



**GUILDERLAND ZONING BOARD**  
**ZONING BOARD OF APPEALS MEETING**  
**P A C K E T**  
**APRIL 6, 2022**  
**07:00 PM**

**A G E N D A**  
**GUILDERLAND ZONING BOARD**  
**ZONING BOARD OF APPEALS MEETING**  
*APRIL 6, 2022*  
*07:00 PM*

1.

This agenda represents the materials provided to the members of the Zoning Board of Appeals prior to the scheduled meeting. For access to the official public files for the scheduled cases, please visit the Building & Zoning Department at the Guilderland Town Hall. The public may listen and view the meeting on Verizon channel 34, Spectrum channel 1303, and the Town website (<https://www.townofguilderland.org/town-meeting-videos>).

2. Chairman's Welcome

3. Continued Cases

1. 6199 Ostrander Road

Continuation of a public hearing for an area variance to permit the installation of a structure on an undersized lot.

## A. New Application Materials

### Building Rendering

Attachment: [Building Rendering](#)

## B. Town Notice

### Legal Notice & Mailing List

Attachment: [Legal Notice](#)

Attachment: [Mailing List](#)

## 4. New Cases

### 1. 4 Denny Rd

Public hearing for an area variance to permit the installation of a shed in a side yard.

## A. Application Materials

### Application, Narrative and Site Plan

Attachment: [Application](#)

Attachment: [Narrative](#)

Attachment: [Plot Plan](#)

## B. Town Notice

### Legal Notice & Mailing List

Attachment: [Legal Notice](#)

Attachment: [Mailing List](#)

## 2. 19-22 Gait Ln

Public hearing for an area variance for a storage structure in a front yard.

## A. Application Materials

Application, Original Variance, Narrative, Building Rendering & Site

Plan

Attachment: [Application](#)

Attachment: [Original Variance](#)

Attachment: [Narrative](#)

Attachment: [Building Rendering](#)

Attachment: [Site Plan](#)

## B. Town Notice

## Legal Notice & Mailing List

Attachment: [Legal Notice](#)

Attachment: [Mailing List](#)

### 3. 2327 Western Ave

Public hearing for an amendment to a special use permit to add a drive-through garden center to Tractor Supply.

#### A. Application Materials

Special Use Permit Application, Environmental Assessment Form,

Narrative, Elevations and Site Plan, Original SUPs

Attachment: [Special Use Permit Application](#)

Attachment: [Environment Assessment Form](#)

Attachment: [Project Narrative](#)

Attachment: [Elevations](#)

Attachment: [Site Plan](#)

Attachment: [Original SUPs](#)

#### B. Other Interested Agencies

Albany County Planning Board

Attachment: [Albany County Planning Board](#)

## C. Town Notice

### Legal Notice & Mailing List

Attachment: [Legal Notice](#)

Attachment: [Mailing List](#)

#### 4. 1704 Western Ave

Public hearing for an interpretation to determine if the Chief Building &

Zoning Inspector's regulation of the electronic message board directory

sign at Town Center Plaza is consistent with the Zoning Board's approval.

#### A. Application Materials

##### Application and Narrative

Attachment: [Application](#)

Attachment: [Narrative](#)

#### B. Town Notice

## Legal Notice & Mailing List

Attachment: [Legal Notice](#)

Attachment: [Mailing List](#)

### C. Letters from the Public

Bette Shields

Lisa Hart

Robyn Gray

Vincent M. Wolanin-Wolanin Companies Inc.

Ania

Orangetheory

Weight Watchers

Attachment: [Bette Shields](#)

Attachment: [Lisa Hart](#)

Attachment: [Robyn Gray.pdf](#)

Attachment: [Vincent M. Wolanin-Wolanin Companies Inc.](#)

Attachment: [Ania](#)

Attachment: [Orangetheory](#)

Attachment: [Weight Watchers](#)

## 5. Others

### 1. SEQRA Unlisted Uncoordinated Review

Conduct an uncoordinated unlisted review for a special use permit

application at 4304 Frederick Rd

## 6. Signs

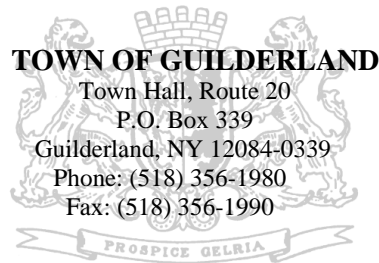
### 1. 1777 Western Avenue

Permanent Internally Illuminated Building Mounted Sign

Attachment: [Application](#)

## General Attachments

[- Agenda](#)



**PETER G. BARBER  
SUPERVISOR**

**THOMAS REMMERT  
CHAIRMAN  
ZONING BOARD**

**ZONING BOARD**

**MEETING AGENDA**

**Wednesday, April 6, 2022**

**7:00 PM**

**6199 Ostrander Road – Area Variance – Jacob Daly**

- Continuation of a public hearing for an area variance to permit the installation of a structure on an undersized lot.

**4 Denny Road – Area Variance – Omer Gonullu**

- Public hearing for an area variance to permit the installation of a shed in a side yard.

**19-22 Gait Lane – Area Variance – Paul Gait**

- Public hearing for an area variance for a storage structure in a front yard.

**2327 Western Avenue – Special Use Permit Amendment – Elizabeth Morrisette**

- Public hearing for an amendment to a special use permit to add a drive-through garden center to Tractor Supply.

**1704 Western Avenue – Interpretation – Iris Brojde**

- Public hearing for an interpretation to determine if the Chief Building & Zoning Inspector's regulation of the electronic message board directory sign at Town Center Plaza is consistent with the Zoning Board's approval.



Town of Guilderland

ALBANY COUNTY, ROUTE 20

P.O. BOX 339

GUILDERLAND, N.Y. 12084-0339

PETER G. BARBER  
SUPERVISOR

(518) 356-1980  
FAX: (518) 356-1990

JACQUELINE M. COONS  
CHIEF BUILDING AND ZONING  
INSPECTOR

Notice is hereby given that the Zoning Board of Appeals of the Town of Guilderland, New York, will *resume* a public hearing pursuant to Articles IV & V of the Zoning Law on the following proposition:

Variance Request No. 4868

Request of Jacob Daly for a Variance of the regulations under the Zoning Law to permit: the installation of a storage building on an undersized lot that does not meet the minimum dimensional criteria for development. A 1-acre minimum area is required; the subject parcel is .33 acres.

Per Articles IV & V Sections 280-32 & 280-51 respectively

For property under contract from Jacob Daly  
Situated as follows: 6199 Ostrander Road Altamont, NY 12009  
Tax Map # 50.00-2-1 Zoned RA3

Plans open for public inspection at the Building Department during normal business hours. Said hearing will take place on April 6, 2022 at the Guilderland Town Hall beginning at 7:00pm.

Dated: March 28, 2022

  
Jacqueline M. Coons  
Chief Building & Zoning Inspector

WIS	PRINT KEY	NAME	ADDRESS	PAGE # 1
013089	39.00-2-44	Betty L Strever	6224 Ostrander Rd,Altamont, NY 12009	
013089	39.00-2-68	John H Vivenzio	6154 Ostrander Rd,Altamont, NY 12009	
013089	50.00-2-1	Jacob Day	12 Bayberry Rd,Schenectady, NY 12306	
013089	50.00-2-3	Walter J Siebert	454 Wormer Rd,Voorheesvill, NY 12186	
013089	50.00-2-4	John C Carr	6185 Ostrander Rd,Altamont, NY 12009	
013089	50.00-2-5.2	Jeffrey P Vivenzio	6218 Ostrander Rd,Altamont, NY 12009	
013089	50.00-2-5.3	John H Vivenzio	6154 Ostrander Rd,Altamont, NY 12009	
013089	50.00-2-5.4	John H Vivenzio	6154 Ostrander Rd,Altamont, NY 12009	

## TOWN OF GUILDERLAND CHECKLIST FOR VARIANCE

RETURN TO:  
ZONING ADMINISTRATOR  
PO BOX 339  
GUILDERLAND, NY 12084  
(518) 356-1980

FEES:  
COMMERCIAL - \$300  
RESIDENTIAL - \$50 #184  
(payable at time of submittal to  
Town of Guilderland)

**APPLICANT INFORMATION:**

Name: OMER GONULLU  
Address: 4 DENNY ROAD  
GUILDERLAND Zip: 12084  
Daytime Phone #: 518-376-4202  
Date: 3-22-22

**PROPERTY INFORMATION:**

Owner: SAME  
Location: \_\_\_\_\_  
Tax Map #: 40.10-1-24  
Zoning: R20  
Acreage: 0.49

Email: Albany462roof@gmail.com

**TO BE SUBMITTED:**

- 1) 12 copies of application
- 2) Copy of conditional purchase contract or rental agreement if applicable
- 3) 12 copies of the project narrative containing the following: reasons which necessitate the need for a variance including a brief detailed description of the project
- 4) Architectural drawings of proposed project (if applicable)
- 5) 12 copies of survey or plot plan showing proposed project with:
  - side setback
  - front and rear setbacks
  - all existing buildings
  - location of proposed construction
  - total size of parcel
  - all topographic elevations necessary to show proposed variance

**OTHER AGENCY APPROVALS OR RECOMMENDATIONS AS REQUIRED:**

- 1) Town Water and Wastewater Management – 456-6474
- 2) Town Highway Department – 861-5108
- 3) NYS Department of Transportation – 765-2841
- 4) Albany County Health Department – 447-4631
- 5) Albany County Planning Board – 447-5660

APPLICATION AND APPEAL TO THE ZONING BOARD OF APPEALS FOR A VARIANCE, SPECIAL USE PERMIT OR AN INTERPRETATION OF THE ZONING ORDINANCE OR ZONING MAP.

To Zoning Administrative Officer  
Of the Town of Guilderland

Date: 3-22-22

To the Zoning Board of Appeals  
Of the Town of Guilderland

I, OMER GONULLU of 4 DENNY RD GUILDERLAND  
hereby appeal from the decision of the Zoning Administration Officer on my application N.Y. 12084  
for zoning permit and hereby apply to the Zoning Board of Appeals for:

- An interpretation of the Zoning Ordinance or Zoning Map
- A Special Use Permit under the Zoning Ordinance or Zoning Map
- A Variance to the Zoning Ordinance or Zoning Map

1. Location of property

Address: 4 DENNY RD - GUILDERLAND Zoning: R 20  
N.Y. 12084

2. Interpretation of the Zoning Ordinance is requested because:

N/A

3. Special Use Permit required for the following type of use:

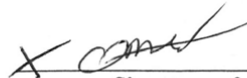
N/A

\*  Variance to the Zoning Ordinance is requested for:

PROPOSED 20x16' SHED  
ON THE SIDE OF THE GARAGE (SEE ATTACHED MAP)

\* Applicant shall complete form outlining conditions from Section 267-b of New York State Town Law pertaining to area variances.

The applicant hereby certifies that he is the owner of record of the above property or has been duly authorized in writing by the owner of record to make this application.



Signature of applicant

**AREA VARIANCE CONDITIONS**

The Zoning Board of Appeals will not consider any application for an area variance complete until the following application is completed in full and submitted to the Zoning Department. The Zoning Board of Appeals will evaluate the applicant's responses and determine whether the applicant has adequately met the conditions for an area variance. The applicant is encouraged to attach additional sheets if necessary to fully answer the questions. The following conditions for an area variance are from Section 267-b of the New York State Town Law.

1) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;

NO CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD  
WILL OCCUR. THE PROPOSAL IS CONSISTENT WITH  
OTHER PROPERTIES

2) Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;

POWER LINE IN THE REAR OF HOUSE

3) Whether the requested area variance is substantial;

THE REQUESTED VARIANCE IT IS MINIMUM

4) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

NO ADVERSE EFFECTS OR IMPACT ON THE  
PHYSICAL OR ENVIRONMENTAL CONDITIONS IN  
THE NEIGHBORHOOD

5) Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of the area variance:

THE NEED OF VARIANCE IS NOT SELF  
CREATED

3/28/22, 12:20 PM

Town of Guilderland Mail - 4 Denny Road Guilderland



Jacqueline Coons <coonsj@togny.org>

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## 4 Denny Road Guilderland

1 message

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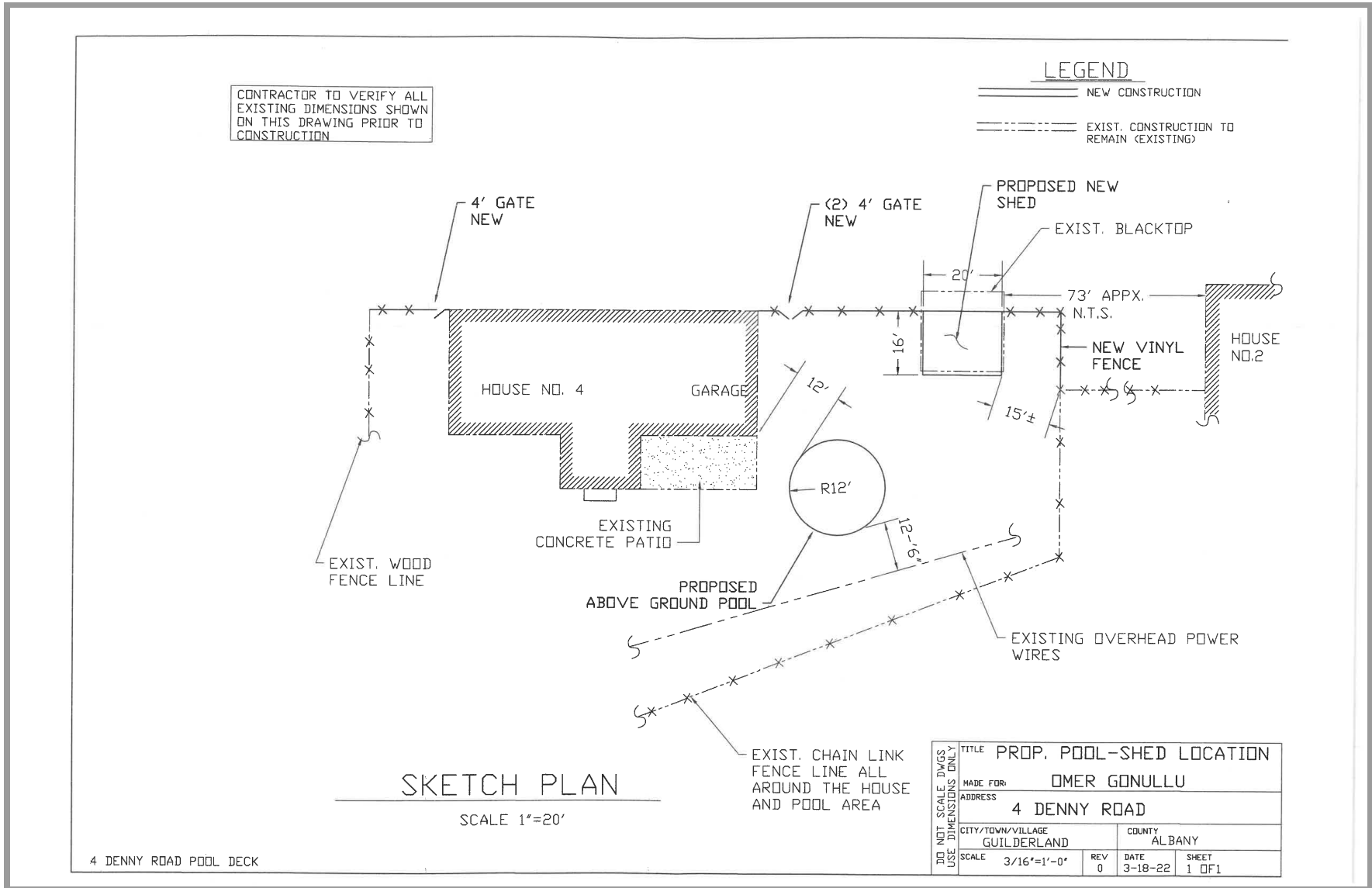
**Antonio Trimarchi** <atrimar1@gmail.com>  
To: coonsj@togny.org  
Cc: albany462roof@gmail.com

Sun, Mar 27, 2022 at 9:10 PM

Dear Mrs. Coons, the reason to put the shed at the location shown in the sketch plan, is due to the fact that we have an existing blacktop area at that location. Also it cannot be located in the rear because there is an existing overhead electrical power line. By code there should be a distance of 10' min. from the wire. The back yard is not that deep and the owner wants to keep it clear for his two children. The shed will be used to store a snow blower, mulch etc.,and for this reason it will be ideal to put it closer to the driveway. The pool and shed will be enclosed with 5' high vinyl fence.

Sincerely  
Omer Gunullu

<https://mail.google.com/mail/u/0/?ik=2f27395271&view=pt&search=all&permthid=thread-f%3A1728504183407759102&siml=msg-f%3A17285041834...> 1/1



Town of Guilderland

ALBANY COUNTY, ROUTE 20

P.O. BOX 339

GUILDERLAND, N.Y. 12084-0339

PETER G. BARBER  
SUPERVISOR

(518) 356-1980  
FAX: (518) 356-1990

JACQUELINE M. COONS  
CHIEF BUILDING AND ZONING  
INSPECTOR

Notice is hereby given that the Zoning Board of Appeals of the Town of Guilderland, New York, will hold a public hearing pursuant to Articles IV & V of the Zoning Law on the following proposition:

Variance Request No. 4880


Request of Omer Gonullu for a Variance of the regulations under the Zoning Law to permit: the installation of a shed in a side yard.

Per Articles IV & V Sections 280-24 and 280-51 respectively

For property owned by Omer Gonullu  
Situated as follows: 4 Denny Road Guilderland, NY 12084  
Tax Map # 40.10-1-24 Zoned R20

Plans open for public inspection at the Building Department during normal business hours. Said hearing will take place on April 6, 2022 at the Guilderland Town Hall beginning at 7:00pm.

