

September 10, 2018

Town of Cortlandville
Zoning Board of Appeals
3577 Terrace Road
Cortlandville, NY 13045

Attention: Bruce Weber

Re: Wal-Mart Store #1781
Wal-Mart Remodel Project
819 Bennie Road

LK Project Number: 18234.00.002.01.00

Dear Mr. Weber,

On behalf of our client, Wal-Mart Stores, Inc. we are submitting a narrative for the sign variance application for the above referenced project.

The scope of work for this sign variance application will include the addition of one illuminated sign (Pickup w/Spark) and the addition of a non-illuminated sign (Vision Center). Both signs in question are for informational /directional purposes to the customers. Walmart stores offer different services per location, and the two addition signs are services that will be unique to this location. Our intent is to modify the current variance in place to add the two signs described above and, in the documents provided. Herein we would like to update the existing signs as well to more reflect the current direction. This will amount to an overall square footage decrease on the existing signage, but an increase with the two additional signs. (See page 4 of the submittal)

Due to the orientation of the building and the offset from the roadways, the illuminated "Pickup" sign with its Orange background would provide customers the knowledge of the pickup service being provided (day and Night), and it indicates the side of the building to which the services will be offered. This will help prevent cars and pedestrians from interacting with the delivery truck traffic.

The "Vision Center" sign will be located on the building near the entrance it is closest too. This will assist senior shoppers from walking across the building unnecessarily when dealing with Optical services.

If you have any questions or concerns, please feel free to contact me at any time. My e-mail address is dmeyer@lk-architecture.com and should you need it, my phone number is 316-268-0230, ext. 386.

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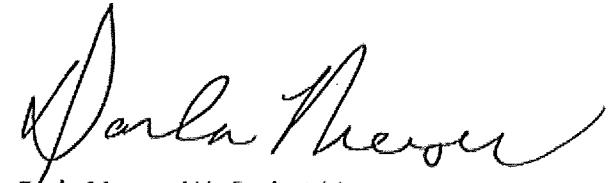
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Sincerely,

A handwritten signature in cursive script, appearing to read "Darla Meyer". The signature is fluid and connected, with a large initial "D" and "M".

Darla Meyer, AIA, Project Manager

DENNIS D. SMITH, AIA ARCHITECT

TOWN OF CORTLANDVILLE
3577 TERRACE ROAD
CORTLAND, NY 13045

USE VARIANCE FINDINGS & DECISION

Applicant: Ed Wilson Phone #: 316-268-0230

Address: 345 Riverview, Suite 200 Fee: \$150.00

Property Owner: Walmart Stores, Inc

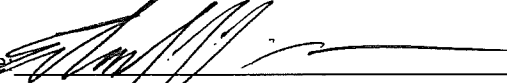
Appeals Concerns Property at the following address: 819 Benny Road

Tax Map Number: 105.00-02-07.00

Zoning District Classification: Commercial

Use for which Variance is requested: Number of signs increased by 2 (one illuminated). We would like to amend the ZBA Resolution # 23 of 2007.

Applicable Section of Zoning Code: 178-112 - Table 1

Signature:  Date: 9/5/18

TEST: No Use Variance will be granted without a showing by the applicant that applicable zoning regulations and restrictions have caused unnecessary hardship. The following test must be met for each and every use allowed by zoning on the property, including uses allowed by special use permit.

1. Has the Applicant demonstrated that the Applicant cannot realize a reasonable return, and that the lack of return is substantial and has been demonstrated by competent financial evidence?
Yes _____ No _____

Proof: _____

2. Has the Applicant demonstrated that the alleged hardship relating to the property in question is unique and does not apply to a substantial portion of the district or neighborhood?
Yes _____ No _____

Proof: _____

Use Variance Findings & Decision

3. Has the Applicant demonstrated that the requested use variance, if granted, will not alter the essential character of the neighborhood? Yes _____ No _____

Proof: _____

4. Has the Applicant demonstrated that the alleged hardship has not been self-created? Yes _____ No _____

Proof: _____

DETERMINATION OF ZBA BASED ON THE ABOVE FACTORS:

The ZBA, after reviewing the above four proofs, finds:

That the applicant has failed to prove unnecessary hardship through the application of the four tests required by the state statues.

That the applicant has proven unnecessary hardship through the application of the four tests required by the state statues. In finding such hardship, the ZBA shall grant a variance to allow use of the property in the manner detailed below, which is the minimum variance that should be granted in order to preserve and protect the character of the neighborhood and the health, safety and welfare of the community:

(USE) _____

USE VARIANCE FINDINGS & DECISION

Question #1

ILLUSTRATIONS OF FINANCIAL EVIDENCE

Bill of sale for the property, present value of property, expenses for maintenance.

