GENESEE COUNTY PLANNING BOARD
ZONING REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID	**T-02-PAV-5-15**
Review Date	**5/14/2015**

Municipality	**PAVILION, T.**
Board Name	**PLANNING BOARD/ZBA**
Applicant's Name	**Moeller Sign Company**
Referral Type	**Site Plan Review**
Variance(s)	**Area Variance(s)**
Description:	**Site Plan Review and Area Variances to erect two signs for a proposed convenience store.** **Wall Sign Area;** **Maximum allowed: 100 sq. ft.; Proposed: 148 sq. ft.** **Free-Standing Sign Area** **Maximum allowed: 25 sq. ft.; Proposed: 50.94 sq. ft.**
Location	**Big Tree Rd. (NYS Rt. 63), Pavilion**
Zoning District	**Commercial (C) District**

PLANNING BOARD DECISION

DISAPPROVAL

EXPLANATION:

The proposed signage significantly deviates from the maximum allowable signage per the Town of Pavilion Zoning Ordinance. The applicant has not provided documentation that justifies exceeding the maximum allowed size and inappropriate application of variances may pose significant impacts upon the development policies/processes of the Town.

Felix A. Ottaviano

Director

May 14, 2015

Date

If the County Planning Board disapproved the proposal, or recommends modifications, the referring agency shall NOT act contrary to the recommendations except by a vote of a majority plus one of all the members and after the adoption of a resolution setting forth the reasons for such contrary action. Within 30 days after the final action the referring agency shall file a report of final action with the County Planning Board. An action taken form is provided for this purpose and may be obtained from the Genesee County Planning Department.

SEND OR DELIVER TO:
GENESEE COUNTY DEPARTMENT OF PLANNING
3837 West Main Street Road
Batavia, NY 14020-9404
Phone: (585) 344-2580 Ext. 5467

DEPARTMENT USE ONLY:
GCDP Referral # T-02-PAV-S-15

* GENESEE COUNTY * PLANNING BOARD REFERRAL

RECEIVED
MAY 06 2015
GENESEE COUNTY DEPARTMENT OF PLANNING

Required According to:
GENERAL MUNICIPAL LAW ARTICLE 12B, SECTION 239 L, M, N
(Please answer ALL questions as fully as possible)

1. REFERRING BOARD(S) INFORMATION

Board(s) Town of Pavilion Zoning and Planning
Address 1 Woodrow Drive
City, State, Zip Pavilion, NY, 14525
Phone (585) 343 - 1729 Ext. 222

2. APPLICANT INFORMATION

Name Moeller Sign Company
Address 555 Aero Drive
City, State, Zip Cheektowaga, NY 14225
Phone (716) 633 - 7215 Ext. Email moesigns@aol.com

MUNICIPALITY: ☐ City ☒ Town ☐ Village of Pavilion

3. TYPE OF REFERRAL: (Check all applicable items)

- ☒ Area Variance
- ☐ Use Variance
- ☐ Special Use Permit
- ☒ Site Plan Review
- ☐ Zoning Map Change
- ☐ Zoning Text Amendments
- ☐ Comprehensive Plan/Update
- ☐ Other:

Subdivision Proposal
- ☐ Preliminary
- ☐ Final

4. LOCATION OF THE REAL PROPERTY PERTAINING TO THIS REFERRAL:

A. Full Address Rte. 63 Big Tree Road Pavilion, NY,14525
B. Nearest intersecting road York Rd
C. Tax Map Parcel Number 16.-2-24.1
D. Total area of the property 1.65 Area of property to be disturbed Not Applicable (signs)
E. Present zoning district(s) Commercial

5. REFERRAL CASE INFORMATION:

A. Has this referral been previously reviewed by the Genesee County Planning Board?
☒ NO ☐ YES If yes, give date and action taken

B. Special Use Permit and/or Variances refer to the following section(s) of the present zoning ordinance and/or law
Section 606 (E) Signs

C. Please describe the nature of this request Applicant is requesting 1 ground sign and 1 building sign exceeding the size of area allowed by code on both signs and the height on the ground sign.

6. ENCLOSURES – Please enclose copy(s) of all appropriate items in regard to this referral

- ☒ Local application
- ☒ Site plan
- ☐ Subdivision plot plans
- ☐ SEQR forms
- ☐ Zoning text/map amendments
- ☒ Location map or tax maps
- ☒ Elevation drawings
- ☐ Agricultural data statement
- ☐ New or updated comprehensive plan
- ☐ Photos
- ☒ Other: Area Variance Paperwork

If possible, please provide a reduced version or digital copy of any supporting documentation larger than 11 x 17. Email to planning@co.genesee.ny.us

