, I do vote
7 yes.

8 CHAIRPERSON THOMAS: Thank you.

9 Mr. Corriveau?

10 MR. CORRIVEAU: I vote yes.

11 CHAIRPERSON THOMAS: Mr. Virkler?

12 MR. VIRKLER: I concur with the remarks
13 that Chairman Thomas put on the record. I thought
14 at the last meeting, the reduction of the sign on
15 Barben was an equitable compromise, and I think
16 appreciate you coming out tonight and agreeing to
17 that. I would vote yes.

18 CHAIRPERSON THOMAS: Thank you.

19 You have five yes votes, so your variance
20 is granted, and you can speak to Mr. Urda about
21 going forward with your proposed signs. Thank you.

22 MR. URDA: I'll bring a copy of the
23 decision form to Codes tomorrow, and you will be
24 able to get your permit any time.

25 MR. PIDDOCK: Thank you very much.

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1 And, again, thank you very much. I'm
2 sorry, especially to bring everybody out to go
3 through this.

4 MS. MAYER: Thank you.

5 MR. PIDDOCK: Thank you.

6 MR. RUPPE: Can I add one small thing?

7 I do encourage you to follow this whole
8 process as they revise the zone ordinance because
9 your expertise in business marketing will be really
10 valuable in reviewing it with city council. So I
11 do encourage you to follow that because you can
12 make a difference.

13 MR. PIDDOCK: That's great. Yeah.

14 CHAIRPERSON THOMAS: If there's no
15 further business, I'd like to make a motion to
16 close the meeting.

17 MS. MAYER: I would move to close the
18 meeting at this time.

19 CHAIRPERSON THOMAS: All in favor?

20 MR. VIRKLER: I'll second the motion.

21 MS. MAYER: Sorry.

22 MR. PIDDOCK: Thank you.

23 * * *

REPORTER'S CERTIFICATE

I, TIFFANY-JO K. PONCE, Official Court Reporter and Notary Public in and for the State of New York, do hereby certify:

That the sworn testimony and/or proceedings, a transcript of which is attached, was given before me at the time and place stated therein; that the witness was duly sworn or affirmed to testify to the truth; that the testimony and/or proceedings were stenographically recorded by me and transcribed under my supervision.

That the foregoing transcript contains a full, true, and accurate record of all the testimony and/or proceedings held on July 9, 2024.

That I am in no way related to any party to the matter, nor to any counsel, nor do I have any financial interest in the event of the cause.

WITNESS MY HAND this 12 day of July, 2024.



TIFFANY-JO K. PONCE
Court Reporter

TIFFANY-JO PONCE
Court Reporter