



Jacqueline Coons
Chief Building and Zoning Inspector
The Town of Guilderland
P.O. Box 339
Guilderland, NY 12084

02.01.2024

Re: **Salon Sixty - Proposed Monument Sign
Request for Waiver of Front Setback Requirements**

To Whom it may concern,

Greenman-Pedersen, Inc. (GPI) would like to request the Town of Guilderland Zoning Board to consider providing leniency on the front setback requirements on behalf of our Client, Salon Sixty, LLC. Please find included the required twelve (12) copies of the Variance Application, plans, and justifications to review while considering our request. Also attached is a check for \$200 for the commercial variance fee.

Salon Sixty, LLC is proposing to construct a commercial monument sign for their salon business located at 1766 Western Avenue, Albany, New York (SBL: 52.09 – 5 - 15). The proposed monument sign will have a pressure treated wooden base with faux stone on sides and pressure treated wooden posts that support a 5-foot-wide by 5-foot-tall sign to indicate the location of Salon Sixty to customers and drivers. A solar panel and associated up lights will be installed on the wooden base to allow the sign to be seen in the evening hours. Additionally, a landscaping bed will be installed around the wooden base of the sign. The salon is located in the LB – Local Business zoning district and functions as an allowed use according to Town Zoning Laws (280-20, B.).

The Town's Zoning Regulations (280-26, E.) outline that businesses are allowed to have up to two signs, with a "maximum total area for allowed signage shall be the lesser of 50% of the lot width or 50 square feet... in the LB, GB, I, and IP Districts..." The subject property has a lot width of ±165 feet, half of which results in ±82 square foot requirement which exceeds the 50 square foot maximum allowable. Additionally, according to the Town's sign area calculation in the Zoning Law (280-5 "Definitions"), the "area of a sign shall be determined as the largest rectangle that is required to enclose the sign, including a frame or panel signs of individual letters, excluding supports, braces or guys. No more than two such rectangles may be used to enclose and measure the area of a sign." The 5'x5' has a total area of 25' on each side, which totals to 50 square feet that is allowable.

After a review of the Town's Zoning Map and Zoning Laws, it was determined that the setbacks for monument signs restrict the allowable locations to the existing paved parking lot. The requirements outlined in sections 280-26 "Signs" and 280-20 "Local Business (LB) District" allow for monument signs to be constructed a minimum of 20 feet away from the front property line, and 25 feet and 50 feet away from the side property lines for commercial and residential uses, respectively. There is also a 35-foot minimum allowable setback for signs based on the centerline of public highways.

The proposed sign location still meets the 50-foot minimum side setback to the adjacent residential property and is obscured by an existing treeline between the properties, however the sign is shown on the front property line (0' setback) to allow for the sign to be installed in the existing lawn area and visible to motorists. GPI is requesting leniency in the form of a waiver from the front setback requirements for monument signs (outlined in section 280-26, E., (7) of the Zoning Law) to permit Sixty Salon's new business sign. Additional considerations for allowing the installation of the proposed sign include:

- There are no other monument signs within 50 feet of the proposed sign location.
- The proposed sign location exceeds the minimum 35-foot setback from the centerline of Western Avenue.
- The Western Avenue R.O.W. width is not consistent, resulting in inconsistent front property line and business locations. The proposed sign would be 24' from the curb edge and consistent with the adjacent business' signs.

Should you wish to discuss the proposed monument sign further please reach out to myself electronically at rtrunko@gpinet.com or by phone at 518-898-9551.

Regards,

GPI/GREENMAN-PEDERSEN, INC.
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