Dated: March 25, 2022

  
Jacqueline M. Coons  
Chief Building & Zoning Inspector

<u>S</u> IS	<u>PRINT KEY</u>	<u>NAME</u>	<u>ADDRESS</u>	PAGE # 1
013089	40.10-1-8	James A Shahda	3 Pine Ridge Dr,Guilderland, NY 12084	
013089	40.10-1-9	Megan Masztalics	1 Pine Ridge Dr,Guilderland, NY 12084	
013089	40.10-1-11	Marc A Goldman	3 Leda Ln,Guilderland, NY 12084	
013089	40.10-1-12	Kenny L Turk	5 Leda Ln,Guilderland, NY 12084	
013089	40.10-1-13	Brett Reish	7 Leda Ln,Guilderland, NY 12084	
013089	40.10-1-15	Sophie Li	18 Pineview Dr,Guilderland, NY 12084	
013089	40.10-1-16	Michael T Donlon	16 Pineview Dr,Guilderland, NY 12084	
013089	40.10-1-17	Lawrence J Schwartz	14 Pineview Dr,Guilderland, NY 12084	
013089	40.10-1-18	Sean M Mooney	12 Pineview Dr,Guilderland, NY 12084	
013089	40.10-1-19	Jonathan Donohue	17 Pineview Dr,Guilderland, NY 12084	
013089	40.10-1-20	Michael A Dollard	13 Pineview Dr,Guilderland, NY 12084	
013089	40.10-1-21	Allen F Maikels	199 Pine Ridge Dr,Guilderland, NY 12084	
013089	40.10-1-22	James OShea	197 Pine Ridge Dr,Guilderland, NY 12084	
013089	40.10-1-23	Stephen M Dvorscak	195 Pine Ridge Dr,Guilderland, NY 12084	
013089	40.10-1-24	Omer Gonullu	4 Denny Rd,Guilderland, NY 12084	
013089	40.10-1-25	Thomas S McGrail Jr	6 Denny Rd,Guilderland, NY 12084	
013089	40.10-1-26	Jennifer H Singleton	9 Denny Rd,Guilderland, NY 12084	
013089	40.10-1-27	Leon J Martino	7 Denny Rd,Guilderland, NY 12084	
013089	40.10-1-28	Mark G Murphy	5 Denny Rd,Guilderland, NY 12084	
013089	40.10-1-29	William Mahoney	3 Denny Rd,Guilderland, NY 12084	
013089	40.10-1-30	Theodore Minissale Jr	1 Denny Rd,Guilderland, NY 12084	
013089	40.10-1-31	Terry J Brooks	193 Pine Ridge Dr,Guilderland, NY 12084	
013089	40.10-1-32	John M Oliver	191 Pine Ridge Dr,Guilderland, NY 12084	
013089	40.10-2-1	Sean C Powers	202 Pine Ridge Dr,Guilderland, NY 12084	
013089	40.10-2-2	Greg Overholt	200 Pine Ridge Dr,Guilderland, NY 12084	
013089	40.10-3-6	Charis Chris Hadjinicolaou	2 Pine Ridge Dr,Guilderland, NY 12084	

4879

**TOWN OF GUILDERLAND  
CHECKLIST FOR VARIANCE**

**RETURN TO:**  
ZONING ADMINISTRATOR  
PO BOX 339  
GUILDERLAND, NY 12084  
(518) 356-1980

**FEES:**  
COMMERCIAL - \$300  
RESIDENTIAL - \$50 # 21120  
(payable at time of submittal to  
Town of Guilderland)

**APPLICANT INFORMATION:**

Name: PAUL GAIT  
Address: 19 GAIT LANE  
ALZAMONT Zip: 12009  
Daytime Phone #: 518 669 3699  
Date: 3-24-22  
Email: PAUL@22LAX.COM

**PROPERTY INFORMATION:**

Owner: PAUL GAIT  
Location: 19-22 GAIT LANE  
Tax Map #: 25.00-2-27.1  
Zoning: RA 3  
Acreage: 69.2

**TO BE SUBMITTED:**

- 1) 12 copies of application ✓
- 2) Copy of conditional purchase contract or rental agreement if applicable
- 3) 12 copies of the project narrative containing the following: reasons which necessitate the need for a variance including a brief detailed description of the project
- 4) Architectural drawings of proposed project (if applicable)
- 5) 12 copies of survey or plot plan showing proposed project with:
  - side setback
  - front and rear setbacks
  - all existing buildings
  - location of proposed construction
  - total size of parcel
  - all topographic elevations necessary to show proposed variance

**OTHER AGENCY APPROVALS OR RECOMMENDATIONS AS REQUIRED:**

- 1) Town Water and Wastewater Management – 456-6474
- 2) Town Highway Department – 861-5108
- 3) NYS Department of Transportation – 765-2841
- 4) Albany County Health Department – 447-4631
- 5) Albany County Planning Board – 447-5660

**APPLICATION AND APPEAL TO THE ZONING BOARD OF APPEALS FOR A VARIANCE, SPECIAL USE PERMIT OR AN INTERPRETATION OF THE ZONING ORDINANCE OR ZONING MAP.**

To Zoning Administrative Officer  
Of the Town of Guilderland

Date: 3-24-22

To the Zoning Board of Appeals  
Of the Town of Guilderland

I, PAUL GAIT of 19 GAIT LANE  
hereby appeal from the decision of the Zoning Administration Officer on my application for zoning permit and hereby apply to the Zoning Board of Appeals for:

- ( ) An interpretation of the Zoning Ordinance or Zoning Map
- ( ) A Special Use Permit under the Zoning Ordinance or Zoning Map
- A Variance to the Zoning Ordinance or Zoning Map

1. Location of property

Address: 19-22 GAIT LANE Zoning: RA3

2. Interpretation of the Zoning Ordinance is requested because:

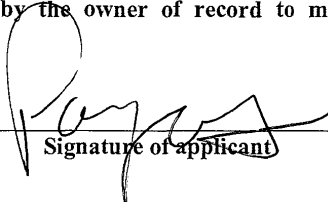
3. Special Use Permit required for the following type of use:

\* 4. Variance to the Zoning Ordinance is requested for:

PLACING A STRUCTURE IN FRONT YARD SET-BACK

\* Applicant shall complete form outlining conditions from Section 267-b of New York State Town Law pertaining to area-variances.

The applicant hereby certifies that he is the owner of record of the above property or has been duly authorized in writing by the owner of record to make this application.

  
\_\_\_\_\_  
Signature of applicant

**AREA VARIANCE CONDITIONS**

(SEE ORIGINAL VARIANCE FOR PROPERTY)

The Zoning Board of Appeals will not consider any application for an area variance complete until the following application is completed in full and submitted to the Zoning Department. The Zoning Board of Appeals will evaluate the applicant's responses and determine whether the applicant has adequately met the conditions for an area variance. The applicant is encouraged to attach additional sheets if necessary to fully answer the questions. The following conditions for an area variance are from Section 267-b of the New York State Town Law.

1) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;

BUILDING WILL BE FINISHED IN STEEL TO MATCH  
CURRENT BARN

2) Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;

~~○~~

3) Whether the requested area variance is substantial;

~~○~~

4) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

NONE

5) Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Zoning Board of Appeals, but shall not necessarily preclude the granting of the area variance:

~~○~~

**SPECIAL USE PERMIT  
VARIANCE**

**TOWN OF GUILDERLAND  
ZONING BOARD OF APPEALS**

**NUMBER 8 -17**

**APPLICANT: PAUL GAIT**

**ADDRESS: 6899 DUNNSVILLE ROAD ALTAMONT, NY 12009**

**GRANTED: JUNE 21, 2017**

WHEREAS, a public hearing to consider the applicant's request was duly noticed and held before the Zoning Board of Appeals this evening to consider:

**Special Use Permit/Variance Request No. 4633**

Request of Paul Gait for a Special Use Permit/Variance under the Zoning Law to permit: **the operation of a sporting goods production office as a Home Occupation II. A variance is requested to permit the construction of an accessory structure for the business within a front yard.**

Per Articles IV & V Sections 280-40, 280-51 & 280-52 respectively

For property owned by Paul Gait

Situated as follows: 6899 Dunnsville Road Altamont, NY 12009

Tax Map # 25.00-2-27.1 Zoned: RA3

In rendering this decision, the Board makes the following findings of fact:

- A public hearing was duly noticed and held this evening. No residents provided written comments and two residents provided oral comments regarding the application this evening; one in favor and one against.
- The office will regularly be used by the applicant and two additional employees.
- There will be a weekly meeting with approximately 12 people in attendance.
- There is sufficient parking on site.
- The property is bisected by Dunnsville Road which makes the part of the property opposite the residence a front yard.
- There will be no manufacturing or storage of inventory other than samples on the site.
- There will be no change in the character of the neighborhood.

Based on these findings, I move that the Board grant the variance and special use permit with the following conditions:

- Adherence to the plans and application as submitted and all representations made here tonight to the Board.

The Zoning Administrator is authorized to take necessary actions to implement this decision.

Upon compliance with all other requirements of the Town Law and other applicable laws and regulations, this resolution was adopted by a 5 – 0 vote of the Zoning Board of Appeals.

**BY ORDER OF THE ZONING BOARD OF APPEALS**

Dated: 6/22/17

Thomas Kemmet (ab)  
CHAIRMAN

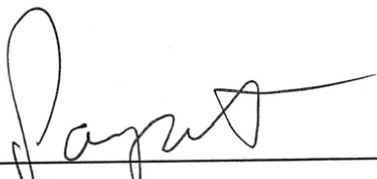
ATTEST: Maura Berschinger  
SECRETARY

# PROJECT NARRATIVE

Please describe the reasons which necessitate the need for a variance including a brief detailed description of the project:

- BUILDING LOCATION IS IN FRONT YARD
- BUILDING DESC. - SEE ATTACHED
- NO ACCESS TO BACK YARD

---

  
Signature

3-24-22  
Date

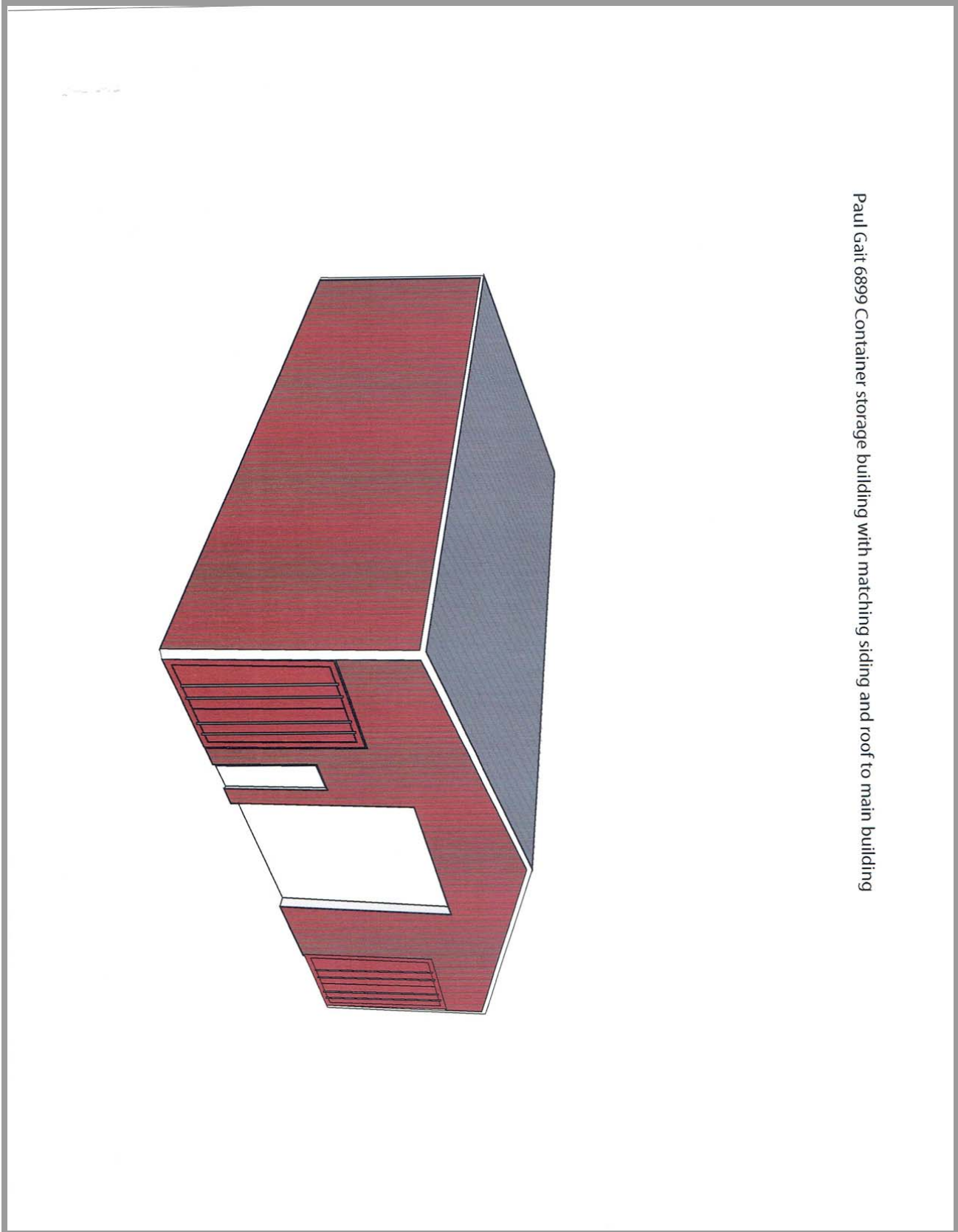
**Project Narrative**

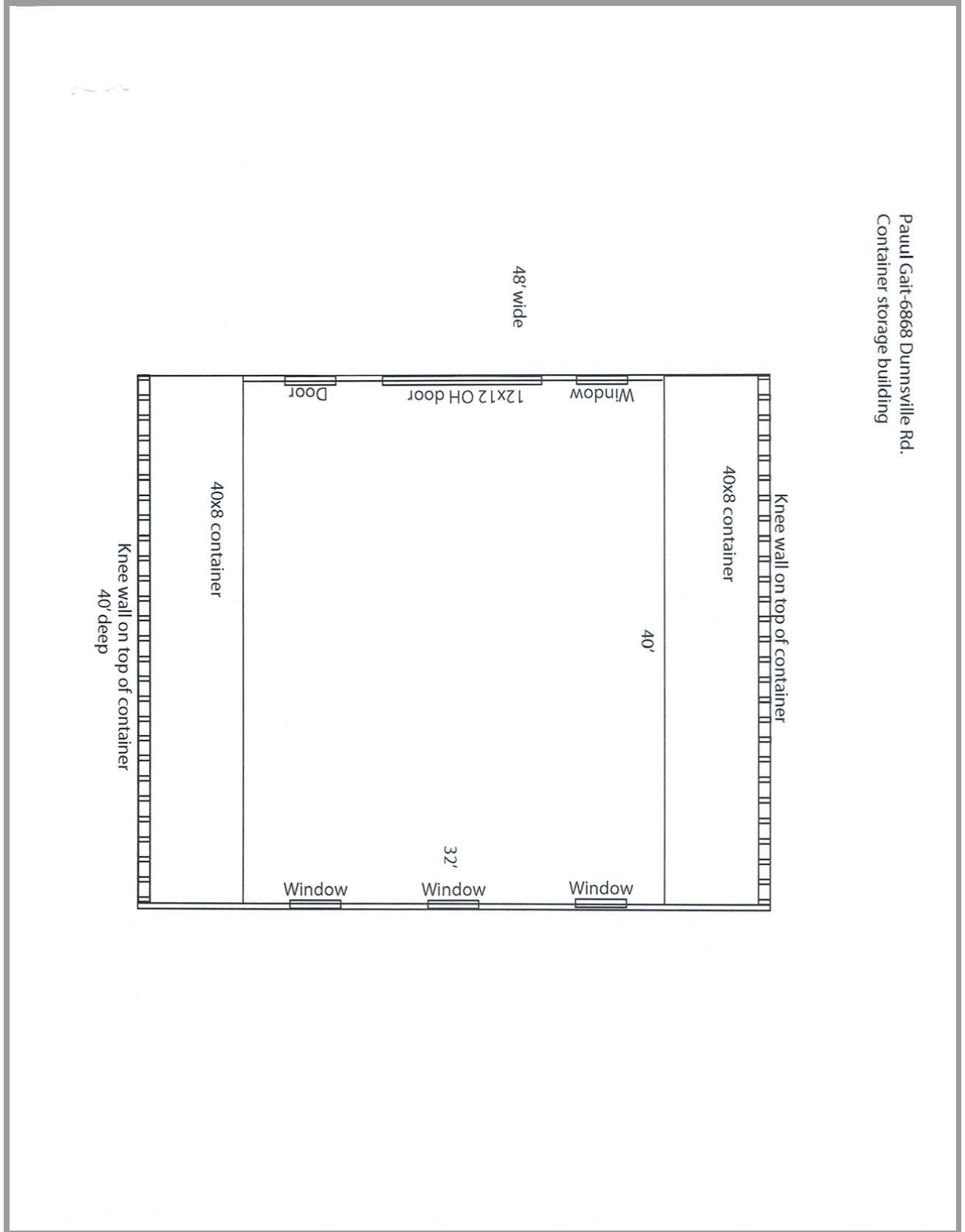
**Paul Gait Container storage building**