7. CONTACT INFORMATION of the person representing the community in filling out this form (required information)

Name Daniel J Lang Title CEO/ZEO Phone (585) 343 - 1729 Ext. 222
Address, City, State, Zip 3833 West Main Street Rd Batavia NY 14020 Email dlang@townofbatavia.com

Building and Zoning Application Permit No._____

Town of Pavilion PO Box 126 Pavilion, NY 14525 ph. (585)584-3850 fax (585)584-8533

Date 4/28/15 Zone____ Flood Zone____ Wellhead Protection ____ Corner Lot____

New Construction ☐ Fence ☐ Pond ☐ Sign ☐ Alteration(s)☐ Addition ☐ Demolition ☐

Accessory Bldg. ☐ Mobile Home ☐ Fill Permit ☐ Home Occupation☐ Land Separation ☐ Site Plan Approval ☐

Special Use Permit ☐ Temporary Use ☐ Subdivision ☐ Zoning Variance Request ☐ Other ☐ Specify: SIGNS

Tax Map No. _____

Owners Name Zaremba Group LLC Phone No. (216) 221-2163

Address 14600 Detroit Ave Lakeland OH 44107 Project Road Width _____ft

Applicants Name Moeller Sign Co. Project Address Rt 63/Big Tree Rd

E Mail Address Moesigns1@Aol.com Phone No (716) 633-7215

Description of Project: Install 1-WALL + 1 pylon sign

Existing Use _____ Proposed Use Retail Sales

Estimated Cost Building_____ Plumbing_____ Mechanical_____ Miscellaneous_____

SIGNS $10,000.00 estimated

SEQR CLASSIFICATION Type 1 ☐ Type 2 ☐ Unlisted ☐

Review completed by Planning Board ☐_____ Zoning Board of Appeals ☐_____

Permit Fee $_____ **Application Date** ___/___/___ **Permit Expires On** ___/___/___

Issuing Officer _____ **Date**___/___/___

IN SIGNING THIS DOCUMENT I HEARBY GIVE THE RIGHT OF AN ON SITE INSPECTION TO THE TOWN OF PAVILION CODE ENFORCEMENT OFFICIAL OR THEIR DESIGNE. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PREFORMANCE OF CONSTRUCTION.

I, _____, as Owner or Authorized Agent hereby declare that the statements and information on the foregoing application are true and accurate, to the best of my knowledge.

_____ 5/5/15

Signature of Owner or Authorized Agent Date

Sign Attachment:

Permit No._____

Applicants Name Moeller Sign Co. Inc Project Address Rt 63/Big Tree Rd.

E Mail Address Moesigns1@aol.com Phone No (716) 633-7215

Description of Project: Install 1-wall + 1 pylon sign

Sign Permit Section

Type of Sign

New ☒ Relocation ☐ Alteration ☐ Reface ☐ Freestanding Building Sign ☒ Lighted ☒

Sign Dimensions

Height 4'-6" Area in Square Feet 4'-6" x 33' = 148.5 total sq. feet

Wall area if attached to building _____sq. feet Wall location: North ☐ South ☐ East ☐ West☐

Total Number of existing signs on premises 0 Attached to Building _____ Free Standing _____

Total Number of signs applicant is applying for 1 wall + 1 pylon sign

---

New ☐ Relocation ☐ Alteration ☐ Reface ☐ Freestanding ☒ Building Sign ☐ Lighted ☐

Sign Dimensions

Height 20' Area in Square Feet 5' x 10' = 50' total sq. feet

Wall area if attached to building _____sq. feet Wall location: North ☐ South ☐ East ☐ West☐

Total Number of existing signs on premises 0 Attached to Building _____ Free Standing _____

New ☐ Relocation ☐ Alteration ☐ Reface ☐ Freestanding ☐ Building Sign ☐ Lighted ☐