Leases, rental agreements.

Tax bills.

Conversion costs (for a permitted use).

Realtor's statement of inability to rent/sell.

Question #2

ILLUSTRATIONS OF UNIQUENESS

Topographic or physical features preventing development for a permitted use.

Why would it be possible to construct the applicant's proposal and not any of the permitted uses?

Board member observations of the property and surrounding area.

Question #3

ILLUSTRATIVE NEIGHBORHOOD CHARACTER FACTORS

Board members' observations of neighborhood.

Expected effect of proposal on neighborhood, for example, change in parking patterns, noise levels, lighting, traffic.

Question #4

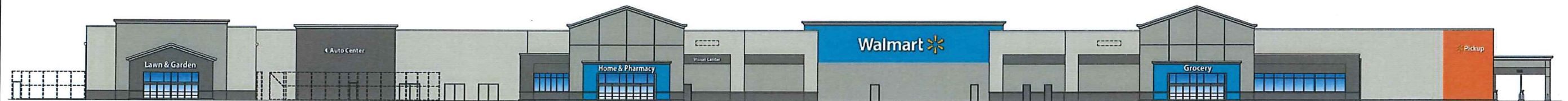
SELF-CREATED

What were the permitted uses at the time the property was purchased by the applicant?

Were substantial sums spent on remodeling for a use not permitted by zoning?

Was the property received through inheritance, court order, divorce?

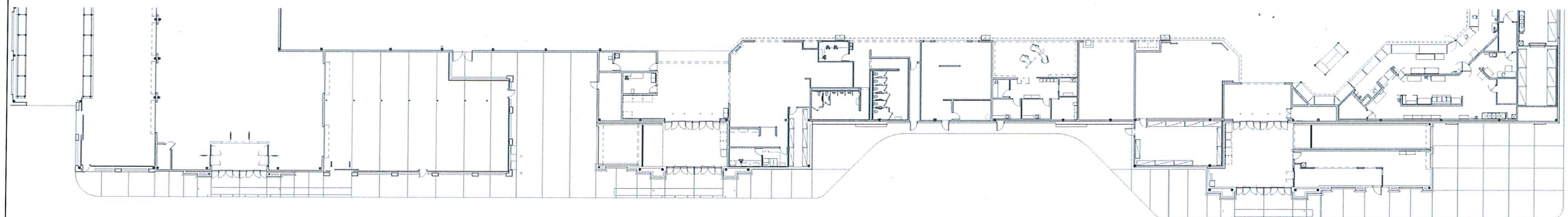
EXCEPTIONS		REVISION HISTORY	
BRAND BLUE	NEEDS APPROVAL	BRC SUBMITTAL	TBD
BRAND ORANGE	NEEDS APPROVAL	BRC APPROVAL	TBD
BRAND GRAYS	NEEDS APPROVAL	AHJ SUBMITTAL	TBD
ACTIVE SPECIAL PROJECTS	NO	AHJ APPROVAL	TBD
FM PAINTED 2018	NO		
PAINT DISCLOSURES			
THE EXISTING BUILDING IS CURRENTLY COMPOSED OF QUIK BRIK, PRECAST PANELS WITH A BRACK PATTERN, AND NON-PROTOTYPICAL COLORS. THIS IS PART OF AN EXISTING PUD. PROPOSING TO CHANGE TO THE NEUTRAL COLOR PALETTE. EXISTING QUIK BRIK AND PRECAST PANELS TO REMAIN UNPAINTED.			
ADDITIONAL NOTES			
THE NEW PROPOSED COLOR PALETTE WILL BE REQUIRED TO GO THROUGH THE TOWN PLANNING BOARD FOR APPROVAL.			



PROTO REFERENCE



FRONT ELEVATION



PARTIAL PLAN



08/01/18



CORTLANDVILLE, NY

1781-232

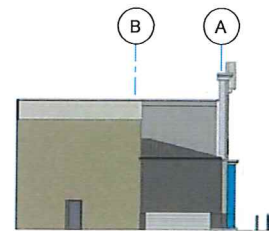
PROTO COMPARISON

1

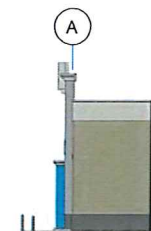
COLOR LEGEND	
P#	COLOR NAME
P49	SW# 7019 "GAUNTLET GRAY"
P78U	MEDIUM WALMART BLUE (URETHANE)
P128U	SW# 6885 "KNOCKOUT ORANGE" (URETHANE)
P134	SW# 7015 "REPOSE GRAY"
P135	SW# 7017 "DORIAN GRAY"
P140	SW# 7004 "SNOWBOUND"
HRC4	HEAT RESISTANT COATING TO MATCH SW# 7019 "GAUNTLET GRAY"
M1	QUIK BRIK "EARTHTONE BLEND"
PC1	PRECAST CONCRETE "BRYAN RED"
PC2	PRECAST CONCRETE "DARK RED"