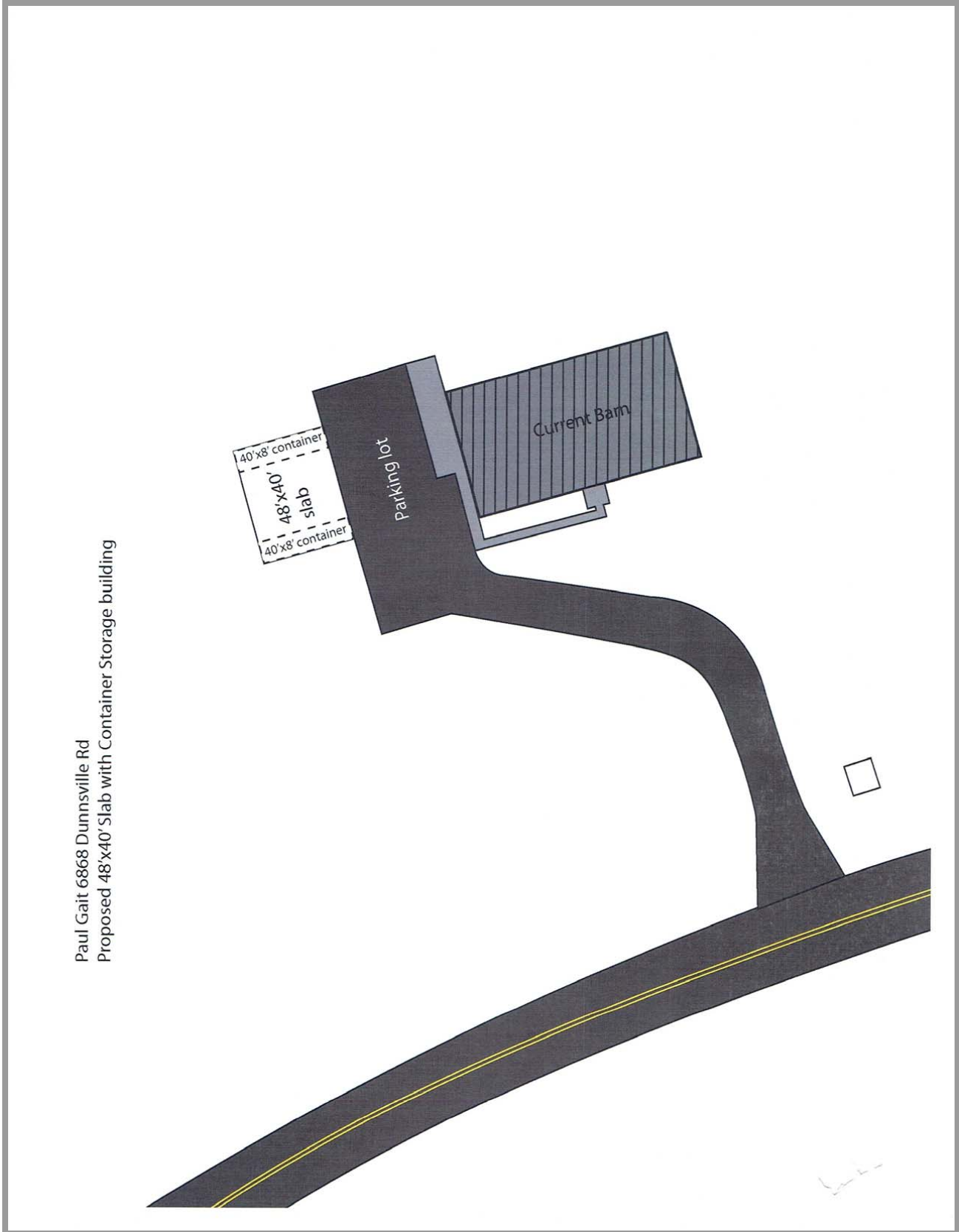
I am requesting to put up a Container based storage building next to my building on the East side of Dunnsville Rd. This area is considered the front yard of my residence therefore requiring a Variance.

**Building description:**

- There will be a Concrete slab will be 48x40-Alaskan style slab
- Two 40'x8' containers will be placed on each side of the slab.
- A 4' Knee wall will be built on top of each container to raise the trusses to 13'
- Wood constructed walls will be added in non-weight bearing areas.
- Appropriate Engineered trusses will be placed on containers and knee wall
- there will be one overhead door 12x12
- There will be one entry door
- Container doors will open to the outside.
- Red metal siding will enclose outside walls for aesthetics.
- Metal roof and ceiling will be added to the trusses.







Town of Guilderland  
ALBANY COUNTY, ROUTE 20  
P.O. BOX 339  
GUILDERLAND, N.Y. 12084-0339

PETER G. BARBER  
SUPERVISOR

(518) 356-1980  
FAX: (518) 356-1990

JACQUELINE M. COONS  
CHIEF BUILDING AND ZONING  
INSPECTOR

Notice is hereby given that the Zoning Board of Appeals of the Town of Guilderland, New York, will hold a public hearing pursuant to Articles IV & V of the Zoning Law on the following proposition:

Variance Request No. 4879


Request of Paul Gait for a Variance of the regulations under the Zoning Law to permit: the construction of a storage structure in a front yard.

Per Articles IV & V Sections 280-24 and 280-51 respectively

For property owned by Paul Gait  
Situated as follows: 19-22 Gait Lane Altamont, NY 12009  
Tax Map # 25.00-2-27.1 Zoned RA3

Plans open for public inspection at the Building Department during normal business hours. Said hearing will take place on April 6, 2022 at the Guilderland Town Hall beginning at 7:00pm.

Dated: March 25, 2022

  
Jacqueline M. Coons  
Chief Building & Zoning Inspector

SWIS	PRINT KEY	NAME	ADDRESS	PAGE # 1
013089	25.00-2-20	Harold E Hahn	230 Settles Hill Rd,Altamont, NY 12009	
013089	25.00-2-25	Robert F Powers	48 Eagle St,Pittsfield, MA 01201	
013089	25.00-2-26	Joann Caggianelli	6903 Dunnsville Rd,Altamont, NY 12009	
013089	25.00-2-27.1	Paul Gait	19 Gait Ln,Altamont, NY 12009	
013089	25.00-2-27.2	Barbara A Ryan	6879 Dunnsville Rd,Altamont, NY 12009	
013089	25.00-2-24.12	Gary L Keehufus	241 Settles Hill Rd,Altamont, NY 12009	
013089	25.00-2-28.1	Sonja Otterness Estate	6829 Dunnsville Rd,Altamont, NY 12009	

**TOWN OF GUILDERLAND  
CHECKLIST FOR SPECIAL USE PERMIT**

**RETURN TO:**  
ZONING ADMINISTRATOR  
PO BOX 339  
GUILDERLAND, NY 12084  
(518) 356-1980

**FEES:**  
COMMERCIAL - \$300  
RESIDENTIAL - \$75  
(payable at time of submittal  
to Town of Guilderland)

**APPLICANT INFORMATION:**  
Name: Elizabeth Morrisette  
Address: 2934 Sidco Dr, Ste. 120  
Nashville, TN Zip: 37204  
Daytime Phone #: 615.256.3456x14  
Date: 02.15.2022

**PROPERTY INFORMATION:**  
Owner: Guilderland Partners, LP  
Location: 2327 Western Ave  
Tax Map #: 39.00-4-9.1  
Zoning: LB, AGR  
Acreage: 3.5 AC

**TO BE SUBMITTED:**

1. 12 copies of application form
2. 12 copies of SEQRA form
3. Copy of conditional purchase contract or rental agreement if applicable
4. 12 copies of the project narrative containing the following: detailed description of the use, hours of operation, # of employees, type of deliveries, etc.
5. 12 copies of plat plan FOLDED which should include: side, front and rear setbacks, all existing buildings, location of proposed construction, total size of parcel, elevations, parking layout, lighting layout, sidewalks and monuments, street and curb cuts, sanitary system and water course, drainage system, delineated wetlands, planting and green area plans including fencing/buffer area boundaries.

**OTHER AGENCY APPROVALS AS REQUIRED:**

1. Town Water and Wastewater Management – 456-6474
2. Town Highway Department – 861-5108
3. NYS Department of Transportation – 765-2841
4. Albany County Health Department – 447-4631
5. Albany County Planning Board – 447-5660
6. NYS DEC Region IV – 357-2044
7. Pine Bush Commission – 464-6496

APPLICATION AND APPEAL TO THE ZONING BOARD OF APPEALS  
FOR A VARIANCE, SPECIAL USE PERMIT OR AN INTERPRETATION  
OF THE ZONING ORDINANCE OR ZONING MAP

To Zoning Administrative Officer  
Of the Town of Guilderland

Date: 02.15.2022

To the Zoning Board of Appeals  
Of the Town of Guilderland

I, Elizabeth Morrisette of Oxford Architecture  
hereby appeal from the decision of the Zoning Administration Officer on my application for  
zoning permit and hereby apply to the Zoning Board of Appeals for:

- An interpretation of the Zoning Ordinance or Zoning Map
- A Special Use Permit under the Zoning Ordinance or Zoning Map
- A Variance to the Zoning Ordinance or Zoning Map

1. Location of property  
Address: 2327 Western Avenue Zoning: LB, AGR

2. Interpretation of the Zoning Ordinance is requested because:

3. Special Use Permit required for the following type of use:  
New customer online order pick-up  
drive thru in fenced display area

\* 4. Variance to the Zoning Ordinance is requested for:

**\* Applicant shall complete form outlining conditions from Section 267-b of New York State Town Law pertaining to area variances.**

**The applicant hereby certifies that he is the owner of record of the above property or has been duly authorized in writing by the owner of record to make this application.**

Elizabeth A. Morrisette  
Signature of applicant

## Short Environmental Assessment Form Part 1 - Project Information

**Instructions for Completing**

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: <b>Tractor Supply Co - Side Lot Remodel</b>			
Project Location (describe, and attach a location map): <b>2327 Western Ave (existing Tractor Supply Co.)</b>			
Brief Description of Proposed Action: <ul style="list-style-type: none"> <li>• Addition of garden center structure in fenced yard</li> <li>• New customer online order pick-up drive thru in fenced yard</li> </ul>			
Name of Applicant or Sponsor: <b>Elizabeth Morrisette</b>		Telephone: <b>615.256.3455x14</b>	
		E-Mail: <b>elizabeth@oxfordarchitecture.com</b>	
Address: <b>2934 Sidco Drive, Suite 120</b>			
City/PO: <b>Nashville</b>		State: <b>TN</b>	Zip Code: <b>37204</b>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
<b>Town of Guilderland Building/zoning - building permit</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<b>0.35</b> acres	
b. Total acreage to be physically disturbed?		<b>0</b> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<b>3.5</b> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

*per DEC mapper APP*

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Elizabeth Morrisette</u> Date: <u>02.15.2022</u>		
Signature: <u>Elizabeth A. Morrisette</u> Title: <u>Project Contact</u>		

*per  
DEC  
mapper  
app*

**PRINT FORM**

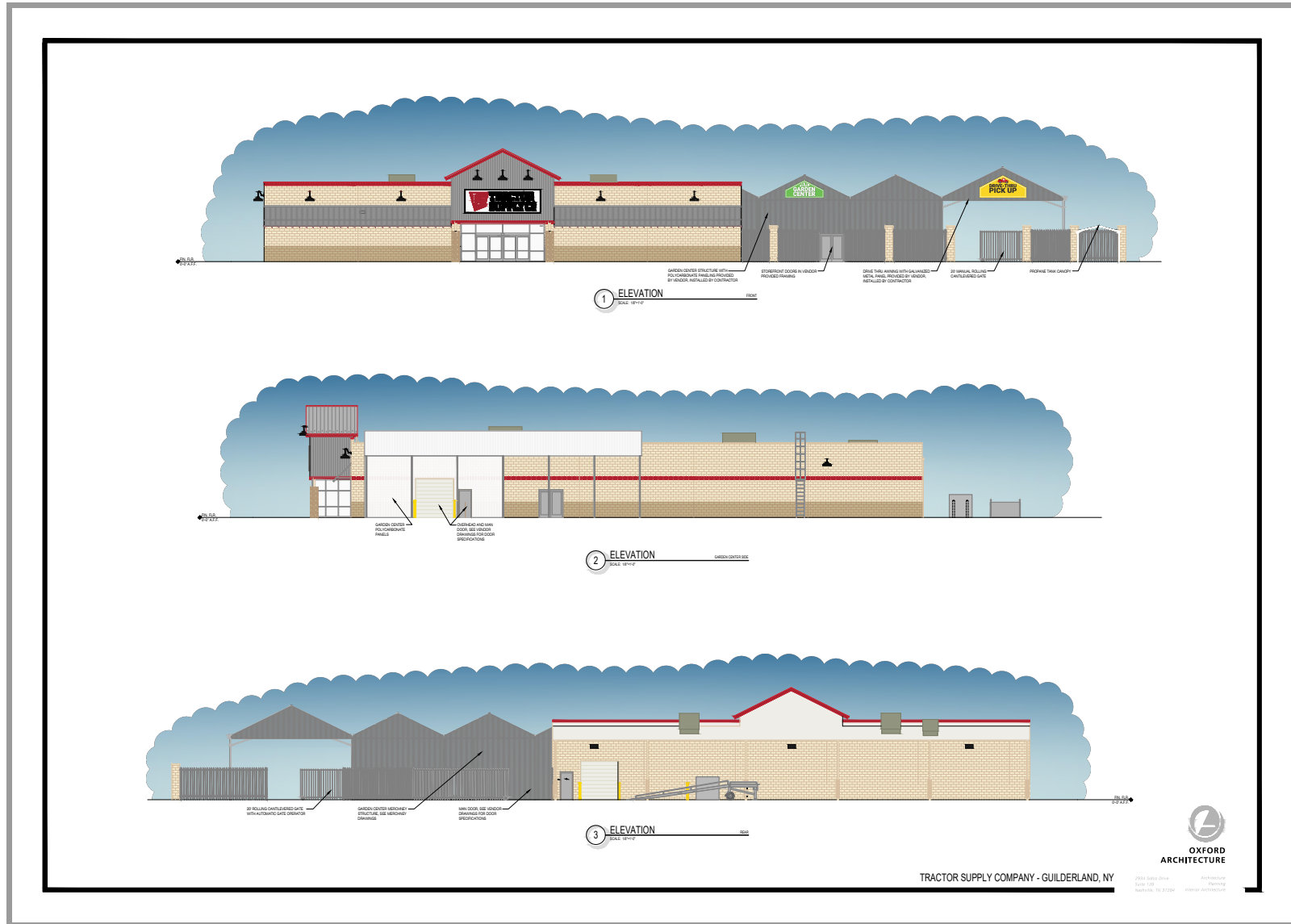
# PROJECT NARRATIVE

Please provide a detailed description of the use, hours of operation, # of employees, type of deliveries, etc.:

Tractor Supply Company to add garden center structure in fenced outdoor display area. Garden Center to contain seasonal plant life and associated materials as well as a singular location for online order pick-ups to be utilized by the customer through the new drive aisle access in the fenced yard. This drive aisle access will be kept in the same location as the previous drive aisle, but it will show two lanes indicating the direction and use. Signs within the fenced yard will be installed to assist with flow of traffic.

Elizabeth A. Morrisette  
Signature

02.15.2022  
Date





SPECIAL USE PERMIT                      TOWN OF GUILDERLAND                      NUMBER 14-12  
ZONING BOARD OF APPEALS

**APPLICANT: TRACTOR SUPPLY COMPANY**  
**ADDRESS: 2327 WESTERN AVENUE GUILDERLAND, NY 12084**  
**GRANTED: AUGUST 15, 2012**

WHEREAS, a public hearing to consider the applicant’s request was duly noticed and held before the Zoning Board of Appeals this evening to consider:

**Special Use Permit Request No. 4341**  
Request of **Eric Larner of Guilderland Partners, LP** for an amendment to Special Use Permit #08-12 under the Zoning Law to: **eliminate special conditions B,C,D and H on a special use permit permitting a farm implement/hardware and garden supply store which pertain to hours of operation, exterior lighting, restrictions on hours of deliveries and provisions related to a shared access drive respectively.**

Per Articles **III & V** Sections **280-20 & 280-52**  
For property owned by **Edward and June Bohl**  
Situated as follows: **2327 Western Avenue Guilderland, NY 12084**  
Tax Map # **39.00-4-9.1** Zoned: **LB and AGR**

In rendering this decision, the Board makes the following findings of fact:

- A public hearing was duly noticed and held. The Guilderland Hamlet Association was in favor of this application.
- The Board reaffirmed the SEQRA determination.
- Albany County Planning Board's notification was to defer to local consideration.
- As noted at a prior public hearing, the proposed replacement conditions as to the lighting, hours of operation and deliveries are appropriate and would have been approved in the prior special use permit if they were requested in that initial application.
- The Board further notes that the approved site plan is substantially the same, the only slight changes was to add a slightly relocated entrance to address DOTs concerns, add a hammerhead in the back to allow for truck deliveries and to recalculate the impervious acreage. More importantly, the proposed building, which was attractively designed as determined last time with substantial landscaping and greenspace, are unchanged by this

amendment.

- Since the last public hearing, the Board also has been in contact with the DOT which has provided approval for the proposed replacement condition regarding the access onto Rt. 20 and that the new condition is consistent with the neighborhood plan whose future goal is to have a shared access that is currently on the adjacent parcel.
- For these reasons, the amended special use permit is granted.

In rendering this decision, the Board replaces conditions that were labeled B, C, D & H in the prior special use permit with the following new conditions:

- New condition B will now read: The hours of operation will be Monday – Saturday from 7am to 9pm and Sunday from 7am to 6pm except that the hours may be extended during special events offered by the retail store.
- Condition C is amended to read: The exterior lighting except for security lights within the side fenced in area shall be turned off no later than one hour after the store closes.
- Condition D is replaced with the following: The operator of the retail store shall use its best efforts to avoid deliveries and departures from the site by heavy vehicles or tandem trucks between the hours of 4:30pm and 6pm Monday – Friday.
- Condition H is replaced with the following: In the event that the adjoining property owner constructs a road within its 60' right-of-way along the westerly boundary of the applicants site, which provides both physical and legal vehicular access sufficient for a WB-65 to the applicant's site, as approved by NYSDOT, and such shared access preserves the integrity of the traffic flow in, out and within applicant's site, applicant has acknowledged that it will consent to the closure of its full access drive onto Western Avenue along the westerly most part of its site frontage, and shall thereafter use the new shared access road for full vehicular site access. Upon establishing the shared access and closure of the temporary access the applicant has consented to bear the cost of constructing the access points of the shared access and the cost of closing the temporary access. Upon closure of the temporary access the applicant has consented to replace the temporary access with a berm, landscaping boulders and/or fencing and other items consistent with the improvements to be installed along the Rt. 20 frontage under the approved site plan.
- All conditions set forth in the prior special use permit #08-12 shall be adhered to.