Sign Dimensions

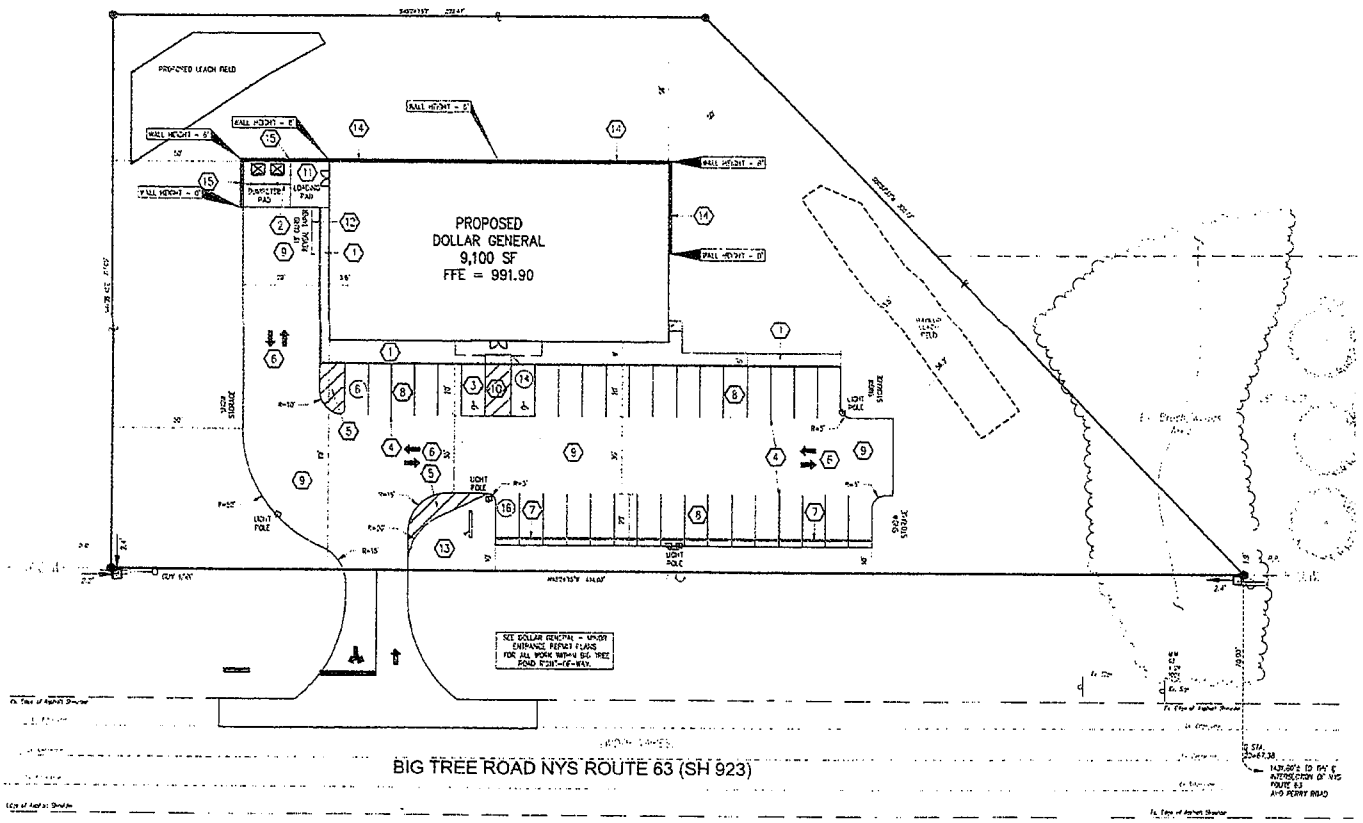
Height _____ Area in Square Feet _____x_____ =_____ total sq. feet

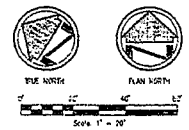
Wall area if attached to building _____sq. feet Wall location: North ☐ South ☐ East ☐ West☐

Total Number of existing signs on premises _____ Attached to Building _____ Free Standing _____

Gerald Moeller 5/5/15

Signature of Owner or Authorized Agent Date





BENCHMARK
WEST INVERT OF A 27" RCP CULVERT, LOCATED ON THE WESTERLY SIDE OF BIG TREE ROAD (N.Y.S. ROUTE 63) APPROXIMATELY 165' NORTHERLY AS MEASURED ALONG THE CENTERLINE OF BIG TREE ROAD (N.Y.S. ROUTE 63) FROM THE INTERSECTION OF PERRY ROAD AND BIG TREE ROAD (N.Y.S. ROUTE 63).
BENCHMARK ELEVATION = 972.77'

KEYED NOTES

1. - PROPOSED INTEGRAL CONCRETE CURB AND GUTTER
2. - INSTALL CONCRETE DUMPSTER ENCLOSURE
3. - HANDICAP PARKING AREA, PAVING LIGHT DUTY CONCRETE PAVEMENT, VER CONFORMS STANDARDS FOR PAVEMENT MARKINGS AND ALL TRAFFIC SIGNS AND STRIPING
4. - PAVEMENT STRIPING - 4" WIDE SHERWIN WILLIAMS PRO MAR TRAFFIC MARKING PAINT YELLOW 1N5155. TYPICAL ALL PAVEMENT STRIPING EXCEPT FOR HANDICAP PARKING AREA.
5. - PAVEMENT ISLAND STRIPING - PROVIDE SHERWIN WILLIAMS PRO MAR TRAFFIC MARKING PAINT YELLOW 1N5155. APPLY A 4" WIDE PERIMETER STRIPE. APPLY ISLAND STRIPING THAT IS 4" WIDE MADE PAINTED STRIPE AND 24" O.C. AT AN ANGLE OF 45 DEGREES WITH THE LONG DIMENSION OF THE ISLAND.
6. - APPLY PROPOSED PAVEMENT ARROW USING SHERWIN WILLIAMS PRO MAR TRAFFIC MARKING PAINT YELLOW 1N5155
7. - INSTALL PROPOSED PARKING STOP
8. - INSTALL PROPOSED LIGHT DUTY ASPHALT PAVEMENT
9. - INSTALL PROPOSED HEAVY DUTY ASPHALT PAVEMENT.
10. - INSTALL PROPOSED LIGHT DUTY CONCRETE PAVEMENT
11. - INSTALL PROPOSED HEAVY DUTY CONCRETE PAVEMENT.
12. - TAPER CURB REVEAL FROM 6" TO 0" IN WITHIN THE LENGTH SHOWN ON THE PLANS
13. - INSTALL PROPOSED DOLLAR GENERAL CONSTRUCTION SIGN (BY OWNER)
14. - PROPOSED BUILDING WALL TO BE BURIED
15. - PROPOSED RETAINING WALL BY OWNER.

