

TOWN OF CORTLANDVILLE
3577 TERRACE ROAD
CORTLAND, NY 13045

ZONING BOARD OF APPEALS
AREA VARIANCE FINDINGS & DECISION

Applicant: Cortland Biomedical Phone#: 315-652-2900

Address: 850 Lime Hollow Rd Fee: _____

Property Owner: David Yaman

Appeal Concerns Property at the following address: 850 Lime Hollow Rd

Tax Map #: 95.00-10-03.000

Zoning District Classification: 1-2

Use for which Variance is requested: Install 1 lighted Road sign onto an off premise sign structure owned by David Yaman

Applicable Section(s) of Zoning code: _____

Signature: Eric Z Brown Date: 7/15/19

TEST: No area variance will be granted without a consideration by the board of the following factors:

1. Whether an undesirable change would be produced in character of neighborhood or a detriment to nearby properties: Yes _____ No

Reason: None as these are all commercial properties in the area and we are only asking for a sign to be attached to the existing Brick columns that are next to Cortland Biomedical on the access rd

2. Whether benefit sought by applicant can be achieved by feasible alternative to the variance: Yes _____ No

Reason: The Brick columns are already in place so it would be very expensive to rebuild them in another spot

Zoning Board of Appeals Area Variance Findings & Decision

3. Whether the requested variance is substantial: Yes No

Reason: We think that this signage would benefit Cortland Biomedical as our customers are not from area and we think that it would enhance the property

4. Would the variance have an adverse impact on the physical or environmental conditions in the neighborhood: Yes No

Reason: This is all commercial property in the area

5. Whether the alleged difficulty was self-created: Yes No

Reason: The Brick columns were placed closer to the Intersection than the original plans so that the signage would be visible to Lime Hollow Rd. The Columns are inline with the existing Signage (McDonalds) across the access rd

DETERMINATION OF ZBA BASED ON THE ABOVE FIVE FACTORS:

The ZBA, after taking into consideration the above five factors, finds that:

The Benefit to the Applicant DOES NOT outweigh the Detriment to the Neighborhood or Community and therefore the variance request is denied.

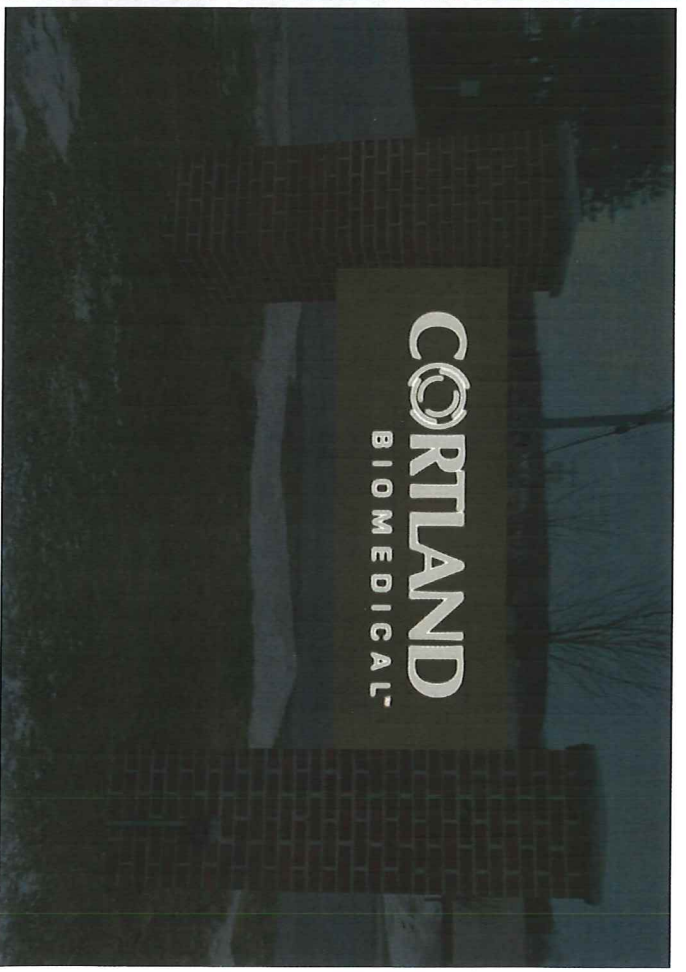
The benefit to the Applicant DOES outweigh the Detriment to the Neighborhood or Community.