The Zoning Administrative Office is hereby authorized to issue the permits necessary to implement this decision.

If this amended special use permit is not exercised within one year of date of issuance, it is hereby declared to be null and void and revoked in its entirety.

Upon compliance with all other requirements of the Town Law and other applicable laws and regulations, this resolution was adopted by a 3 - 1 (Sumner in the negative, Ventresca-Cohen abstained) vote of the Zoning Board of Appeals.

**BY ORDER OF THE ZONING BOARD OF APPEALS**

Dated: 9/4/12

Peter Barber (db)  
CHAIRMAN

ATTEST: Laura Berschinger  
SECRETARY

SPECIAL USE PERMIT  
VARIANCE

TOWN OF GUILDERLAND  
ZONING BOARD OF APPEALS

NUMBER 08-12

**APPLICANT: TRACTOR SUPPLY COMPANY**

**ADDRESS: 2327 WESTERN AVENUE GUILDERLAND, NY 12084**

**GRANTED: JUNE 6, 2012**

WHEREAS, a public hearing to consider the applicant's request was duly noticed and held before the Zoning Board of Appeals this evening to consider:

**Special Use Permit/Variance Request No. 4332**

Request of **Melissa Aucompaugh** for a Variance of the Regulations/Special Use Permit under the Zoning Law to permit: **the development of a 4.2 acre parcel of land for the construction of a farm implement/hardware and garden supply store. This project will include an 18,800sf building, two outdoor display areas and associated parking and landscaping. Variances are requested to allow a portion of parking in a required front yard and to permit 53% of lot coverage in the agriculturally zoned portion of the parcel.**

Per Articles **III, IV & V** Sections **280-13 & 20, 280-25 and 280-51 & 52** respectively

For property owned by **Edward and June Bohl**

Situated as follows: **2327 Western Avenue Guilderland, NY 12084**

Tax Map # **39.00-4-9.1** Zoned: **LB (205') and AGR**

In rendering this decision, the Board makes the following findings of fact:

(1) Public notice was provided and four residents provided spirited comments about the application. The Guilderland Hamlet Association had previously told the Town Planning Board that supported the application and no objection to the amended site plan.

(2) This is an Unlisted Action under SEQRA. The Board adopted a Negative Declaration under SEQRA.

(3) In a Notification dated April 19, 2012, the Albany County Planning Board deferred to local consideration.

(4) In a Memorandum dated May 31, 2012, the Town Planner stated the proposed use was appropriate for the parcel, and suggested relocating and landscaping the outdoor storage and visual screening for the front yard parking.

(5) In a Site Plan Review dated May 23, 2012, the Town Planning Board recommended approval without any suggestions or conditions. It should be noted that this recommendation was made after the applicant made substantial site plan changes to address the concerns of the Planner and the Planning Board.

(6) With regard to the Special Use Permit, the Board notes that the proposed use is an

allowed use in both the LB and Ag Districts. As such, there is a presumption that the proposed use is consistent with neighboring properties.

(7) As noted by the Town Planner, the proposed use is appropriate for the property and is consistent with the Guilderland Hamlet Neighborhood Plan.

(8) The granting of the variances for lot coverage and parking in the front yard will not cause an undesirable change in the character of the neighborhood or be detrimental to neighboring properties.

(9) The site plan has been changed to address visual concerns including enhancing and slightly raising the landscaping on Route 20 to buffer views of parked, more appropriate lighting styles and reduced number of poles, and moving the outdoor storage back so that it is in line with the building and adding a landscape barrier.

(10) The proposed building is attractively designed and the property is nicely landscaped, with substantial green space.

(11) In a letter dated January 11, 2012, North Country Ecological Services reported that there were no vegetated wetlands existed on the property.

(12) As the Town Planner notes, parking appears adequate with no parking variance required. The site plans shows additional parking could be provided if necessary.

(13) The site plan shows an easterly entrance for west bound traffic only and a westerly driveway for two way traffic, and a sidewalk along Route 20.

(14) The Neighborhood Plan encourages the use of a shared access road on the western side of the property. This shared used over a 60 foot right of way would have allowed multiple use, including this requested use and the Ronnie's Motorsports to the west, access to a shared roadway. The applicant was unable to reach an agreement with the owner of the right of way that might have allowed for use of a shared road at this time. If this shared access later becomes available for use, the Board will support the amending of the site plan.

(15) In a Traffic Study Report, the applicant's engineer, Creighton Manning, has demonstrated that the anticipated traffic volumes to warrant traffic signal or turn lane on Route 20. With the exception of heavy vehicles, sufficient site distance is provided at the proposed ingress and egress. However, only one heavy vehicle is anticipated twice a week between 5AM and 6AM.

(16) In its engineering report, Dente Engineering reports that the rear of the property has substantial fill, including organic material, and is unable to support the main building. As a result, the building has been moved forward toward Route 20 and caused the locating of part of the parking in the front yard. To address the visual impact, the site plan has been enhanced to add landscaping and other improvements as noted above.

(14) For these reasons, the variances and special use permit are **granted**.

In **granting** these requests, the Board imposes the following conditions:

- (A) Adherence to the plans as submitted.
- (B) Hours of operation shall be Monday through Saturday from 8AM to 8PM and Sunday from 9AM to 6PM.
- (C) Exterior lighting shall turn off no later than 9:15PM.
- (D) Given the Traffic Study's concerns for site distance, no heavy vehicle or tandem truck deliveries or departures shall take place during the weekday afternoon rush hours of 4:30PM to 6PM.
- (E) Albany County Department of Health approval of water main.

- (F) DOT approval of ingress/egress onto Route 20, and water main placement.
- (G) Guilderland Fire Department review and approval of site plan as it relates to fire and emergency access and utility.

(H) As an inducement for granting the variances and special use permit, and in furtherance of the Neighborhood Plan's desire for a shared access of the right of way to the west of the property, the Board reserves the right to review and amend this decision and site plan in the event the right of way improved and approved for use by DOT. The Board notes that in a Settlement Agreement dated October 1, 1992, between the two parties, the owner of this parcel has a right to two points of access on each side of the right of way. This Settlement Agreement provides for the parties to cooperate with the Town on the future use of the right of way, including the adjustment of two access points granted in the Settlement Agreement. The Projective Narrative also states that "[s]hould a communal access be proposed in the future, the site layout has provisions to consolidate and relocate the access point." The Traffic Study also encourages the use of a consolidated roadway, and notes that the "applicant supports the Town's efforts to combine access driveways along this section of US Route 20 with the construction of the shared site access driveway for the subject project."

The Zoning Administrator is authorized to issue permits necessary to implement this decision.

Upon compliance with all other requirements of the Town Law and other applicable laws and regulations, this resolution was adopted by a 4 - 0 vote (Cupoli absent, Ventresca-Cohen abstained) of the Zoning Board of Appeals.

**BY ORDER OF THE ZONING BOARD OF APPEALS**

Dated: 6/7/12

Peter Barber (db)  
CHAIRMAN

ATTEST: Nancy Berschinger  
SECRETARY



**ALBANY COUNTY PLANNING BOARD  
NOTIFICATION**

**RECOMMENDATION DATE: March 17<sup>th</sup>, 2022**

**Case #:** 10-220303937  
**Applicant:** **Tractor Supply**  
**Project Location:** 2327 Western Ave  
**Tax Map Number:** 39.00-4-9.1  
**Referring Agency:** Town of Guilderland Zoning Board of Appeals  
**Considerations:** Special use permit for new customer online pick-up drive thru in current display area.

**ACPB** Defer to local consideration

**Recommendation:**

1. This board has found that the proposed action will have no impact upon the jurisdictional determinant referring to this case, nor will it have significant countywide or intermunicipal impact.

**Advisory:**

Gopika Muddappa, Senior Planner  
Albany County Planning Board

**NOTE:**

- This recommendation is rendered in compliance with applicable requirements of Section 239 of New York State General Municipal Law. Final determination on this matter rests with the appropriate municipal body.
- A recommendation of "APPROVE" or "MODIFY LOCAL APPROVAL" should not be interpreted as a recommendation by this body that the referring agency approve the matter referred. Such recommendation does not indicate that this body has reviewed all local concerns; rather the referral has met certain countywide considerations. Evaluation of local criteria is the responsibility of the referring agency.
- General Municipal Law Section 239 requires that the local agency notify the county within thirty days of its final action. Please use the OFFICIAL NOTICE OF LOCAL ACTION form that is attached for this purpose.
- General Municipal Law Section 239 sets forth the procedural requirements for taking local action contrary to the County Planning Board's recommendation of objection or conditional approval.
- Albany County is required to submit a Municipal Separate Storm Sewer System Permit (MS4) (No. GP-0-10-002) Notice of Intent (NOI) to comply with the NYS DEC permit for the control of wastewater and stormwater discharges in accordance with the Clean Water Act. Construction Activity Permit No. GP-0-1-001 issued by NYSDEC is also required for activity with soil disturbances of one acre or more. The law is required by the Clean Water Act to control point source discharges to ground water as well as surface waters.

**449 New Salem Road, Voorheesville, NY 12186  
TELEPHONE: (518) 655-7932 FAX: (518) 765-3459**

In compliance with Article 12-B, Section 239 of New York State General Municipal Law, this serves as official notification to the Albany County Planning Board of the action taken on the application described above.

**LOCAL ACTION ON ACPB RECOMMENDATION:**

- AGREED WITH COUNTY PLANNING BOARD RECOMMENDATIONS TO MODIFY OR DISAPPROVE
- OVER-RULED COUNTY PLANNING BOARD RECOMMENDATIONS TO MODIFY OR DISAPPROVE

**LOCAL DECISION ON PROJECT:**

- PROJECT APPROVED
- PROJECT DISAPPROVED

VOTE RECORDED: \_\_\_\_\_ DATE OF LOCAL ACTION: \_\_\_\_\_

**Set forth the reasons for any action contrary to the ACPB recommendations (use additional sheets if needed):**

SIGNED: \_\_\_\_\_ TITLE: \_\_\_\_\_

Town of Guilderland

ALBANY COUNTY, ROUTE 20

P.O. BOX 339

GUILDERLAND, N.Y. 12084-0339

PETER G. BARBER  
SUPERVISOR

(518) 356-1980  
FAX: (518) 356-1990

JACQUELINE M. COONS  
CHIEF BUILDING AND ZONING  
INSPECTOR

Notice is hereby given that the Zoning Board of Appeals of the Town of Guilderland, New York, will hold a public hearing pursuant to Articles III & V of the Zoning Law on the following proposition:

Special Use Permit Request No. 4882

Request of Elizabeth Morrisette for a Special Use Permit Amendment under the Zoning Law to permit: the conversion of an outdoor storage area to a garden center with a drive-through.

Per Articles III & V Sections 280-20 & 280-52 respectively

For property owned by Guilderland Partners LP  
Situated as follows: 2327 Western Avenue Guilderland, NY  
Tax Map # 39.00-4-9.1 Zoned LB/AGR

Plans open for public inspection at the Building Department during normal business hours. Said hearing will take place on April 6, 2022 at the Guilderland Town Hall beginning at 7:00pm.

Dated: March 25, 2022

  
Jacqueline M. Coons  
Chief Building & Zoning Inspector

SWIS	PRINT KEY	NAME	ADDRESS	PAGE # 1
013089	39.00-3-57.1	Twenty Four Hundred Western LLC	2400 Western Ave, Guilderland, NY 12084	
013089	39.00-3-57.2	Twenty Three Ninety	2390 Western Ave, Guilderland, NY 12084	
013089	39.00-3-58	Jyotsna J Desai	23 Old Niskayuna Rd, Loudonville, NY 12211	
013089	39.00-4-5	John H Gade III	2479 Western Ave, Altamont, NY 12009	
013089	39.00-4-7	LARAPA, LLC	3724 Carman Rd, Schenectady, NY 12303	
013089	39.00-4-8	Tech 2 Enterprises LLC	2343 Western Ave, Guilderland, NY 12084	
013089	39.00-4-9.1	Guilderland Partners c/o Tractor Supply Company	Att: Lease Administration Dept, 5401 Virginia Way, Brentwood, TN 37027	
013089	39.00-4-9.2	Open Door Church	P.O. Box 385, Guilderland, NY 12084	
013089	39.00-4-9.3	LARAPA, LLC	3724 Carman Rd, Schenectady, NY 12303	
013089	39.00-4-9.4	Ronald N Ouimet Attn: Ronnie's MotorSports Inc	2337 Western Ave, Guilderland, NY 12084	
013089	40.00-1-15.1	Peter H VanGuysling	100 Dutch Manor Ln, Guilderland, NY 12084	
013089	40.00-1-16	Guilderland Town of	P.O. Box 339, Guilderland, NY 12084-0339	
013089	40.00-1-17	Guilderland Town of	P.O. Box 339, Guilderland, NY 12084-0339	
013089	40.00-1-18	Guilderland Town of	P.O. Box 339, Guilderland, NY 12084-0339	
013089	40.00-1-19	Matthew G Pruskowski	6283 Farm Ln, Guilderland, NY 12084	
013089	40.13-3-18	Julian Gilbert Housel	11 Hamilton St, Guilderland, NY 12084	
013089	40.13-3-19	Guilderland Town of	P.O. Box 339, Guilderland, NY 12084-0339	
013089	40.13-3-20	Brian M Asvestas	15 Hamilton St, Guilderland, NY 12084	
013089	40.13-3-34.1	Christopher Brewer	20 Hamilton St, Guilderland, NY 12084	
013089	40.13-3-35	Chris R Brewer	20 Hamilton St, Guilderland, NY 12084	
013089	40.13-3-36	Marna D Meltzer	18 Hamilton St, Guilderland, NY 12084	
013089	40.13-3-37	Paul Bashant	12 Hamilton St, Guilderland, NY 12084	
013089	40.17-2-1	Frank Locci	2340 Western Ave, Guilderland, NY 12084	
013089	40.17-2-2	Eric R Schumann	2336 Western Ave, Guilderland, NY 12084	
013089	40.17-2-3	William Critcher	2334 Western Ave, Guilderland, NY 12084	
013089	40.17-2-6	One Hundred Forty Five	P.O. Box 69, Knox, NY 12107	
013089	40.17-2-7	Foundry Road Properties Inc	P.O. Box 69, Knox, NY 12107	
013089	40.17-2-8	Yingjiang Wen	47 Nicholas Dr, Colonie, NY 12205	
013089	40.17-2-9	Bruce A Roth	6301 Foundry Rd, Guilderland, NY 12084	

4881

**TOWN OF GUILDERLAND  
CHECKLIST FOR INTERPRETATION**

**RETURN TO:**  
**ZONING ADMINISTRATOR**  
 PO BOX 339  
 GUILDERLAND, NY 12084  
 (518) 356-1980

**FEES:**  
 COMMERCIAL - \$300  
 RESIDENTIAL - \$75 # 1304  
 (payable at time of submittal  
 to Town of Guilderland)

**APPLICANT INFORMATION:**  
 Name: Iris Broyde  
 Address: 9 Westmere Ter  
Albany Zip: 12203  
 Daytime Phone #: \_\_\_\_\_  
 Date: 3/18/22

**PROPERTY INFORMATION:**  
 Owner: Town Center Co.  
 Location: 1704 Western Ave  
 Tax Map #: 52.14-2-2  
 Zoning: LB  
 Acreage: 4.5

**TO BE SUBMITTED:**

1. 12 copies of application form
4. 12 copies of the project narrative

**OTHER AGENCY APPROVALS AS REQUIRED:**

1. Town Water and Wastewater Management - 456-6474
2. Town Highway Department - 861-5108
3. NYS Department of Transportation - 765-2841
4. Albany County Health Department - 447-4631
5. Albany County Planning Board - 447-5660
6. NYS DEC Region IV - 357-2044
7. Pine Bush Commission - 464-6496

**APPLICATION AND APPEAL TO THE ZONING BOARD OF APPEALS FOR A VARIANCE, SPECIAL USE PERMIT OR AN INTERPRETATION OF THE ZONING ORDINANCE OR ZONING MAP.**

To Zoning Administrative Officer  
Of the Town of Guilderland

Date: 3/18/22

To the Zoning Board of Appeals  
Of the Town of Guilderland

I, Iris Brayde of 9 Westmore Terrace  
hereby appeal from the decision of the Zoning Administration Officer on my application  
for zoning permit and hereby apply to the Zoning Board of Appeals for:

- An interpretation of the ~~Zoning Ordinance or Zoning Map~~ <sup>sign permit</sup>
- A Special Use Permit under the Zoning Ordinance or Zoning Map
- A Variance to the Zoning Ordinance or Zoning Map

1. Location of property

Address: 1704 Westmore Ave Zoning: LB

2. Interpretation of the ~~Zoning Ordinance~~ <sup>sign permit</sup> is requested because:

The ZCO's decision of 2/14/22 failed to find a violation of the purposes of the sign delineated in the application of 1/20/19 and the conditions established by the Zoning Board in their decision of 3/4/20 and issuance of sign permit on 3/10/20

3. Special Use Permit required for the following type of use:

\* 4. Variance to the Zoning Ordinance is requested for:

\* Applicant shall complete form outlining conditions from Section 267-b of New York State Town Law pertaining to area variances.

The applicant hereby certifies that he is the owner of record of the above property or has been duly authorized in writing by the owner of record to make this application.

Iris Brayde  
Signature of applicant

March 18, 2022

To: Ms. Jacqueline Coons  
Chief Building and Zoning Inspector  
Town of Guilderland

To: Mr. Tom Remmert  
Chairman Zoning Board of Appeals  
Town of Guilderland

I am submitting this amended application as a formal request to appeal the email decision of Feb. 14<sup>th</sup> 2022 by the Zoning Enforcement Officer with regard to the interpretation of the sign permit issued by the Zoning Board on March 10, 2020 for the electronic directory sign at Town Center Plaza, 1704 Western Ave.

The ZEO's decision failed to find a violation of the expressed purposes for the sign permit as delineated in the property owner's application of 11/20/19 as well as the conditions established by the Zoning Board as reflected in the meeting minutes of their decision on March 4, 2020 and in the issuance of the sign permit to the applicant on March 10, 2020.