NOTES:

1. ALL DIMENSIONS SHOWN ARE TO EDGE OF BUILDING, FACE OF CURB, OR EDGE OF PAVEMENT, UNLESS OTHERWISE SHOWN
2. VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL AND FOUNDATION PLANS

BIG SAFELY NEW YORK
CALL BEFORE YOU DIG
CALL TOLL FREE: 811

SURVEY PERFORMED BY:
PARSONS ENGINEERING
THE PLANO WORKS
340 N. CONGRESS STREET, SUITE 3300
EAST ROCHESTER, NY 14445
T 585-586-3300

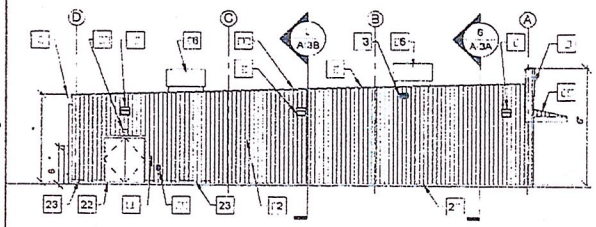
PRELIMINARY SITE PLAN

DOLLAR GENERAL
NORTH SIDE OF BIG TREE ROAD SOUTH OF YORK ROAD
TOWN OF PAVILION, GENESEE COUNTY, NY

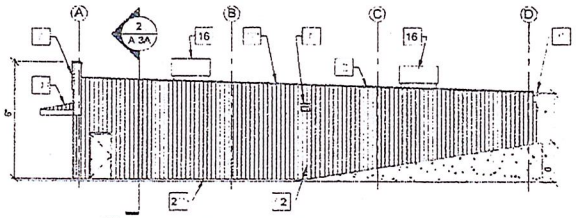
Date	Revisions	Date
03-23-2015		
Drawn By: JJF		
Checked By: MJW		

wohlwend engineering group
4118 KENT INDUSTRIAL PKWY
KENT, OH 44240
(330) 673-2406

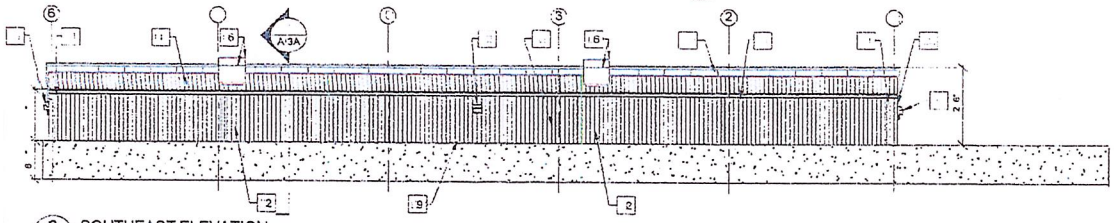
JOB NO. 20140060
SHEET: C-1



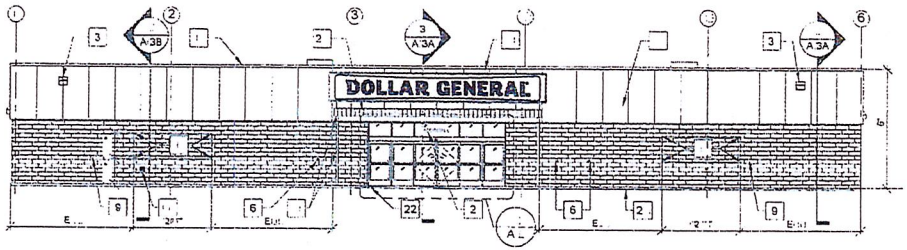
1 A.2 NORTHEST (TRUCK SIDE) ELEVATION



2 A.2 SOUTHWEST ELEVATION



3 A.2 SOUTHEAST ELEVATION



4 A.2 NORTHWEST ELEVATION

18'x130'

2340. sq ft.