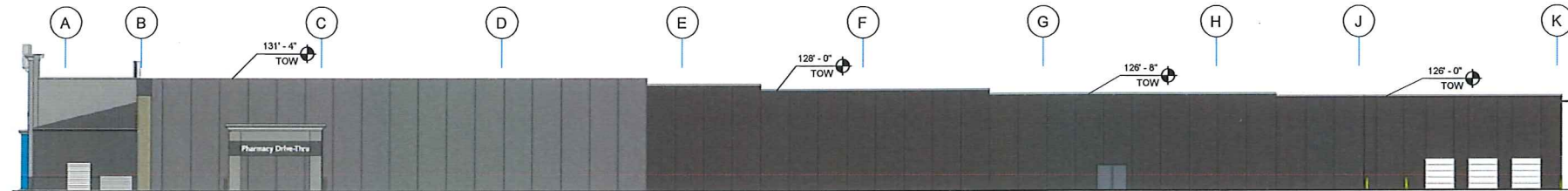
PERSPECTIVE



VESTIBULE SIDE



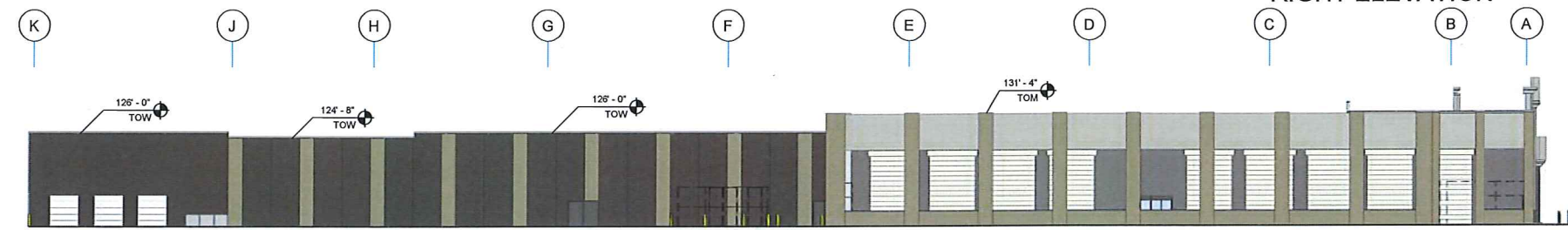
VESTIBULE SIDE



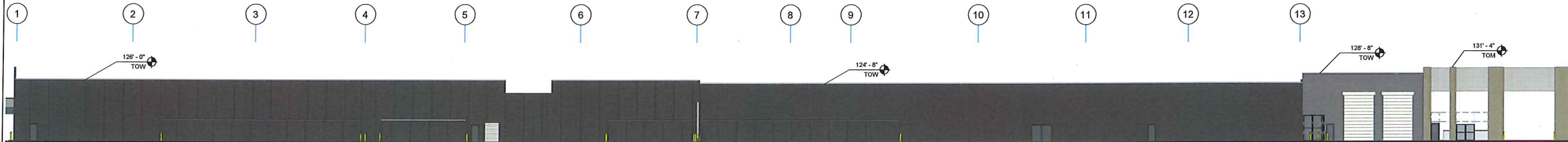
RIGHT ELEVATION



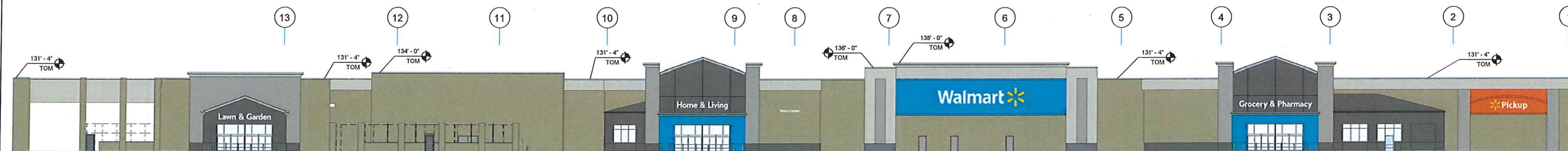
PHARMACY DRIVE-THRU ELEVATIONS



LEFT ELEVATION



REAR ELEVATION



FRONT ELEVATION



Dennis D. Smith, AIA

08/01/18



CORTLANDVILLE, NY

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COLOR ELEVATIONS

2



2'-6" Lawn & Garden (58.35 SF)