This is an appeal for the ZBA to enforce the established conditions of the sign permit.

Thank you,  
Iris Broyde

- currently are on the building
- It will only display the businesses during that business' hours of operation.

Motion was seconded by Jacob Crawford. Vote 3 – 2. Sindi Saita and Chairman Remmert were opposed.

Sharon Cupoli made a motion to adjourn, seconded by Jacob Crawford and carried.

February 28, 2022

To: Jackie Coons  
Zoning Administrative Officer  
Town of Guilderland

To: Tom Remmert  
Chairman Zoning Board of Appeals  
Town of Guilderland

I am submitting this formal request to the Zoning Board of Appeals, for an appeal of a decision made by the Zoning Administrative Officer, on February 14, 2022, with regard to approved use of signage at the Town Center Plaza at 1704 Western Ave.

At issue are questionable displays, some of which have been recently added, to the queue of rotating graphics promoting the businesses in operation at the plaza.

Specifically, are two classified ads conveying 'new apartments available' at the nearby 1700 Designer Residences and 'retail space available' at the Town Center Plaza. The third item in question is a graphic marketing the 1700 Designer Residences itself, a business that is not located in the Town Center Plaza.

At the time when the Zoning Board gave it's approval for this digital message board as a replacement for existing signage, it came with parameters that clearly illustrated that the intended purpose was for the sign to function as a technologically advanced directory identifying the business operating in the plaza. (see attached minutes March 4, 2020). In it's prior incarnation before the board, as a sign variance request, that was the expressed purpose and intent put forth by the applicant, Mr. Wolanin.

Approval for this directory sign was given to 1704 Western Avenue, the Town Center Plaza. The 1700 Designer Residences are not on the site of the Town Center. It's inclusion on the Town Center digital menu is in conflict with the portion of the sign code which states: 'A sign shall be located on the same premises as the use to which it refers.' [280-26 Section E (3)]

As for the classified ads promoting available apartments and retail space, on view from the 48 square foot illuminated message board, this is tantamount to a billboard [280-5 Definitions]. Not only does the town code on signage specifically prohibit billboards [280-26 Section C (6)] but the code also states: 'Signs used in connection with the sale, rental or improvement of real property may only be located on the premises to be sold, rented or improved. The signs shall not exceed one sign of 12 square feet or two signs of six square feet in area for each development.' [280-26 Section E (8)]

My home is in proximity to the Town Center Plaza. It is visible from my back windows, more apparently for 6 months out of the year when there is no foliage to provide screening. From my home at 9 Westmere Terrace and those closer to Western Ave. the digital sign can be seen with increasing prominence. We pass this sign daily in our comings and goings, it is a permanent fixture in our immediate environment.

By incorporating these non conforming items within the approved directory of businesses operating at Town Center, the digital sign has now become 48 square feet of classified ad space, for Mr. Wolanin's businesses. This over reach is an affront to what has been established, by code, as the parameters by which we expect a certain level of aesthetic integrity in our commercial corridor.

I believe that the determination by the Zoning Administrative Officer that the displays under contention in the queue of this message board are approved uses, requiring no further action is in error. I am seeking redress by the Zoning Board to review the matter by way of an appeal. Thank you for your attention to this issue. Please send any follow up correspondence electronically to [ib5523@aol.com](mailto:ib5523@aol.com).

Sincerely,  
Iris Broyde  
9 Westmere Terrace

Cc: Peter Barber  
Amanda Beedle  
Laurel Bohl  
Rosemary Centi  
Christine Napierski

Chairman Remmert clarified and read sign codes.

**1981 Western Ave-** “A-1 Auto Glass” replacing the face of the existing sign on a pole sign. Motion to approve by Elizabeth Lott, seconded by Jacob Crawford and carried.

**1475 Western Ave-** “Jos A Bank” updated building mounted sign. Motion to approve by Elizabeth Lott, seconded by Sharon Cupoli and carried.

**Corner of 146 & Depot Rd-** Temporary sign for the “Voorheesville Farmers Market” that will be up from June to October depending on the location property owner. Motion made to approve by Jacob Crawford, seconded by Sharon Cupoli and carried.

**1438 Western Ave-** “Well Now” a 46SqFt building mounted sign on the Western Ave side of the building (front). Motion to approve by Elizabeth Lott, seconded by Jacob Crawford and carried.

**1704 Western Ave-** A LED directory sign 8 x 6 divided into 2 equal graphic panels of 48 SQFT each by electronic software to show the Centre stores. Mounted on the existing pole sign, replace the sign panel. Motion to approve by Elizabeth Lott under the following conditions made by the Board:

- Dim automatically with the environment
- A 15 second panel time change
- Keep sign in good repair
- Lighting may not be detrimental to traffic
- The words that are displayed on the sign will match the approval signs that currently are on the building
- It will only display the businesses during that business’ hours of operation.

Motion was seconded by Jacob Crawford. Vote 3 – 2. Sindi Saita and Chairman Remmert were opposed.

**2080 Western Ave-** Modification of the existing pylon sign to replace the existing two sided 24 SQFT Hamilton Square with a two sided 24 SQFT LED board. Elizabeth Lott made a motion to approve under the following conditions discussed by the Board:

- Dim automatically with the environment
- A 15 second panel time change
- Keep sign in good repair
- Lighting may not be detrimental to traffic
- The words that are displayed on the sign will match the approval signs that

**TOWN OF GUILDERLAND**  
**ZONING BOARD OF APPEALS**  
**MARCH 4, 2020**

Present Members: Thomas Remmert  
Jacob Crawford  
Sharon Cupoli  
Elizabeth Lott  
Sindi Saita  
Stephan Albert, Alternative

.....  
Chairman Remmert noted the fire exits in the event they were needed.  
.....

**2123 WESTERN AVENUE – SIGN VARIANCE – AJ SIGNS PUBLIC HEARING**  
**FOR THE INSTALLATION OF 150SF OF SIGNAGE TO IDENTIFY**  
**KNOCKOUT CAR WASH.**

Elizabeth Lott read the legal notice.

Chairman Remmert mentioned that this application was supposed to be reviewed by Albany County but has not received any comments from them.

Emma VonHours, AJ Signs, gave an overview of the monument sign and building mounted sign. She gave the Board a clarification that the monument sign will be set around 40 FT from the road and 5-7 feet from the property line.

Richard Hameroff, applicant, explains why he is proposing a single building monument sign rather than a “plaza” directory sign for Knock Out Car Wash, Sunmark Bank and the Nurses Association. He is not associated with either of the other businesses.

Chairman Remmert opened the public hearing. Nine residents came forward in favor of the proposed sign variance, Mike Beno, White Stone Way, Slingerlands, Phil Fouche 311 Millingstone Way, Scott Roth, 308 Milling Stone Way, Donna Armstrong, 6572 Dunnsville Rd., Kevin Moss 462 Bond Rd., Kevin Katict, Rotterdam resident, Jonnie Hendricks, 102 Twenty West Dr., Sarah Robinson, 7 Hammerstone Ln., and Paul Ward, 4017 Lynnwood Ct. There were five residents that came forward opposed to the variance request, had concerns about the size of the sign being too big and the logo, Robin Gray,

4238 Amanda Ln., Karen White, 3282 E Old State Rd., Iris Broyde, 9 Westmere Terrace, Kathy Zazarine, 2091 Western Ave., and John Stockley, 1826 Western Ave.

Jacob Crawford clarified that this property is separate from the Sunmark property and understood why a multi-tenant monument sign would not work. Then asked if they had a plan "B".

Emma VanHours mentioned the plan could be to keep the proposed monument sign the way it is and work on decreasing or changing the size and layout of the building mounted sign. She asked the Board for the proposed monument sign to stay the same and just decrease the building sign down to around 40SqFt. She also mentioned that the lighting of the monument sign wouldn't be fully illuminated and just the letters will have back lighting giving off a glow and it can be put on a timer to be changed with the hours of the business. And suggested to lower the height of the free standing monument sign to 10 feet from the proposed 12 feet.

The Board had questions concerning the height of the being 10 feet high or 12 feet high.

Jackie Coons suggested the monument had permanent landscape around the bottom so it would look shorter if the Board agreed to go with the sign being 12 feet high. This has also been done by other signs in the town. The applicant agreed to do so.

Chairman Remmert made a motion to close the public hearing. Seconded by Sharon Cupoli and carried.

Chairman Remmert made a motion to approve the variance request of AJ Signs for Variances of a freestanding sign to be installed within 20ft of the right-of-way line and a total of 87sf of signage where 50 sf is allowed for a freestanding sign. With the following conditions:

- The height of the sign shall not exceed 12 feet.
- Permanent landscaping shall be installed at the base of the sign.
- Adherence to the revised site plan and the representations of the applicant.

Motion seconded by Elizabeth Lott. Vote 4 – 1. Sindi Saita not in favor.

**SIGNS:**

ZBA MEETING

2

MARCH 4, 2020

----- Forwarded message -----

From: **Jacqueline Coons** <[coonsj@togny.org](mailto:coonsj@togny.org)>

Date: Mon, Feb 14, 2022 at 4:21 PM

Subject: Re: Electronic signs

To: Peter Barber <[barberp@togny.org](mailto:barberp@togny.org)>

Cc: Amanda Beedle <[beedlea@togny.org](mailto:beedlea@togny.org)>, Christine Napierski <[napierskic@togny.org](mailto:napierskic@togny.org)>, Laurel Bohl <[bohll@togny.org](mailto:bohll@togny.org)>, Rosemary Centi <[centir@togny.org](mailto:centir@togny.org)>

Good afternoon,

The intent of the approval of the digital message board for use as a tenant directory sign at 1700/1704/1710 Western Avenue was to reflect the tenants of the Town Center Plaza and 1700 Multi-Residence projects. If the display is representing that a space is available at this location, that would be consistent with the use of the sign for directory purposes. I can confirm that at least one space in the multi-tenant building is empty as the Fire Inspectors were just at that location and asked me to deactivate the account for the real estate office. At this time I see no need for the Building & Zoning Department to take action on this matter.

Thank you,  
Jackie

## TOWN OF GUILDERLAND

### SIGN PERMIT

**NUMBER 12-20**

**APPLICANT:** INFAMOUS GRAPHICS

**PROPERTY LOCATION:** 1704 WESTERN AVE ALBANY, NY 12203

**GRANTED:** MARCH 4, 2020

**DESCRIPTION OF APPROVED SIGN/SIGNS:** LED directory sign 8 x 6 divided into 2 equal graphic panels of 48 SQFT each by electronic software to show the Centre stores. Mounted on the existing pole sign, replace the sign panel.

The sign may be illuminated, but may not have any directional arrows nor may any part of the illumination be of a blinking or flashing type. The brightness or intensity of the illumination is subject to review by the Building Department/Zoning Board of Appeals.

The sign is to be rigid, must be a fixed type and not rotate, oscillate or move in any direction or manner.

The sign is subject to the design submitted to/or modified by the Zoning Board of Appeals.

The sign is to follow these additional conditions discussed by the Board:

- Dim automatically with the environment
- A 15 second panel time change
- Keep sign in good repair
- Lighting may not be detrimental to traffic
- The words that are displayed on the sign will match the approval signs that currently are on the building
- It will only display the businesses during that business' hours of operation.

A Building Permit must be obtained from the Building Department at the Guilderland Town Hall prior to any construction implementing or arising from this permit.

BY ORDER OF THE ZONING BOARD OF APPEALS

Dated: MARCH 10, 2020

Thomas Remmet (100)  
Chairman

ATTEST: Rebecca Rayone  
Secretary

PLOT PLAN: One plot plan of the parcel on which the sign is to be placed shall also be submitted delineating property lines, street lines, building locations and dimensions and parking areas. Other signs shall be noted showing the exact location and size of said signs. Proposed sign shall be shown including dimensions of setbacks from property lines (20' front yard).

Where a parcel has more than one frontage, the primary frontage shall be designated on the plot plan.

Plot plan should show where the proposed sign would be located and shall include the length of building if sign will be placed on façade.

Please fill out a Building Permit for each individual sign. Said Building Permit shall be accompanied with a non-refundable check for the Building Permit fee and the following:

1. Structural details, including foundation, vertical and horizontal supports, framing and fastening and joining methods and materials.
2. Statement prepared by a licensed NYS engineer indicating sign structure complies with Building Code of NYS.

\*\*\*ALL plans shall bear signature, mailing address and daytime phone # of the owner, applicant or designer responsible for design of sign.

I have read, understood and have provided the information requested from the checklist provided. I hereby make application to the Zoning Board of Appeals, Town of Guilderland, to permit the placement of a sign as described throughout and in the provided.

*[Handwritten Signature]*  
 TOWN CENTER COMPANY  
 BY SAGERPATRICK LLC GP.

FOR OFFICE USE ONLY

Reviewed by:

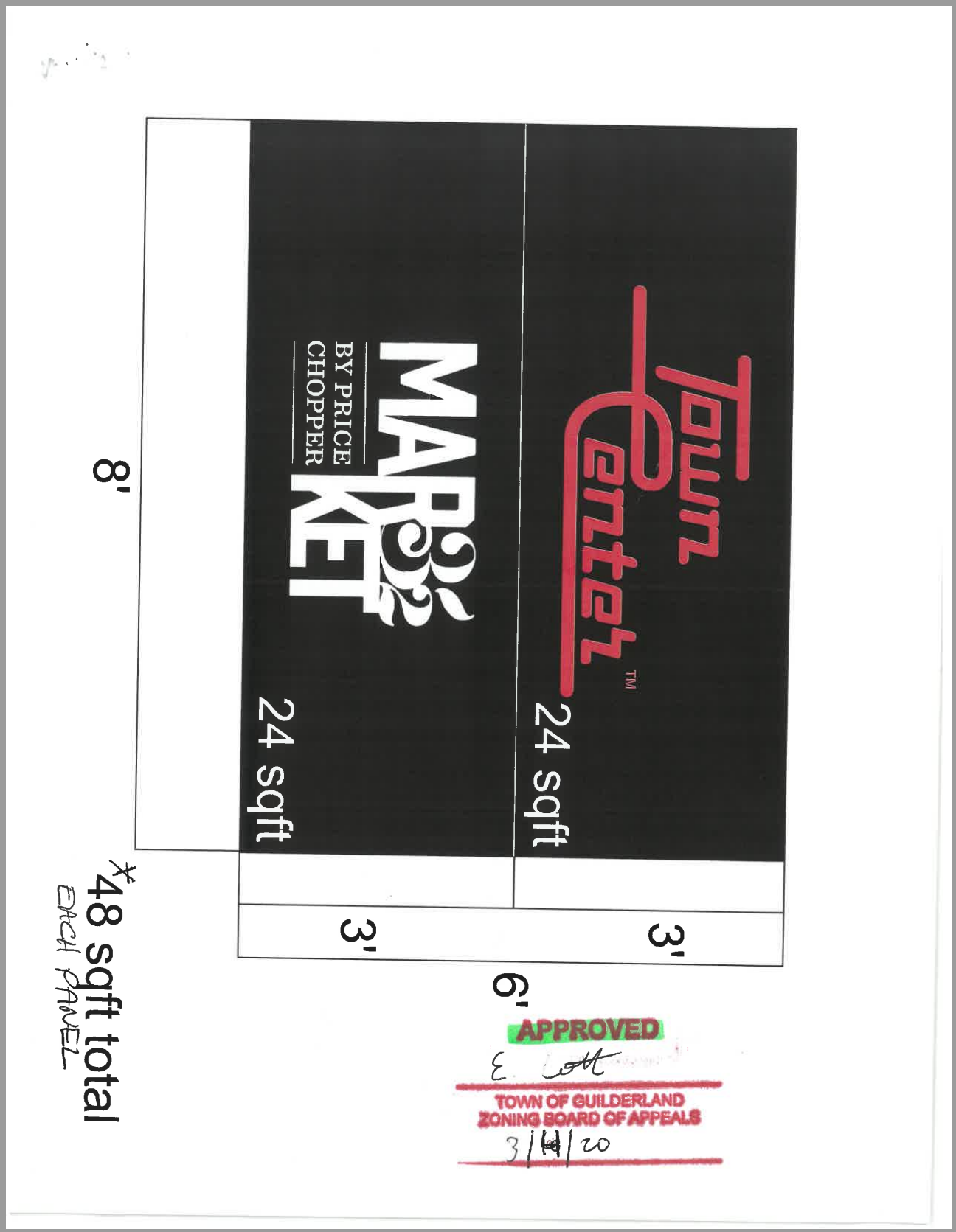
Date:

Check # and amount for building permit:

Scheduled for hearing on:

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_

Sign permit # :





Town of Guilderland  
PO Box 339  
Guilderland, NY 12084  
(518) 356-1980 - Phone  
(518) 356-1990 - Fax



### Application for Sign Permit

DATE: 11.20.19

APPLICANT INFORMATION:

Name TOWN CENTER COMPANY  
Mailing Address USPO. BOX 38001  
ALBANY NY 12203-8001

Owner TOWN CENTER COMPANY LP  
Mailing Address SAME  
AS APPLICANT

Daytime Phone # 518 456 9200

Daytime Phone #

Property Address 1704-1710 WESTERN AVE ALBANY NY 12203  
WESTERN AVENUE AND JOHNSON ROAD.

Please fill in the appropriate information:

SIGN: \_\_\_\_\_ permanent \_\_\_\_\_ permanent \_\_\_\_\_ \* temporary \_\_\_\_\_ \* temporary  
free standing bldg. mounted free standing bldg. mounted  
\* please indicate length of time requested

SIZE OF SIGN: \_\_\_\_\_ X \_\_\_\_\_ & \_\_\_\_\_ X \_\_\_\_\_  
\_\_\_\_\_ X \_\_\_\_\_ size of letters/symbols  
\_\_\_\_\_ one sided or (two sided)  
\_\_\_\_\_ sf per side \_\_\_\_\_ total sf of signage  
\_\_\_\_\_ total height of sign  
\_\_\_\_\_ total sf of other signs for property  
\_\_\_\_\_ total sf of all signs combined for business

ESTIMATED COST TBD  
FEE 100.00

\*\* No more than 2 rectangles may be used to enclose and measure the area of a sign

*BY ELECTRONICS SOFTWARE TO SHOW CENTRAL STORES.*

ILLUMINATION: LED (internal) \_\_\_\_\_ external (if external, where would lighting be placed)

\* MOUNTED ON EXISTING POLE SIGN TO REPLACE OLD

U.L. label required on all illuminated signs. Wiring and other electrical details shall be shown on plans.