PEMB VENDOR	VP BUILDING SYSTEMS	STAR BUILDING SYSTEMS	NUCOR BUILDING SYSTEMS	CHIEF
	ATTN: DAVID ENGLISH	ATTN: JEFF HORN	ATTN: BOB BARRY	ATTN: STEVE MOORE

EXTERIOR FINISHES

EXTERIOR FINISHES ARE TO MATCH OR BE EQUAL TO LIBERTY METAL BUILDING SYSTEM'S FINISH SELECTION.	COOL EGYPTIAN WHITE	PATRIOTIAN BROWN	BROWN	COOL COTTON WHITE	GALVALUME	LIGHT STONE	MEDIUM BROWN	BROWN	POLAR WHITE	GALVALUME	LIGHT STONE	MEDIUM BROWN	BROWN	POLAR WHITE	GALVALUME	PARCHMENT	ANTIQUE BROWN	BROWN	POLAR WHITE	GALVALUME
GUTTERS	•					•					•					•				
DOWN SPOUTS	•					•					•					•				
SIDE AND REAR METAL WALL PANELS & TRIM RECEIVING EMERGENCY EXIT DOORS	•					•					•					•				
CALSTAR PRODUCTS MODULAR BRICK (8" x 2 2/3" x 7 5/8") EARTHTONE	NATURAL					NATURAL					NATURAL					NATURAL				
FLAT METAL SOFFIT AT STOREFRONT VESTIBULE				•					•					•					•	
BUILDING PARAPET WALL		•					•					•					•			
NASCO STOREFRONT SYSTEM			•					•					•					•		
STANDARD METAL ROOF PANELS					•					•					•					•

ELEVATION KEYED NOTES

1 SIGN FURNISHED AND INSTALLED BY DOLLAR GENERAL CORP. WITH CIRCUIT AS NOTED ON ELECTRICAL PLAN. SIGN TO BE CENTERED ON FRONT OF BUILDING. CONTRACTOR IS TO PROVIDE ADEQUATE BLOCKING AS REQUIRED BY SIGN MANUFACTURER TO SUPPORT SIGN WEIGHT OF UP TO [illegible] LBS. EXTERIOR CANOPY SIGN SHALL BE SUPPORTED BY THE FACE OF THE CANOPY. COORDINATE THE PROPER SIGNAGE TO BE USED WITH DOLLAR GENERAL.

2 ADDRESS ABOVE DOOR MOUNTED ON CENTER PANE OF GLASS. ADDRESS TO BE [illegible]" VINYL CUT NUMBERS. COLOR BLACK W/ WHITE OUTLINES.

3 WALL PACK. 8'-6" A.F.F. TO TOP OF WALL PACK. REFER TO E-2 FOR ADDITIONAL INFORMATION.

WALL PACK HEIGHT A.F.F. VARIES TO TOP OF WALL PACK. REFER TO E-2 FOR ADDITIONAL INFORMATION.

2" DIAMETER x 6" LONG STAINLESS STEEL EYE BOLTS (CLOSED) WITH [illegible] DIAMETER OPENINGS. DRILL AND EPOXY INTO BLOCK WALL. [illegible] BOLTS TO BE LOCATED AS SHOWN EACH SIDE OF ENTRY. TOTAL OF [illegible] BOLTS.

6 RECEPTACLE. REFER TO E- FOR ADDITIONAL INFORMATION.

METAL COPING. SEE THIS SHEET FOR COLOR.

GUTTER AND DOWNSPOUT. SEE THIS SHEET FOR COLOR. SEE DETAILS SHEET A-[illegible]. USE SPLASH BLOCKS WHERE NO SIDEWALK IS PROPOSED.

9 CALSTAR FACING UNIT ([illegible]) WITH 6" OFF SET FROM OUTSIDE FACE OF STEEL TO OUTSIDE FACE OF BRICK. COORDINATE WITH METAL BUILDING MANUFACTURER. SEE S-SHEETS FOR ADDITIONAL DETAILS. SEE SHEET A-2 FOR COLOR.

STANDING SEAM METAL ROOF/GALVALUME FINISH.

METAL FASCIA PANELS. SEE THIS SHEET FOR COLOR.

2 METAL PANEL. SEE THIS SHEET FOR COLOR.

VENT FOR BATHROOM EXHAUST. REFER TO M-[illegible] FOR ADDITIONAL INFORMATION.

DOOR BUTTER. REFER TO E- FOR ADDITIONAL INFORMATION.

WALL HYDRANT. REFER TO P- FOR ADDITIONAL INFORMATION.

16 HVAC UNITS MOUNTED ON ROOF. REFER TO MECHANICAL SHEET M- FOR MORE INFORMATION.

OUTSIDE AIR TEMP. SENSOR MOUNTED OVER RECEIVING DOORS. [illegible] A.F.F.