Reason: _____

x1 d/s 36" x 100" Aluminum Sign (6" deep sign cabinet)
 Painted to match building (PPG TO350 Sandstone A-9)
 Installed Between Two Existing Brick Columns
 3/4" Thick Clear Acrylic Letters/Logo, Metallic Silver Translucent Vinyl Applied to Faces



Day View



Night View

Signature of Approval

Date

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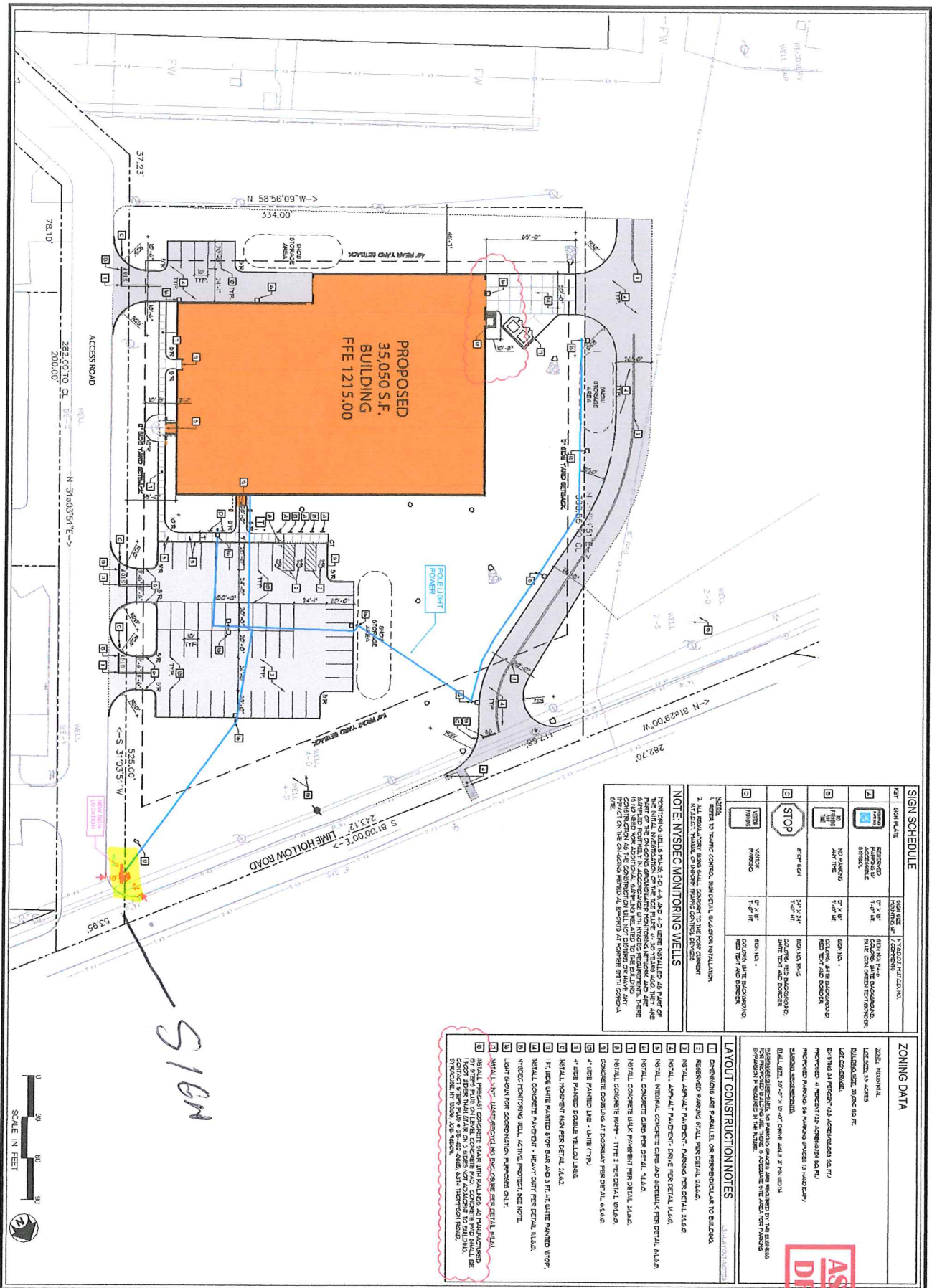
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Proof #:

Date:

D:\Documents\Customer Files\C\Cortland Company\Cortland Biomedical

Monument Sign.fs



SIGN SCHEDULE

NO.	DESCRIPTION	SIZE	HEIGHT	LOCATION
1	STOP SIGN	30" X 30"	4'-0"	AT INTERSECTION OF LIME HOLLOW ROAD AND ACCESS ROAD
2	YIELD SIGN	30" X 30"	4'-0"	AT INTERSECTION OF LIME HOLLOW ROAD AND ACCESS ROAD
3	NO PARKING SIGN	30" X 30"	4'-0"	ALONG EAST SIDE OF LIME HOLLOW ROAD
4	NO PARKING SIGN	30" X 30"	4'-0"	ALONG WEST SIDE OF LIME HOLLOW ROAD
5	NO PARKING SIGN	30" X 30"	4'-0"	ALONG SOUTH SIDE OF LIME HOLLOW ROAD
6	NO PARKING SIGN	30" X 30"	4'-0"	ALONG NORTH SIDE OF LIME HOLLOW ROAD

NOTE: NYSDOT MONITORING WELLS
 MONITORING WELLS NO. 1, 2, 3, 4, AND 5 ARE INSTALLED AS PART OF THE CONSTRUCTION PERMITS. THE MONITORING WELLS ARE TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND THE MONITORING WELLS ARE TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE MONITORING WELLS ARE TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

ZONING DATA

ZONING DISTRICT: M-1
 ZONING REGULATIONS: 160.01, 160.02, 160.03, 160.04, 160.05, 160.06, 160.07, 160.08, 160.09, 160.10, 160.11, 160.12, 160.13, 160.14, 160.15, 160.16, 160.17, 160.18, 160.19, 160.20, 160.21, 160.22, 160.23, 160.24, 160.25, 160.26, 160.27, 160.28, 160.29, 160.30, 160.31, 160.32, 160.33, 160.34, 160.35, 160.36, 160.37, 160.38, 160.39, 160.40, 160.41, 160.42, 160.43, 160.44, 160.45, 160.46, 160.47, 160.48, 160.49, 160.50, 160.51, 160.52, 160.53, 160.54, 160.55, 160.56, 160.57, 160.58, 160.59, 160.60, 160.61, 160.62, 160.63, 160.64, 160.65, 160.66, 160.67, 160.68, 160.69, 160.70, 160.71, 160.72, 160.73, 160.74, 160.75, 160.76, 160.77, 160.78, 160.79, 160.80, 160.81, 160.82, 160.83, 160.84, 160.85, 160.86, 160.87, 160.88, 160.89, 160.90, 160.91, 160.92, 160.93, 160.94, 160.95, 160.96, 160.97, 160.98, 160.99, 160.100.

LAYOUT CONSTRUCTION NOTES

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF CORTLANDVILLE ZONING REGULATIONS.
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REVISIONS

NO.	DATE	DESCRIPTION
1	04/11/2018	ISSUE FOR CONSTRUCTION
2	04/11/2018	ISSUE FOR CONSTRUCTION
3	04/11/2018	ISSUE FOR CONSTRUCTION
4	04/11/2018	ISSUE FOR CONSTRUCTION
5	04/11/2018	ISSUE FOR CONSTRUCTION
6	04/11/2018	ISSUE FOR CONSTRUCTION
7	04/11/2018	ISSUE FOR CONSTRUCTION
8	04/11/2018	ISSUE FOR CONSTRUCTION
9	04/11/2018	ISSUE FOR CONSTRUCTION
10	04/11/2018	ISSUE FOR CONSTRUCTION

SCALE IN FEET

0 30 60 90

ACTUANT MEDICAL MANUFACTURING
 850 LIME HOLLOW ROAD
 TOWN OF CORTLANDVILLE, NY

ISSUE FOR CONSTRUCTION
 5 APRIL 2018

AS-BUILT DRAWING

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