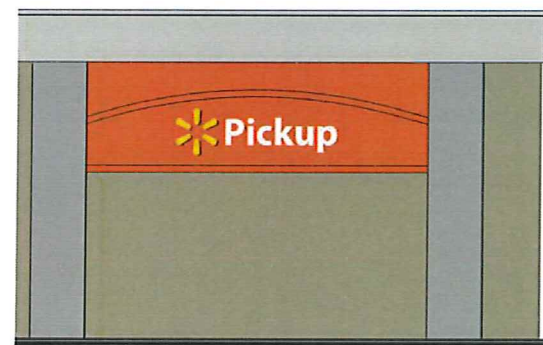
2'-6" Home & Living (73.58 SF) 1'-0" Vision Center (8.49 SF)



5'-6" Walmart (299.04 SF)



2'-6" Grocery & Pharmacy (106.13 SF)



2'-6" Pickup (65.43 SF)



1'-6" Pharmacy Drive-Thru (37.71 SF) 1'-0" Enter (3.20 SF) 1'-0" Exit (2.29 SF)



Dennis D. Smith, AIA

08/01/18



CORTLANDVILLE, NY

1781-232

SIGNAGE COMPARISON

3



AERIAL IMAGE

SIGNAGE DISCLOSURES

THERE IS CURRENTLY A SIGNAGE VARIANCE IN EFFECT FOR THIS BUILDING ALLOWING FOR:
 - A FREESTANDING SIGN WITH AN AREA GREATER THAN ALLOWED BY THE PUD
 - A BUILDING MOUNTED SIGN TO BE ILLUMINATED (ID SIGN)
 - A GREATER NUMBER OF BUILDING MOUNTED SIGNS THAN ALLOWED BY THE PUD

IT IS OUR INTENTION TO SEEK A REVISION TO THE EXISTING VARIANCE IN ORDER TO ACHIEVE THE LATEST SIGNAGE DIRECTION.

EXISTING SIGNAGE SCHEDULE (FOR REFERENCE ONLY)						PROPOSED SIGNAGE SCHEDULE (FOR REFERENCE ONLY)					
SIGNAGE LOCATION	QTY	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA	SIGNAGE LOCATION	QTY	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA
FRONT SIGNAGE						FRONT SIGNAGE					
WALMART	1	WHITE	5'-6"	298.00 SF	298.00 SF	WALMART	1	WHITE	5'-6"	299.04 SF	299.04 SF
SPARK	1	YELLOW	8'-0"			* (SPARK)	1	YELLOW			
MARKET & PHARMACY	1	WHITE	2'-6"	102.74 SF	102.74 SF	PICKUP	1	WHITE	2'-6"	65.43 SF	65.43 SF
HOME & LIVING	1	WHITE	2'-6"	81.03 SF	81.03 SF	* (SPARK)	1	YELLOW			
OUTDOOR LIVING	1	WHITE	2'-6"	79.57 SF	79.57 SF	GROCERY & PHARMACY	1	WHITE	2'-6"	106.13 SF	106.13 SF
PHARMACY DRIVE-THRU	2	WHITE	1'-0"	19.59 SF	39.18 SF	VISION CENTER	1	WHITE	1'-0"	8.49 SF	8.49 SF
*EXIT	1	WHITE	1'-0"	2.56 SF	2.56 SF	HOME & LIVING	1	WHITE	2'-6"	73.58 SF	73.58 SF
*ENTER	1	WHITE	1'-0"	3.47 SF	3.47 SF	LAWN & GARDEN	1	WHITE	2'-6"	58.35 SF	58.35 SF
TOTAL FRONT SIGNAGE					606.55 SF	PHARMACY DRIVE-THRU	1	WHITE	1'-6"	37.71 SF	37.71 SF
						*EXIT	1	WHITE	1'-0"	2.29 SF	2.29 SF
						*ENTER	1	WHITE	1'-0"	3.20 SF	3.20 SF
						TOTAL FRONT SIGNAGE				654.22 SF	654.22 SF
TOTAL BUILDING SIGNAGE					606.55 SF	TOTAL BUILDING SIGNAGE					654.22 SF



EXISTING