MINIMUM EAVE HEIGHT IS [illegible] A.F.F.

19 FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL NON PAVED AREAS.

20 HARD SURFACE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 2" BELOW FINISHED FLOOR AT PAVED AREAS.

21 NOT USED.

22 SLOPE CONCRETE AT ENTRANCE AND EXIT LOCATION.

23 [illegible] (TYP.) INTERIOR CONCRETE CURB. REFER TO SHEET A-3B AND SHEET S-2 FOR DETAILS.

24 STANDING SEAM ROOF FOR CANOPY. COLOR BROWN.

GENERAL NOTES

1 G.C. TO CAULK AND SEAL ALL PENETRATIONS.

2 G.C. TO CAULK ALL DISSIMILAR MATERIALS AND GAPS.

3 G.C. TO INSTALL ADDRESS NUMBERS ON TRANSOM GLASS ABOVE MAIN DOOR ENTRY.

4 G.C. TO INSTALL KNOX BOX PER LOCAL JURISDICTIONAL REQUIREMENTS. SURFACE OR FLUSH MOUNT.

GPD GROUP
Professional Corporation

DOLLAR GENERAL

REV	DATE	DESCRIPTION

DOLLAR GENERAL
PAVILLION, NY

EXTERIOR ELEVATIONS
FINISH SCHEDULE

ISSUED FOR:
PERMIT
BID
CONSTRUCTION
RECORD

DRAWN BY: MAK
DESIGNED BY: CEL

JOB NO. 2[illegible]3

A

SIGN INFORMATION:
ELECTRICAL DATA:
LAMPS: (10) F60T12 CW/HO
BALLAST: (2) EESB-832-16L
CURRENT DRAW: 4.8 AMPS @ 120 VOLTS
60 HZ , (1) 20 AMP CIRCUIT
LUMENS: 54,000
LUMENS PER SQ FT: 1174
AREA IN SQ. FT: 50.94

EVERBRITE TO FURNISH:
1. 5'-1 1/2" X 10'-0 1/2" SIGN
2. MOUNTING POLE
3. TOUCH UP PAINT

INSTALLER TO FURNISH:
1. CONCRETE BASE
2. ALL ELECTRICAL COMPONENTS REQUIRED
3. INSTALLER TO BE SURE SIGNS ARE PROPERLY INSTALLED, CONNECTED AND GROUNDED

GENERAL CONTRACTOR TO FURNISH:
PRIMARY WIRES FROM BUILDING (OR SOURCE) TO AND INCLUDING THE CONNECTION TO THE POLE MOUNTED BREAKER BOX

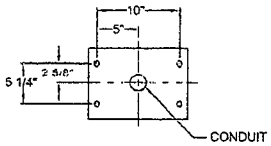
CONCRETE SPECIFICATION:
1.36 CU. YDS. TOTAL. CONCRETE SHALL HAVE MIN. COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS, REINFORCING STEEL SHALL HAVE MIN. YIELD STRENGTH OF 60,000 PSI. RECOMMENDED MIN. CURE TIME OF 7 DAYS BEFORE SIGN INSTALLATION

DESIGN NOTE:
SIGN, POLE AND CONCRETE FOUNDATION ARE DESIGNED TO WITHSTAND A WIND LOAD OF 28 P.S.F. CONCRETE FOUNDATION DESIGNED USING A LATERAL SOIL BEARING PRESSURE OF 300 PSF/FT OF DEPTH. IF THESE SOIL CONDITIONS DO NOT EXIST AT THE FOUNDATION LOCATION IT IS THE ERECTOR'S RESPONSIBILITY TO NOTIFY EVERBRITE, LLC. PRIOR TO ADDITIONAL EXCAVATION OR ANY CONCRETE PLACEMENT