*SIGN PANEL.*

COLORED RENDERING SHALL INCLUDE THE FOLLOWING:

- \_\_\_\_\_ dimensions on all items, including letters or symbols on signs
- \_\_\_\_\_ colors shown to be exactly as actual sign
- \_\_\_\_\_ materials used

\*\*\*\*\*NO CARDBOARD RENDERING WILL BE ACCEPTED\*\*\*\*\*

THE DIRECTORY PANELS WILL BE 48 FT SQUARE EACH -  
24 FT<sup>2</sup> PER SIDE - PANELS ARE

SHARED USE AND WILL CHANGE EVERY 8 SECONDS AS PER  
NYS DOT RULES.

June 15 - Oct 4

4. WellNow

New 45sf building mounted sign at 1438 Western Ave

5. Town Center Plaza

Replacement of existing plaza identification panels with a 48sf electronic message board to be used as a directory sign for all tenants at 1704 & 1710

Western Ave

6. Hamilton Square

Replacement of existing plaza identification panels with a 48sf electronic message board to be used as a directory sign for all tenants at 2080

Western Ave







Town of Guilderland

ALBANY COUNTY, ROUTE 20

P.O. BOX 339

GUILDERLAND, N.Y. 12084-0339

PETER G. BARBER  
SUPERVISOR

(518) 356-1980  
FAX: (518) 356-1990

JACQUELINE M. COONS  
CHIEF BUILDING AND ZONING  
INSPECTOR

Notice is hereby given that the Zoning Board of Appeals of the Town of Guilderland, New York, will hold a public hearing pursuant to Article V of the Zoning Law on the following proposition:

**Interpretation Request No. 4881**

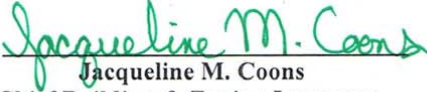
Request of Iris W. Brovde for an Interpretation under the Zoning Law to: challenge the Chief Building & Zoning Inspector's decision of 2/14/22 that did not find a violation of the sign approval for a directory sign at Town Center Plaza that is utilized to advertise vacant multi-family dwelling units in the 1700/1700 South buildings.

Per Article V Section 280-54

For property owned by Town Center  
Situated as follows: 1704 Western Avenue Albany, NY 12203  
Tax Map #s 52.14-2-2 Zoned LB

Plans open for public inspection at the Building Department during normal business hours. Said hearing will take place on April 6, 2022 at the Guilderland Town Hall beginning at 7:00pm.

Dated: March 25, 2022

  
Jacqueline M. Coons  
Chief Building & Zoning Inspector

SWIS	PRINT KEY	NAME	ADDRESS	PAGE # 1
013089	52.03-2-7	Guilderland Central	Administrative Office, P.O. Box 18, Guilderland Center, NY 12085	
013089	52.09-4-32	Westmere Fire District	1741 Western Ave, Albany, NY 12203	
013089	52.09-4-33	Geraldine Linda Lambert	18 Lena Dr, Albany, NY 12203	
013089	52.09-4-34	Mary Foreman	2-4 Westmere Ter, Albany, NY 12203	
013089	52.09-4-35	Susan L Griffiths	6 Westmere Ter, Albany, NY 12203	
013089	52.09-4-36	John A Zuspenn	10 Westmere Ter, Albany, NY 12203	
013089	52.09-4-37	Kevin T Sokol	12 Westmere Ter, Albany, NY 12203	
013089	52.09-4-38	Cindy M Mischitelli	14 Westmere Ter, Albany, NY 12203	
013089	52.09-4-39	Andrew Kosier	16 Westmere Ter, Albany, NY 12203	
013089	52.10-1-13	Glenn D Liebman	17 Westmere Ter, Albany, NY 12203	
013089	52.10-1-14	Nancy Decker	15 Westmere Ter, Albany, NY 12203	
013089	52.10-1-15	Mark J Czwakiel	13 Westmere Ter, Albany, NY 12203	
013089	52.10-1-16	Thurman C Avery	11 Westmere Ter, Albany, NY 12203	
013089	52.10-1-17	Iris W Brojde	9 Westmere Ter, Albany, NY 12203	
013089	52.10-1-18	Amanda Zuspenn	7 Westmere Ter, Albany, NY 12203	
013089	52.10-1-19	Thomas E Hart	5 Westmere Ter, Albany, NY 12203	
013089	52.10-1-20	Gerald R Graves	3 Westmere Ter, Albany, NY 12203	
013089	52.10-1-21	April M Jubrey	1 Westmere Ter, Albany, NY 12203	
013089	52.10-1-22	Marcella Michel	1717 Western Ave, Albany, NY 12203	
013089	52.10-1-26	Guilderland Devco LLC	4 Clinton Sq, Syracuse, NY 13202	
013089	52.10-1-27	Guilderland Devco LLC	4 Clinton Sq, Syracuse, NY 13202	
013089	52.10-1-28	Guilderland Devco LLC	4 Clinton Sq, Syracuse, NY 13202	
013089	52.10-1-29	Guilderland Devco LLC	4 Clinton Sq, Syracuse, NY 13202	
013089	52.10-1-30	Guilderland Devco LLC	4 Clinton Sq, Syracuse, NY 13202	
013089	52.10-1-31	Guilderland Devco LLC	4 Clinton Sq, Syracuse, NY 13202	
013089	52.13-2-1	Gordon Beverage Inc	1756 Western Ave, Albany, NY 12203	
013089	52.13-2-2	Professional Practice	1740 Western Ave, Albany, NY 12203	
013089	52.13-2-3	Margaret A Carciobolo	56 Duncan Phylfe Ln, Slingerlands, NY 12159	
013089	52.13-2-4	Seventeen Thirty Six	1736a Western Ave, Albany, NY 12203	
013089	52.13-2-5	Kathleen H Meyers	1734 Western Ave, Albany, NY 12203	
013089	52.13-2-6	Bach Associates	1732 Western Ave, Albany, NY 12203	
013089	52.13-2-7	Vesely Realty LLC	215 Vincenza Ln, Schenectady, NY 12303	
013089	52.13-2-8	Vesely Realty LLC	215 Vincenza Ln, Schenectady, NY 12303	
013089	52.13-2-9	Kathleen H Meyers	1734 Western Ave, Albany, NY 12203	
013089	52.13-2-10	Donna B Lustenhouwer	4477 Hurst Rd, Altamont, NY 12009	
013089	52.13-2-11	Vesely Realty LLC	215 Vincenza Ln, Schenectady, NY 12303	
013089	52.13-2-12	Shahrokh Falati	6283 Johnston Rd, Albany, NY 12203	
013089	52.13-2-13	Red Cardinal Realty LLC	10 Westbrook Ln, Kingston, NY 12401	
013089	52.13-2-15	Arleen Nanz	9 Woodridge Ct, Albany, NY 12203	
013089	52.13-2-16	Daniel A Tarullo Jr	6269 Johnston Rd, Albany, NY 12203	
013089	52.13-2-17	Megan Frances Dunn	6267 Johnston Rd, Albany, NY 12203	
013089	52.13-2-19	Sara N Hill	6261 Johnston Rd, Albany, NY 12203	
013089	52.13-2-20	Ronald J Kearns	6261 Johnston Rd, Albany, NY 12203	
013089	52.13-2-21	Shealene George	6253 Johnston Rd, Albany, NY 12203	
013089	52.13-2-22	Eric Wasserbach	8 Wendom Rd, Albany, NY 12203	
013089	52.13-2-22	Michael A Pitts	10 Wendom Rd, Albany, NY 12203	
013089	52.13-2-23	Karen D Tellefsen	12 Wendom Rd, Albany, NY 12203	
013089	52.13-2-24	Richard A Ragone	14 Wendom Rd, Albany, NY 12203	
013089	52.13-2-25	Helen E Hale	16 Wendom Rd, Albany, NY 12203	
013089	52.13-2-45	Thomas W Fischer	6242 Johnston Rd, Albany, NY 12203	
013089	52.13-2-46	Michael S Mabin	6244 Johnston Rd, Albany, NY 12203	
013089	52.13-2-47	Susan S Gilman	6246 Johnston Rd, Albany, NY 12203	
013089	52.13-2-48	Paul A Caimano	6248 Johnston Rd, Albany, NY 12203	
013089	52.13-2-49	Judith D Bliven	6250 Johnston Rd, Albany, NY 12203	
013089	52.13-2-50	Craig M DeCrosta	6252 Johnston Rd, Albany, NY 12203	
013089	52.13-2-51	Lester Giron	6254 Johnston Rd, Albany, NY 12203	
013089	52.13-2-53	John Feng	6262 Johnston Rd, Albany, NY 12203	
013089	52.13-2-54	Tendercare Child Center	36 Eduardo Ct, Albany, NY 12203	
013089	52.14-1-1	Attn: C/O Califano		
013089	52.14-1-2	Guilderland Devco LLC	4 Clinton Sq, Syracuse, NY 13202	
013089	52.14-1-2	Guilderland Devco LLC	4 Clinton Sq, Syracuse, NY 13202	
013089	52.14-1-3	Viola May Desch	1685 Western Ave, Albany, NY 12203	
013089	52.14-1-4	Guilderland Devco LLC	4 Clinton Sq, Syracuse, NY 13202	
013089	52.14-1-5	Guilderland Devco LLC	4 Clinton Sq, Syracuse, NY 13202	
013089	52.14-1-6	Guilderland Devco LLC	4 Clinton Sq, Syracuse, NY 13202	
013089	52.14-1-7	Guilderland Devco LLC	4 Clinton Sq, Syracuse, NY 13202	
013089	52.14-1-8	Drue Sanders	1675 Western Ave, Albany, NY 12203	
013089	52.14-1-20	Guilderland Devco LLC	4 Clinton Sq, Syracuse, NY 13202	
013089	52.14-1-21	Guilderland Devco LLC	4 Clinton Sq, Syracuse, NY 13202	

SW!S	PRINT KEY	NAME	ADDRESS	PAGE # 2
013089	52.14-1-22	Guilderland Devco LLC	4 Clinton Sq,Syracuse, NY 13202	
013089	52.14-1-23	Guilderland Devco LLC	4 Clinton Sq,Syracuse, NY 13202	
013089	52.14-1-24	Guilderland Devco LLC	4 Clinton Sq,Syracuse, NY 13202	
013089	52.14-1-25	Guilderland Devco LLC	4 Clinton Sq,Syracuse, NY 13202	
013089	52.14-2-1	Town Center Company LP	P.O. Box 38001,Albany, NY 12203	
013089	52.14-2-2	Town Center Company LP II	P.O. Box 38001,Albany, NY 12203-8001	
013089	52.14-2-4	Barton Turek	1126 Troy Schenectady Rd,Latham, NY 12110	
013089	52.14-2-6	Town Center Ltd	P.O. Box 38001,Albany, NY 12203	
013089	52.14-2-7	Town Center LTD	P.O. Box 38001,Albany, NY 12203-8001	
013089	52.14-2-8	Andrew J Lopez	1682 Western Ave,Albany, NY 12203	
013089	52.14-2-9	Town Center Ltd	P.O. Box 38001,Albany, NY 12203-8001	
013089	52.14-2-10	Town Center Company III LLC	P.O. Box 38001,Albany, NY 12203	
013089	52.14-2-11	Seventeen Hundred Company LP	P.O. Box 38001,Albany, NY 12203	
013089	52.14-2-15	Earl Barcomb	392 Craven Rd,Delanson, NY 12053	
013089	52.13-2-30.13	Antonino Catalano Jr	227 Quail St,Albany, NY 12203	
013089	52.13-2-30.12	Living Resources Corporation Attn: Fredrick W Erlich	300 Washington Ave Ext,Albany, NY 12203	
013089	52.13-2-30.11	Antonino Catalano Jr	227 Quail St,Albany, NY 12203	
013089	52.10-1-24.1	Pilarinos Real Estate LLC	1709 Western Ave,Albany, NY 12203	

4/4/22, 3:58 PM

Town of Guilderland Mail - [guilderlandny] Signs (Sent by Bette Shields, bette311@gmail.com)



Jacqueline Coons <coonsj@togny.org>

---

**[guilderlandny] Signs (Sent by Bette Shields, bette311@gmail.com)**

---

**Contact form at guilderlandny** <cmsmailer@civicplus.com>  
Reply-To: bette311@gmail.com  
To: Zoning Board <ZoningBoard@togny.org>

Mon, Apr 4, 2022 at 2:33 PM

Hello Zoning Board,

Bette Shields ([bette311@gmail.com](mailto:bette311@gmail.com)) has sent you a message via your contact form (<https://www.townofguilderland.org/user/7681/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/7681/edit>.

Message:

Dear members of the Zoning Board,

As you are well aware, the issue of allowable signs and the town code has garnered much attention lately. The subject of "electronic" signs in Guilderland was addressed at the 10/16/19 ZBA meeting, including many comments from the public on this important issue.

At that time, the zoning board voted not to handle such signs, deferring any decision to elected officials and legislative change, with public input. There was subsequently a moratorium put in place on this topic, for multiple reasons.

On 3/4/20, however, this significant issue was added to the ZB agenda at the last minute, and only under "signs" items. This ZB then decided to permit two such signs, with no public notice or input from the citizens. Their permit that evening, agreed to by the applicants and their attorneys, was very specific and clear. However, the sign allowed at Town Center is now in dispute since the itemized terms of that permit are currently being violated.

I urge you to compel those responsible to comply with the specifics in the detailed permit.

In practice, the citizens are called upon to bring zoning permit noncompliance to the attention of the town.

I am appalled that a local resident had to pay in order to have such a specific permit enforced.

The residents rely on you to enforce the decisions you make....the time to do that is now.

Sincerely,  
Bette Shields  
Westmere

<https://mail.google.com/mail/u/0/?ik=2f27395271&view=pt&search=all&permmsgid=msg-f%3A1729203761699980922&simpl=msg-f%3A1729203761699980922> 1/1

4/5/22, 12:23 PM

Town of Guilderland Mail - [guilderlandny] Digital sign at Town Center (Sent by Lisa Hart, lthart46@gmail.com)



Jacqueline Coons <coonsj@togny.org>

---

**[guilderlandny] Digital sign at Town Center (Sent by Lisa Hart, lthart46@gmail.com)**

---

**Contact form at guilderlandny** <cmsmailer@civicplus.com>  
Reply-To: lthart46@gmail.com  
To: Zoning Board <ZoningBoard@togny.org>

Tue, Apr 5, 2022 at 12:08 PM

Hello Zoning Board,

Lisa Hart ([lthart46@gmail.com](mailto:lthart46@gmail.com)) has sent you a message via your contact form (<https://www.townofguilderland.org/user/7681/contact>) at guilderlandny.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofguilderland.org/user/7681/edit>.

Message:

To the Zoning Board members:

I am writing to you with regard to the electronic sign at Town Center. My understanding at the time that this sign was approved was that it was only supposed to "advertise" for the businesses that are in that plaza. As far as I'm concerned, the apartments are not part of the plaza. They are in back of it, are a whole separate entity, and should not be put on this digital sign.

I feel this sign never should have been allowed to be put there anyway. It has set a precedent for future signs and the illegality of the town's own rules as far as what can be put on these signs, how large these signs can be, and the distraction they create to drivers.

What is the point in having local laws/codes if the Town, itself, doesn't follow them? The residents are held accountable and I feel the Town should also be held accountable to the laws that they, themselves, create.

Also, to charge a resident who questions a law that the Town created and not abided by, is ludicrous. That homeowner pays her taxes to this Town and as far as I'm concerned, she has every right to question the Town on what it does or doesn't do.

It is time for the Town to follow and enforce its own laws. The residents expect and deserve nothing less.

<https://mail.google.com/mail/u/0/?ik=2f27395271&view=pt&search=all&permmsgid=msg-f%3A1729285240056034603&simpl=msg-f%3A17292852400...> 1/1

4/6/22, 10:41 AM

Town of Guilderland Mail - Fwd: Please forward to Mr. Remmert and members of the Zoning Board of Appeals



Jessica Montgomery <montgomeryj@togny.org>

**Fwd: Please forward to Mr. Remmert and members of the Zoning Board of Appeals**

**Peter G. Barber** <barberp@togny.org>  
To: Jessica Montgomery <montgomeryj@togny.org>

Wed, Apr 6, 2022 at 10:28 AM

Peter G. Barber  
Supervisor, Town of Guilderland  
Town Hall  
PO Box 339, 5209 Western Turnpike  
Guilderland, NY 12084  
Phone: 518-356-1980  
Fax: 518-356-5514  
barberp@togny.org

----- Forwarded message -----

From: **Guilderland Coalition for Responsible Growth** <takeaction@guilderlandcrg.org>  
Date: Mon, Apr 4, 2022 at 4:59 PM  
Subject: Please forward to Mr. Remmert and members of the Zoning Board of Appeals  
To: <coonsj@togny.org>  
Cc: <Napierskic@togny.org>, <beedlea@togny.org>, <centir@togny.org>, <bohll@togny.org>, <barberp@togny.org>

Dear Ms. Coons-

I would appreciate you forwarding this information to Mr. Remmert and the members of the Zoning Board of Appeals. The amount of documents I am attaching were not accepted by the portal for the Zoning Department on the Town Website.

I apologize for the order in which the documents show up in the email. Thank you for your attention to this matter.