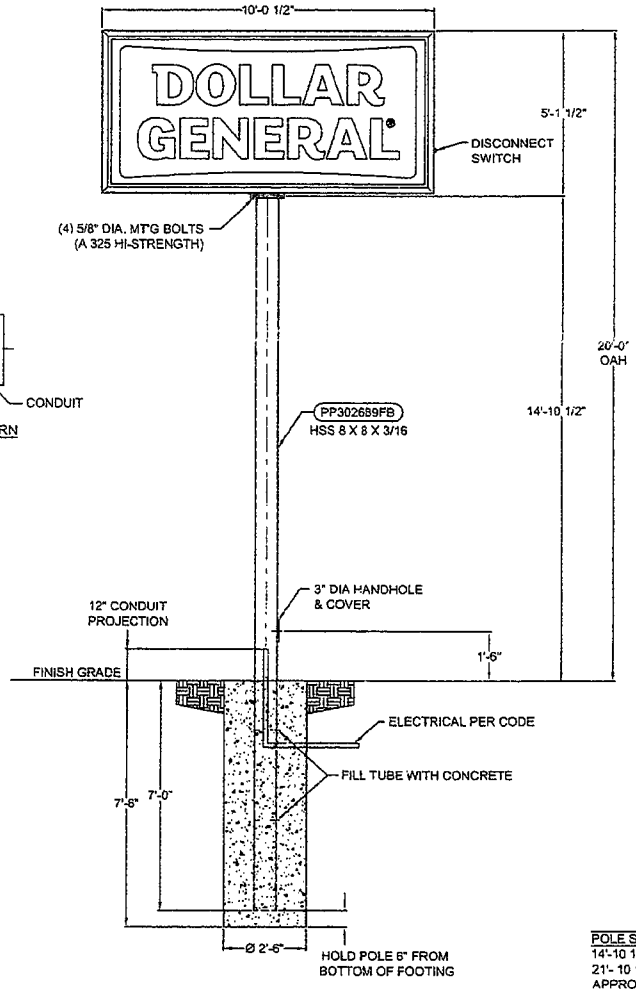
GENERAL NOTE:
INCLUDE COMPLETION PHOTOS OF MOUNTING / CONNECTION POINTS INCLUDING FOUNDATION, BASE PLATES, ANCHOR BOLTS, MATCH PLATE, WALL MOUNT, WELDING CONNECTIONS AND GROUT INSTALLATION IF APPLICABLE.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

INSTALLATION INSTRUCTIONS:
1. STAKE FOUNDATION AREA AND CONFIRM FINAL GRADE REQUIREMENTS WITH G.C.
2. EXCAVATE FOUNDATION AREA.
3. SET COLUMN PLUMB, INSTALL CONDUIT STUB AND POUR CONCRETE. (PRIMARY ELECTRICAL SERVICE TO BASE BY G.C.)
4. ALLOW CONCRETE CURE TIME AS REQUIRED.
5. MOUNT I.D. SIGN ON POLE (INSTALLER TO PROVIDE WIRE BETWEEN SIGN AND BASE OF POLE.
6. MAKE FINAL ELECTRICAL HOOK UP TO PRIMARY (ALL ELECTRICAL TO MEET LOCAL CODES.)
7. NOTE: INSTALLER IS REQUIRED TO PAINT THE POLE, COMPLETE, UPON ERECTION OF I.D. SIGN OR AS SOON AS WEATHER PERMITS.
8. TEST LIGHT SIGN AND TOUCH UP SIGN DRUM AS NEEDED.
9. REMOVE LIFTING BRACKET AND REINSTALL BOLT.
10. CLEAN UP AREA AND REMOVE ANY PACKING MAT'L.



SIGN MTG PATTERN
SCALE :(3X)



POLE SPECS
14'-10 1/2" EXPOSED POLE
21'- 10 1/2" TOTAL POLE LENGTH
APPROX. WEIGHT 451 LBS.

REVISIONS					
A	RELEASED TO INSTALL	03-12-14	IMPACT TDT	RHB	
REV.	DESCRIPTION	DATE	DRN	CHK	

DWG TITLE: DOLLAR GENERAL 5' X 10' SIGN @ 20' OAH
SITE: STANDARD DRAWING
DRAWN BY: IMPACT TDT | DATE: 03-06-14 | SCALE: 1:40 | DWG NO.: IN04271B | REV.: A
CHK'D BY: RHB | DATE: 03-12-14 | PIF REF: 302689

THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF EVERBRITE, LLC. USE OF, OR DUPLICATION IN ANY MANNER WITHOUT EXPRESS WRITTEN PERMISSION OF EVERBRITE, INC. IS PROHIBITED.

Everbrite
4949 SO. 110TH ST.
P.O. BOX 20070
GREENFIELD, WI 53220
414-529-3500

GUIDELINES AND CRITERIA TO SUPPORT ZONING APPEAL

AREA VARIANCE

In order to be entitled to an Area Variance, an Applicant to the Town of Pavilion must show by documentation in the record that the benefit to the Applicant from the proposed variance will not outweigh the detriment to the health, safety, and welfare of the community and the neighborhood, if the variance is granted. (See Town Law §267-b(3)).

In making this determination the Zoning Board of Appeals shall consider the following factors, and the Applicant must respond to these questions with facts and circumstances and not merely repeat all or part of the questions.

1. Whether or not 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.

   Will not create a undesirable change to the neighborhood

2. Whether or not the benefit sought by the Applicant can be achieved by some method, feasible for the applicant to pursue, other than an Area Variance.

   This is their Nation wide sign package recognized across the country and is their National Logo

3. Whether or not the requested Area Variance is substantial.

   For the size of the property this is not that substantial

4. Whether or not the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

Will add to the physical appearance of the neighborhood.