Sincerely,

Robyn Gray  
Chair- Steering Committee, Guilderland Coalition for Responsible Growth

----- Forwarded message -----

From: Robyn Gray <robyn3201@gmail.com>  
To: robyn Gray <robyn3201@gmail.com>  
Cc:  
Bcc:  
Date: Mon, 4 Apr 2022 15:43:07 -0400  
Subject: Jackie Coons Response to Signage at Town Center

----- Forwarded message -----

From: **Jacqueline Coons** <coonsj@togny.org>  
Date: Mon, Feb 14, 2022 at 4:21 PM  
Subject: Re: Electronic signs  
To: Peter Barber <barberp@togny.org>  
Cc: Amanda Beedle <beedlea@togny.org>, Christine Napierski <napierskic@togny.org>, Laurel Bohl <bohll@togny.org>, Rosemary Centi <centir@togny.org>

Good afternoon,

<https://mail.google.com/mail/u/0/?ik=cde0a1a802&view=pt&search=all&permmsgid=msg-f%3A1729369598117414984&simpl=msg-f%3A1729369598...> 1/2

4/6/22, 10:41 AM

Town of Guilderland Mail - Fwd: Please forward to Mr. Remmert and members of the Zoning Board of Appeals

The intent of the approval of the digital message board for use as a tenant directory sign at 1700/1704/1710 Western Avenue was to reflect the tenants of the Town Center Plaza and 1700 Multi-Residence projects. If the display is representing that a space is available at this location, that would be consistent with the use of the sign for directory purposes. I can confirm that at least one space in the multi-tenant building is empty as the Fire Inspectors were just at that location and asked me to deactivate the account for the real estate office. At this time I see no need for the Building & Zoning Department to take action on this matter.

Thank you,

Jackie

---

**8 attachments**



**Screen Shot 2022-04-01 at 3.21.25 PM.png**  
1157K



**Screen Shot 2022-04-01 at 3.23.08 PM.png**  
211K



**Screen Shot 2022-04-02 at 8.18.57 AM.png**  
306K



**Screen Shot 2022-04-02 at 8.26.46 AM.png**  
919K



**Screen Shot 2022-04-04 at 4.03.22 PM.png**  
527K



 **Jackie Coons Response to Signage at Town Center.eml**  
5K

 **April 4, 2022.pdf**  
53K

 **1704 WESTERN AVE (1).pdf**  
417K

## TOWN OF GUILDERLAND

### **SIGN PERMIT**

**NUMBER 12-20**

**APPLICANT: INFAMOUS GRAPHICS**

**PROPERTY LOCATION: 1704 WESTERN AVE ALBANY, NY 12203**

**GRANTED: MARCH 4, 2020**

**DESCRIPTION OF APPROVED SIGN/SIGNS:** LED directory sign 8 x 6 divided into 2 equal graphic panels of 48 SQFT each by electronic software to show the Centre stores. Mounted on the existing pole sign, replace the sign panel.

The sign may be illuminated, but may not have any directional arrows nor may any part of the illumination be of a blinking or flashing type. The brightness or intensity of the illumination is subject to review by the Building Department/Zoning Board of Appeals.

The sign is to be rigid, must be a fixed type and not rotate, oscillate or move in any direction or manner.

The sign is subject to the design submitted to/or modified by the Zoning Board of Appeals.

The sign is to follow these additional conditions discussed by the Board:

- Dim automatically with the environment
- A 15 second panel time change
- Keep sign in good repair
- Lighting may not be detrimental to traffic
- The words that are displayed on the sign will match the approval signs that currently are on the building
- It will only display the businesses during that business' hours of operation.

A Building Permit must be obtained from the Building Department at the Guilderland Town Hall prior to any construction implementing or arising from this permit.

BY ORDER OF THE ZONING BOARD OF APPEALS

Dated: MARCH 10, 2020

Thomas Remmet (100)  
Chairman

ATTEST: Rebecca Rayone  
Secretary

**PLOT PLAN:** One plot plan of the parcel on which the sign is to be placed shall also be submitted delineating property lines, street lines, building locations and dimensions and parking areas. Other signs shall be noted showing the exact location and size of said signs. Proposed sign shall be shown including dimensions of setbacks from property lines (20' front yard).

Where a parcel has more than one frontage, the primary frontage shall be designated on the plot plan.

Plot plan should show where the proposed sign would be located and shall include the length of building if sign will be placed on façade.

Please fill out a Building Permit for each individual sign. Said Building Permit shall be accompanied with a non-refundable check for the Building Permit fee and the following:

1. Structural details, including foundation, vertical and horizontal supports, framing and fastening and joining methods and materials.
2. Statement prepared by a licensed NYS engineer indicating sign structure complies with Building Code of NYS.

\*\*\*ALL plans shall bear signature, mailing address and daytime phone # of the owner, applicant or designer responsible for design of sign.

I have read, understood and have provided the information requested from the checklist provided. I hereby make application to the Zoning Board of Appeals, Town of Guilderland, to permit the placement of a sign as described throughout and in the provided.

*[Handwritten Signature]*  
 TOWN CENTER COMPANY  
 BY SAGERPATRICK LLC GP.

FOR OFFICE USE ONLY

Reviewed by:

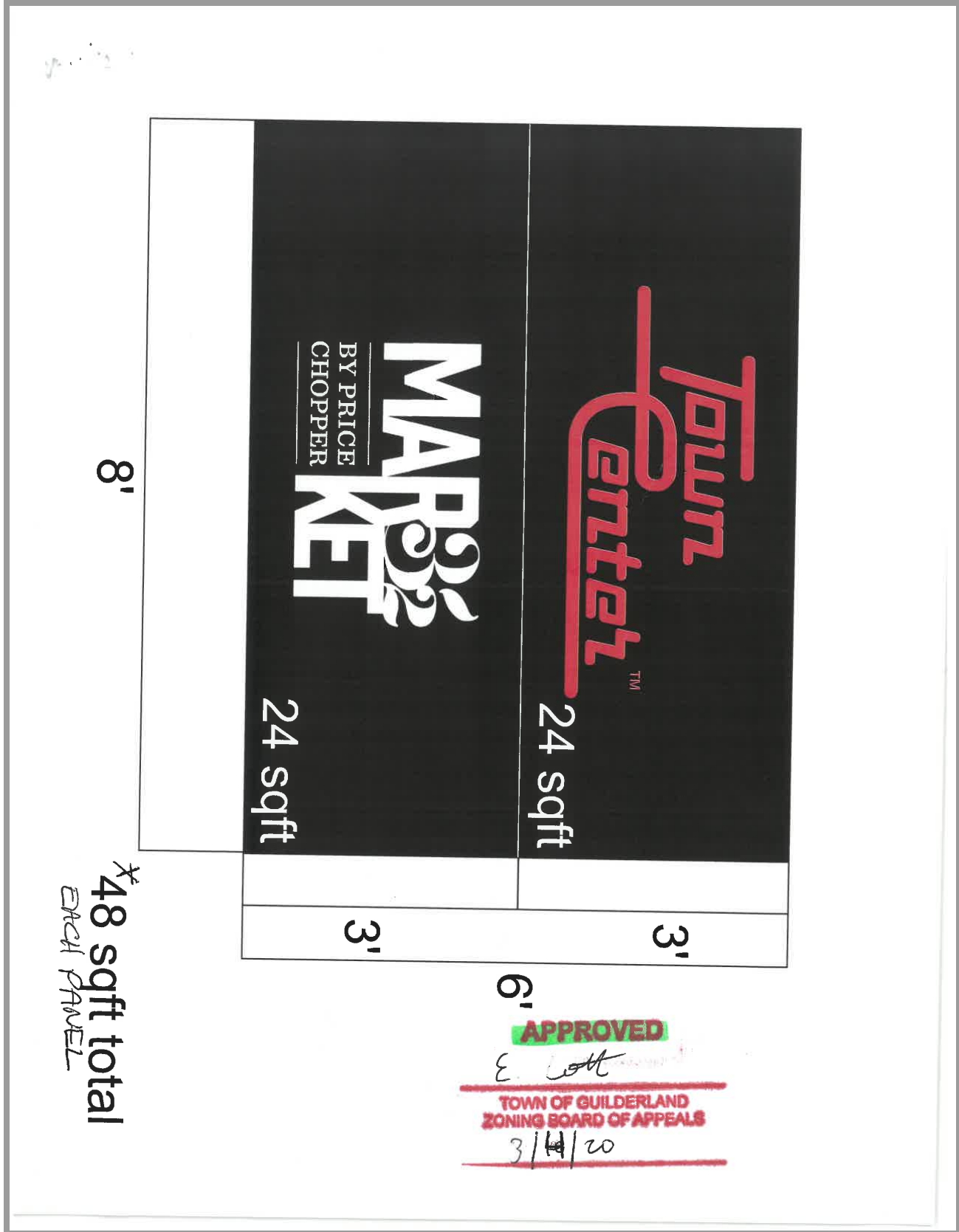
Date:

Check # and amount for building permit:

Scheduled for hearing on:

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_

Sign permit # :





Town of Guilderland  
PO Box 339  
Guilderland, NY 12084  
(518) 356-1980 - Phone  
(518) 356-1990 - Fax



### Application for Sign Permit

DATE: 11.20.19

APPLICANT INFORMATION:

Name TOWN CENTER COMPANY  
Mailing Address USPO. BOX 38001  
ALBANY NY 12203-8001

Owner TOWN CENTER COMPANY LP  
Mailing Address SAME  
AS APPLICANT

Daytime Phone # 518 456 9200

Daytime Phone #

Property Address 1704-1710 WESTERN AVE ALBANY NY 12203  
WESTERN AVENUE AND JOHNSON ROAD.

Please fill in the appropriate information:

SIGN: \_\_\_\_\_ permanent \_\_\_\_\_ permanent \_\_\_\_\_ \* temporary \_\_\_\_\_ \* temporary  
free standing bldg. mounted free standing bldg. mounted  
\* please indicate length of time requested

SIZE OF SIGN: \_\_\_\_\_ X \_\_\_\_\_ & \_\_\_\_\_ X \_\_\_\_\_  
size of letters/symbols  
\_\_\_\_\_ one sided or \_\_\_\_\_ two sided  
8 X 6 DIVIDDED \_\_\_\_\_ sf per side \_\_\_\_\_ total sf of signage  
total height of sign  
1 INTO 2 EQUAL GRAPHIC PANELS OF \_\_\_\_\_ total sf of other signs for property  
total sf of all signs combined for business

ESTIMATED COST TBD  
FEE 100.00

\*\* No more than 2 rectangles may be used to enclose and measure the area of a sign

ILLUMINATION: LED (internal) \_\_\_\_\_ external (if external, where would lighting be placed)

*BY ELECTRONICS SOFTWARE TO SHOW CENTRAL STORES.*

\* MOUNTED ON EXISTING POLE SIGN TO REPLACE OLD

U.L. label required on all illuminated signs. Wiring and other electrical details shall be shown on plans.

SIGN PANEL.

COLORED RENDERING SHALL INCLUDE THE FOLLOWING:

- \_\_\_\_\_ dimensions on all items, including letters or symbols on signs
- \_\_\_\_\_ colors shown to be exactly as actual sign
- \_\_\_\_\_ materials used

\*\*\*\*\*NO CARDBOARD RENDERING WILL BE ACCEPTED\*\*\*\*\*

THE DIRECTORY PANELS WILL BE 48 FT SQUARE EACH - 24 FT<sup>2</sup> PER SIDE - PANELS ARE

SHARED USE AND WILL CHANGE EVERY 8 SECONDS AS PER NYS DOT RULES.

June 15 - Oct 4

4. WellNow

New 45sf building mounted sign at 1438 Western Ave

5. Town Center Plaza

Replacement of existing plaza identification panels with a 48sf electronic message board to be used as a directory sign for all tenants at 1704 & 1710

Western Ave

6. Hamilton Square

Replacement of existing plaza identification panels with a 48sf electronic message board to be used as a directory sign for all tenants at 2080

Western Ave

April 4, 2022

Mr. Thomas Remmert, Chairman, Zoning Board of Appeals  
Town of Guilderland  
5209 Western Avenue  
Guilderland, NY 12084

Dear Mr. Remmert and members of the Zoning Board of Appeals:

I am writing to voice my concerns regarding the signage at Town Plaza at 1704 Western Avenue, Albany, New York. (Guilderland).

The issue at hand has to do with the advertising for the 1700 Apartments on the electronic signage at this plaza. The Building Permit that the Zoning Board of Appeals granted on March 4, 2020 and issued on March 10, 2020, is very clear about what the signage could be for this electronic sign. There is nothing contained in the approved Sign permit allowing advertising on the electronic signage. In fact, I refer you to the Town Code, Section 280-26 that specifically addresses signage. The code is very specific in that **advertising for vacancies is allowed only on the property where the vacancy exists**. Since 1700 Western Avenue is a different address than 1704 Western Avenue, it is clear that there is a violation of the Town Code as written. I have attached a copy of the Town Code section pertinent to the signage at this location based on the zoning.

In this instance, the Sign Permit specifically states that it is for the property located at 1704 Western Avenue. The 1700 Apartment vacancies are located at 1700 Western Avenue, and are not part of the Town Plaza. I have attached copies of the Tax Assessment roll that clearly shows these properties to be different.

The Zoning Enforcement Officer made a determination on February 14, 2022 stating that it was proper and that it was to reflect the tenants and 1700 Multi-Residence projects. I have to disagree with this interpretation as the properties according to the Tax Assessment Rolls do not appear to be owned by the same groups. The Town Center Plaza is owned by the Town Center Company and the Apartments at 1700 Western Avenue are owned by the 1700 Company. Although they may have the same mailing address, they are clearly 2 separate companies with 2 separate addresses.

I urge you to enforce the original approval that the Zoning Board of Appeals approved in March, 2020. I also urge you to think long and hard before overturning your original decision and take the time you are allowed to fully think this through.

Attached are the following documents:

Copy of the decision of 2/14/2022 from Ms. Coons

Section of the Town Code regarding Signage and what is applicable in this instance

Copies of the Tax rolls for the properties in this particular area.

Copy of the Sign Permit as approved on March 20, 2020

Sincerely,

Robyn Gray

Chair- Steering Committee, Guilderland Coalition for Responsible Growth

Excerpt from the Guilderland Town Code, Section 280-26

Signs in BNRP, LB, GB, I, and IP Districts. The following signs may be permitted, provided that the following requirements are met:

- (1) A maximum of two signs per business shall be allowed.
- (2) The 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, or 30 square feet in the BNRP District.
- (3) A sign shall be located on the same premises as the use to which it refers.
- (4) A sign shall be securely attached to the building or to structurally sound standards and shall not project above the roofline or extend more than 20 feet above ground level, whichever is more restrictive.
- (5) A sign shall not project more than five feet beyond the principal building on the lot, and there shall be not more than one building-mounted sign per business unit.
- (6) Monument signs shall only be permitted on frontages of 50 feet or more and shall not be closer than 50 feet to any other such sign.
- (7) Monument signs shall be a minimum of 20 feet from the street right-of-way line, 25 feet from an adjacent commercial or industrial property and 50 feet from an adjacent residential property.
- (8) Signs used in connection with the sale, rental or improvement of real property may only be located on the premises to be sold, rented or improved. The signs shall not exceed one sign of 12 square feet or two signs of six square feet in area for each development.
- (9) Directional signs designating entrances and exits to and from a parking area are limited to one sign for each such exit and entrance and shall not exceed two square feet each.
- (10) Signs designating the conditions of use or identity of parking areas are limited to one sign per parking area and a maximum size of nine square feet. On a corner lot, two such signs shall be permitted, one facing each street.

Parking area signs shall be a minimum of 10 feet from a street or property line.

```

***** 52.14-2-2 *****
1704 Western Ave 2021GD#123
52.14-2-2 452 Nbh shop ctr
Town Center Company LP II Guilderland 2 013002 300,000
PO Box 38001 strip mall 3706,000
Albany, NY 12203-8001 ACRES 4.50 BANK 560
EAST-0627180 NRTH-0979430 AD502 Guild ambulance dst 3706,000 TO
DEED BOOK 2499 PG-478 FD508 Westmere f.d. 3706,000 TO
FULL MARKET VALUE 3706,000 SW501 Guild sewer zone a 78.00 UN C
SW505 Sewer oper & maint 63.00 UN M
WD501 Guilderland water 3706,000 TO C
*****
    
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RPS150P1.PRN

25-Jun-2021 12:50

Page 2777(3)

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STATE OF NEW YORK 2 0 2 1 F I N A L A S S E S S M E N T R O L L PAGE 2768
COUNTY - Albany T A X A B L E SECTION OF THE ROLL - 1 VALUATION DATE-JUL 01, 2020
TOWN - Guilderland TAXABLE STATUS DATE-MAR 01, 2021
SWIS - 013089 OWNERS NAME SEQUENCE
UNIFORM PERCENT OF VALUE IS 100.00
    
```

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TAX MAP PARCEL NUMBER PROPERTY LOCATION & CLASS ASSESSMENT EXEMPTION CODE-----COUNTY-----TOWN-----SCHOOL
CURRENT OWNERS NAME SCHOOL DISTRICT LAND TAX DESCRIPTION TAXABLE VALUE
CURRENT OWNERS ADDRESS PARCEL SIZE/GRID COORD TOTAL SPECIAL DISTRICTS ACCOUNT NO.
***** 52.14-2-10 *****
52.14-2-10 1678 Western Ave COUNTY TAXABLE VALUE 216,000 2021GD#127
210 1 Family Res
    
```

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.
*****						
52.14-2-9	1680 Western Ave			52.14-2-9		*****
Town Center Ltd	210 1 Family Res		COUNTY TAXABLE VALUE			2021GD#126
PO Box 38001	Guilderland 2 013002	31,000	TOWN TAXABLE VALUE		155,000	
Albany, NY 12203-8001	FRNT 100.00 DPTH 150.00	155,000	SCHOOL TAXABLE VALUE		155,000	
	BANK 560		AD502 Guild ambulance dst		155,000 TO	
	EAST-0628020 NRTH-0979320		FD508 Westmere f.d.		155,000 TO	
	DEED BOOK 2499 PG-478		SW501 Guild sewer zone a		5.00 UN C	
	FULL MARKET VALUE	155,000	SW505 Sewer oper & maint		3.00 UN M	
			WD501 Guilderland water		155,000 TO C	
*****						
				39.12-1-1		*****

RPS150P1.PRN

25-Jun-2021 12:50

Page 2778 (3)

STATE OF NEW YORK 2 0 2 1 F I N A L A S S E S S M E N T R O L L PAGE 2769  
 COUNTY - Albany T A X A B L E SECTION OF THE ROLL - 1 VALUATION DATE-JUL 01, 2020  
 TOWN - Guilderland TAXABLE STATUS DATE-MAR 01, 2021  
 SWIS - 013089

OWNERS NAME SEQUENCE  
 UNIFORM PERCENT OF VALUE IS 100.00

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
*****						
52.14-2-9	1680 Western Ave			52.14-2-9	*****	
Town Center Ltd	210 1 Family Res		COUNTY TAXABLE VALUE	155,000	2021GD#126	
PO Box 38001	Guilderland 2 013002	31,000	TOWN TAXABLE VALUE	155,000		
Albany, NY 12203-8001	FRNT 100.00 DPTH 150.00	155,000	SCHOOL TAXABLE VALUE	155,000		
	BANK 560		AD502 Guild ambulance dst	155,000	TO	
	EAST-0628020 NRTH-0979320		FD508 Westmere f.d.	155,000	TO	
	DEED BOOK 2499 PG-478		SW501 Guild sewer zone a	5.00	UN C	
	FULL MARKET VALUE	155,000	SW505 Sewer oper & maint	3.00	UN M	
			WD501 Guilderland water	155,000	TO C	
*****						
				39.12-1-1	*****	

RPS150P1.PRN

25-Jun-2021 12:50

Page 2777(3181)

STATE OF NEW YORK 2 0 2 1 F I N A L A S S E S S M E N T R O L L PAGE 2768  
 COUNTY - Albany T A X A B L E SECTION OF THE ROLL - 1 VALUATION DATE-JUL 01, 2020  
 TOWN - Guilderland TAXABLE STATUS DATE-MAR 01, 2021  
 SWIS - 013089 OWNERS NAME SEQUENCE  
 UNIFORM PERCENT OF VALUE IS 100.00

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE-----	COUNTY-----	TOWN-----	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS	ACCOUNT NO.		
***** 52.14-2-10 *****						
1678 Western Ave						2021GD#127
52.14-2-10	210 1 Family Res		COUNTY TAXABLE VALUE	216,000		
Town Center Company III LLC	Guilderland 2 013002	43,000	TOWN TAXABLE VALUE	216,000		
PO Box 38001	FRNT 50.00 DPTH 139.00	216,000	SCHOOL TAXABLE VALUE	216,000		
Albany, NY 12203	BANK 560		AD502 Guild ambulance dst	216,000	TO	
	EAST-0628090 NRTH-0979290		FD508 Westmere f.d.	216,000	TO	
	DEED BOOK 2016 PG-1326		SW501 Guild sewer zone a	5.00	UN C	
	FULL MARKET VALUE	216,000	SW505 Sewer oper & maint	3.00	UN M	
			WD501 Guilderland water	216,000	TO C	
***** 52.14-2-1 *****						
1710 Western Ave						2021GD#122
52.14-2-1	454 Supermarket		COUNTY TAXABLE VALUE	4120,100		
Town Center Company LP	Guilderland 2 013002	290,000	TOWN TAXABLE VALUE	4120,100		
PO Box 38001	Price Chopper	4120,100	SCHOOL TAXABLE VALUE	4120,100		
Albany, NY 12203	Western Ave & Johnston Rd		AD502 Guild ambulance dst	4120,100	TO	
	ACRES 4.30 BANK 560		FD508 Westmere f.d.	4120,100	TO	
	EAST-0627460 NRTH-0979260		SW501 Guild sewer zone a	70.00	UN C	
	DEED BOOK 2017 PG-19508		SW505 Sewer oper & maint	36.00	UN M	
	FULL MARKET VALUE	4120,100	WD501 Guilderland water	4120,100	TO C	
***** 52.14-2-6 *****						
1686 Western Ave						2021GD#124
52.14-2-6	210 1 Family Res		COUNTY TAXABLE VALUE	221,000		
Town Center Ltd	Guilderland 2 013002	44,000	TOWN TAXABLE VALUE	221,000		
PO Box 38001	FRNT 50.00 DPTH 139.00	221,000	SCHOOL TAXABLE VALUE	221,000		
Albany, NY 12203	BANK 560		AD502 Guild ambulance dst	221,000	TO	
	EAST-0627830 NRTH-0979400		FD508 Westmere f.d.	221,000	TO	
	DEED BOOK 2807 PG-982		SW501 Guild sewer zone a	5.00	UN C	

RPS150P1.PRN		25-Jun-2021 12:50				Page 2520 (3181)	
STATE OF NEW YORK		2021 FINAL ASSESSMENT ROLL				PAGE 2511	
COUNTY - Albany		TAXABLE SECTION OF THE ROLL - 1				VALUATION DATE-JUL 01, 2020	
TOWN - Guilderland						TAXABLE STATUS DATE-MAR 01, 2021	
SWIS - 013089							
OWNERS NAME SEQUENCE							
UNIFORM PERCENT OF VALUE IS 100.00							
TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	COUNTY	TOWN	SCHOOL	ACCOUNT NO.
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION	TAXABLE VALUE			
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS				
***** 52.14-2-11 *****							
1700 Western Ave				52.14-2-11			2021GD#128
52.14-2-11	411 Apartment		COUNTY TAXABLE VALUE	13526,100			
Seventeen Hundred Company LP	Guilderland 2 013002	275,000	TOWN TAXABLE VALUE	13526,100			
PO Box 38001	ACRES 4.00 BANK 560	13526,100	SCHOOL TAXABLE VALUE	13526,100			
Albany, NY 12203	EAST-0627860 NRTH-0979160		AD502 Guild ambulance dst	13526,100 TO			
	DEED BOOK 2016 PG-26566		FD508 Westmere f.d.	13526,100 TO			
	FULL MARKET VALUE	13526,100	SW501 Guild sewer zone a	168.00 UN C			
			SW505 Sewer oper & maint	144.00 UN M			
			WD501 Guilderland water	13526,100 TO C			
***** 52.03-2-8 *****							
6270 Johnston Rd Rear				52.03-2-8			2021GD#118
52.03-2-8	411 Apartment		COUNTY TAXABLE VALUE	10865,300			
Seventeen Hundred South LLC	Guilderland 2 013002	720,500	TOWN TAXABLE VALUE	10865,300			
PO Box 38001	ACRES 20.80 BANK 560	10865,300	SCHOOL TAXABLE VALUE	10865,300			
Albany, NY 12203	EAST-0627480 NRTH-0978370		AD502 Guild ambulance dst	10865,300 TO			
	DEED BOOK 2017 PG-31150		FD508 Westmere f.d.	10865,300 TO			
	FULL MARKET VALUE	10865,300	SW501 Guild sewer zone a	320.00 UN C			
			SW505 Sewer oper & maint	192.00 UN M			
			WD501 Guilderland water	10865,300 TO C			
***** 52.18-1-38.2 *****							
5858 Newman Rd				52.18-1-38.2			2021GD#129
52.18-1-38.2	311 Res vac land		COUNTY TAXABLE VALUE	58,200			
Seventeen Hundred South LLC	Guilderland 2 013002	58,200	TOWN TAXABLE VALUE	58,200			
PO Box 38001	FRNT 35.70 DPTH 291.26	58,200	SCHOOL TAXABLE VALUE	58,200			
Albany, NY 12203	BANK 560		AD502 Guild ambulance dst	58,200 TO			
	EAST-0627220 NRTH-0977670		FD508 Westmere f.d.	58,200 TO			
	DEED BOOK 2017 PG-31150		SW501 Guild sewer zone a	2.00 UN C			
	FULL MARKET VALUE	58,200	WD501 Guilderland water	58,200 TO C			
***** 52.13-2-4 *****							
1736 Western Ave				52.13-2-4			2019
52.13-2-4	422 Diner/lunch		COUNTY TAXABLE VALUE	695,000			
Seventeen Thirty Six	Guilderland 2 013002	185,000	TOWN TAXABLE VALUE	695,000			
Route Twenty LLC	Lots 8,9, 19, 20	695,000	SCHOOL TAXABLE VALUE	695,000			
1736a Western Ave	BFS Restaurant		AD502 Guild ambulance dst	695,000 TO			
Albany, NY 12203	& office		FD508 Westmere f.d.	695,000 TO			
	FRNT 100.00 DPTH 240.00		SW501 Guild sewer zone a	24.00 UN C			
	EAST-0626660 NRTH-0979840		SW505 Sewer oper & maint	21.00 UN M			
	DEED BOOK 2019 PG-3005		WD501 Guilderland water	695,000 TO C			
	FULL MARKET VALUE	695,000					
***** 53.05-1-1 *****							
95 Fuller Rd				53.05-1-1			2019IH
53.05-1-1	330 Vacant comm		COUNTY TAXABLE VALUE	122,500			
Seventy One Fuller Road	Guilderland 2 013002	122,500	TOWN TAXABLE VALUE	122,500			
Colonie LLC	Railroad Ave	122,500	SCHOOL TAXABLE VALUE	122,500			
120 Sylvan Ave Ste 209	ACRES 1.30 BANK 007		FD504 Guilderdld fire prot1	122,500 TO			
Englewood Cliffs, NJ 07632	EAST-0636010 NRTH-0983570						
	DEED BOOK 2657 PG-771						
	FULL MARKET VALUE	122,500					

4/6/22, 10:45 AM

Town of Guilderland Mail - Fwd: 4.5.2022 ZBA TOG Town Center Sign.pdf



Jessica Montgomery <montgomeryj@togny.org>

**Fwd: 4.5.2022 ZBA TOG Town Center Sign.pdf**

1 message

**Peter G. Barber** <barberp@togny.org>  
To: Jessica Montgomery <montgomeryj@togny.org>

Wed, Apr 6, 2022 at 10:29 AM

Peter G. Barber  
Supervisor, Town of Guilderland  
Town Hall  
PO Box 339, 5209 Western Turnpike  
Guilderland, NY 12084  
Phone: 518-356-1980  
Fax: 518-356-5514  
barberp@togny.org

----- Forwarded message -----

From: **Vincent M. Wolanin** <vincent.wolanin@wolanin.com>  
Date: Tue, Apr 5, 2022 at 3:41 PM  
Subject: 4.5.2022 ZBA TOG Town Center Sign.pdf  
To: Jackie Coons <Coonsj@togny.org>  
Cc: Peter Barber <barberp@togny.org>, Victoria Julia Wolanin <Victoria.Wolanin@wolanin.com>, Linda A Griggs <linda.griggs@wolanin.com>, David Sussman <David.Sussman@wolanin.com>

Jackie:

Please provide a copy to each board member.

Thank you so much VMW.

Vincent M. Wolanin, Chairman. CEO. Founder  
Wolanin Companies Inc. Wolanin.com since 1973

Acquisitions- Aviation- Building Materials- Construction  
Development- Entertainment- Intellectual Property  
Investments- Mergers- Real Estate- Sports

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4/6/22, 10:45 AM

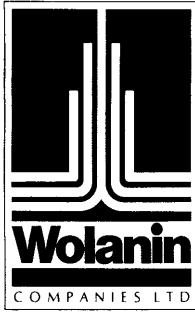
Town of Guilderland Mail - Fwd: 4.5.2022 ZBA TOG Town Center Sign.pdf



**4.5.2022 ZBA TOG Town Center Sign.pdf**

118K

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NEW YORK HEADQUARTERS  
USPO Box 38001 Albany NEW YORK  
12203.8001 Wolanin.com

Ownership & Management of Assets in  
Real Estate-Development-Construction  
Aviation-Entertainment- Intellectual Property  
Acquisitions-Mergers-Investments

4.5.2022

Dear Members of the Zoning Board of Appeals:

I am the Chairman, CEO and founder of Wolanin Companies. We have been doing business in the Town for over 50 years and have owned all the various properties located and contiguous at 1700/1704/1710 etc. a planned development for nearly 35 years. During that time, we have taken every possible step to be a good town citizen, have paid on time millions of dollars in taxes and always conduct our business professionally. We have served literally millions of satisfied customers in that time.

It is my understanding that some fellow citizens have complained regarding Town Center's electronic directory sign. I would urge this Board to support Guilderland Chief Building and Zoning Inspector, Jacqueline Coon's determination that the display is consistent with the intent of the approval of the directory sign at 1700/1704/1710 etc. to reflect the tenants of the Town Center-1700 Community.

We only put tasteful graphics on the sign for our properties and we have diligently and tastefully complied with all requirements. We have received many positive compliments that our sign is tastefully done and informative to the residents of the town.

Thank you for your consideration.

Wolanin Companies Ltd.

*Vincent M. Wolanin*

Vincent M. Wolanin Chairman.CEO.Founder



Ania Hair Studio & Spa  
1704 Western Ave  
Albany NY 12203  
[www.aniahairstudio.com](http://www.aniahairstudio.com)  
518-456-8822

To : Town of GUILDERLAND , Zoning Board of Appeals

I am writing to the Zoning - Board of Appeals regarding the sign in Town Center , that we waited for 20 years for. That is how long Ania Hair Studio been in Town Center doing business .

For those 20 years clients always told our staff , we never knew you were here until they found the salon our web-page .This new sign showing our business name been huge help to bring new clients to our salon.

As we all know Covid was devastating to our business and we just coming out of the shot-down , and gaining new clients.

To stay open and successful in Guilderland we need clients to see our name and know that we are here .

We appreciate and Thank you for supporting our sign to grow local businesses.

Ania Bickham  
President



April 6, 2022

Attention: Town of Guilderland, Zoning Board of Appeals

I wanted to express how helpful the new digital sign at Town Center has been for our business. The new sign has helped our business be more visible and attract new business. A tremendous asset to have especially as we work hard to recover after the difficult few years we have had due to the pandemic.

Thank you

Paola Horvath  
Owner  
Orangetheory Albany

Diane Granger  
Location Coordinator Studio #11032  
WW International, Inc.  
1704 Western Avenue Suite #205  
Albany, NY 12203

April 6, 2022

To Whom it May Concern:

I am writing to express the gratitude that our WW Team has with the signage supplied by the Wolanin Companies at the Town Center Shopping Center. Our staff feels strongly that the new sign has helped our business be more visible to the general public and has had a direct affect in assisting our business growth which is greatly appreciated since the COVID pandemic.

Sincerely,

*Diane Granger*

Diane Granger  
WW International, Inc.  
Location Coordinator Studio #11032

Town of Guilderland  
PO Box 339  
Guilderland, NY 12084  
(518) 356-1980 - Phone  
(518) 356-1990 - Fax



### Application for Sign Permit

DATE: 3/30/22

**APPLICANT INFORMATION:**

Name James Merrill  
Mailing Address 97 Empire Dr  
Niskayuna, NY 12309

Owner James Merrill  
Mailing Address 97 Empire Dr  
Niskayuna, NY 12309

Daytime Phone # (518) 221-6656  
Property Address 1777 Western Ave Albany NY 12203

Daytime Phone # (518) 221-6656  
Property Address 1777 Western Ave Albany NY 12203

Please fill in the appropriate information:

SIGN: \_\_\_\_\_ permanent free standing     permanent bldg. mounted    \_\_\_\_\_ \* temporary free standing    \_\_\_\_\_ \* temporary bldg. mounted  
\* please indicate length of time requested

SIZE OF SIGN: \_\_\_\_\_ X \_\_\_\_\_ & \_\_\_\_\_ X \_\_\_\_\_  
\_\_\_\_\_ X \_\_\_\_\_ size of letters/symbols  
\_\_\_\_\_ one sided or \_\_\_\_\_ two sided  
\_\_\_\_\_ sf per side \_\_\_\_\_ total sf of signage  
\_\_\_\_\_ total height of sign  
\_\_\_\_\_ total sf of other signs for property  
\_\_\_\_\_ total sf of all signs combined for business

ESTIMATED COST \$1380 - + Tax  
FEE 75  
R# 34723

*1'18 pan sign*

\*\* No more than 2 rectangles may be used to enclose and measure the area of a sign

ILLUMINATION:  internal    \_\_\_\_\_ external (if external, where would lighting be placed)

U.L. label required on all illuminated signs. Wiring and other electrical details shall be shown on plans.

**COLORED RENDERING SHALL INCLUDE THE FOLLOWING:**

- \_\_\_\_\_ dimensions on all items, including letters or symbols on signs
- \_\_\_\_\_ colors shown to be exactly as actual sign
- \_\_\_\_\_ materials used

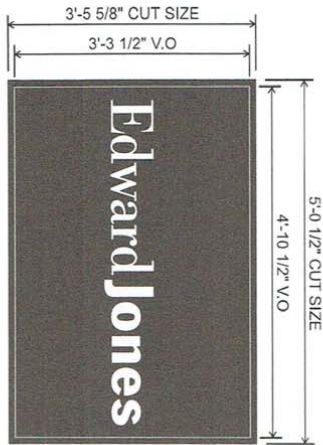
Fees:    Temporary Banner \$50 each  
         Sign Panel Replacement \$75 each (1-sided or 2-sided)  
         New Sign \$100 each

**Sign 01 - Blade Sign Retrofit**  
1" = 1'

3/16" thick translucent white polycarb panel with applied reverse cut dark grey vinyl graphics

Remove existing interior lighting and replace with new white LEDs.

Quantity (2) required for D/F blade sign



<b>Edward Jones</b> <small>Equal Opportunity Employer</small> Title # 7044721    Office # 04951 Extension: NOKR Date: 05.23.21 License # XX-XX-XX-NKR3		MAILING LISTED ALL RIGHTS RESERVED. NO REPRODUCTION OR DISTRIBUTION WITHOUT PERMISSION FROM SOUTH WATER SIGNS. 934 N. Church Road Effingham, IL 60126 P: 630.333.4490 F: 630.333.4915	
Address: 1777 Western Ave Albany, NY			

Vinyl to match  
Opaque Dark Grey  
Color: Z20-41