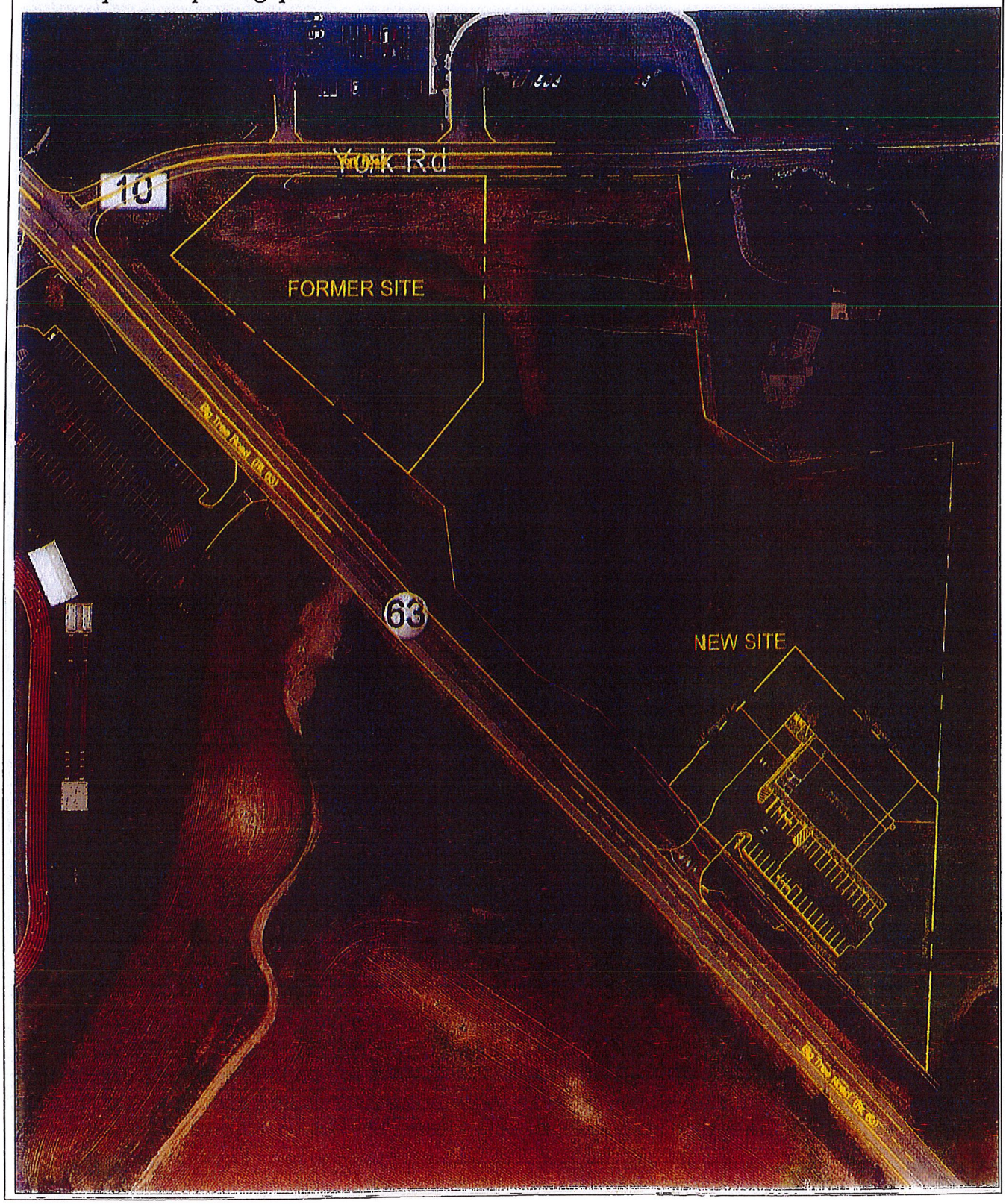
5. Whether or not the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the Area Variance.

For the size and investment being made to the neighborhood, it will be very important to keep the national image of Dollar General to be granted this sign variance.

Thank you

Don Moeller
Applicant Signature

4/5/15
Date

PRELIMINARY SITE PLAN	CITY,STATE - STREET: Pavilion, NY - Big Tree Road (Rt. 63)			
PROTOTYPE: C	DEVELOPER		DESIGNER		DATE:
BLDG/SALES SF: 9,100 / 7,310	COMPANY:	Zaremba Group	COMPANY:	Zaremba Group	09.11.14
USABLE ACREAGE: 1.65	NAME:	Al Sulin	NAME:	Chris Herzner	
PARKING SPACES: 36	PHONE #:	216-221-6600	PHONE #:	216-221-6600	

Site is zoned Residential. Rezoning will be required to Commercial.
Code requires a 50' Buffer to any residential zone.
Code requires 36 parking spaces.