

TOWN OF WEST SENECA



JOHN A. GULLO
CODE ENFORCEMENT OFFICER,
CFEI, CHS-IV, CDP-I

TOWN SUPERVISOR
SHEILA M. MEEGAN

TOWN COUNCIL
EUGENE P. HART
JOHN M. RUSINSKI

TO: Honorable Town Board

FROM: John A. Gullo
Code Enforcement Officer

DATE: July 1, 2013

RE: **Southgate Plaza
950 Union Road
West Seneca, NY 14224**

Dear Honorable Town Board Members:

The owner of the above-captioned property is requesting an electronic message board to be put on the property. Please see the attached.

Pursuant to Section 120-44 4.G, specialty signs of this type require Town Board approval. The applicant has achieved the required sign variances, as approved by the Zoning Board on June 26th.

If you have any questions, please contact my office.

JAG:cam
Attachs.



7150
7/1/13

APPLICATION TO BOARD OF APPEALS

Tel. No. 716-685-6595

Appeal No. _____

Date 5-24-13

TO THE ZONING BOARD OF APPEALS, WEST SENECA, NEW YORK:

I (we) Southgate Associates LLC of 2570 Walden Ave
Cheektowaga, NY 14225, HEREBY APPEAL TO THE ZONING BOARD OF APPEALS FROM THE

DECISION OF THE BUILDING INSPECTOR ON AN APPLICATION FOR A BUILDING PERMIT NO. _____,

DATED _____, 20____, WHEREBY THE BUILDING INSPECTOR DID DENY TO

- A PERMIT FOR USE
- A PERMIT FOR OCCUPANCY
- A TEMPORARY PERMIT OR EXTENSION THEREOF
- A CERTIFICATE OF EXISTING USE
- A CERTIFICATE OF ZONING COMPLIANCE
- AREA PERMIT

1. Applicant is the PROPERTY OWNER
- CONTRACTOR FOR THE WORK CONCERNED HEREIN
 - PROSPECTIVE TENANT
 - OTHER (Describe) _____

2. LOCATION OF THE PROPERTY Southgate Plaza Union + Seneca St. 950 UNION RD

3. State in general the exact nature of the permission required, Erect new pylon sign with LED board

4. PREVIOUS APPEAL. No previous appeal has been made with respect to this decision of the Building Inspector or with respect to this property, except the appeal made in Appeal No. _____, dated _____, 20____.

5. REASON FOR APPEAL.

A. A Variance to the Zoning Ordinance is requested because strict application of the ordinance would produce undue hardship, or the hardship created is unique and is not shared by all properties alike in the immediate vicinity of this property and in this use district, or the variance would observe the spirit of the ordinance and would not change the character of the district because: EXIST SIGN is 60 yrs old, steel is rusted, transformers obsolete. The existing sign does not properly represent the Plaza + a new sign will enhance the center + draw more diverse group of tenants

B. Interpretation of the Zoning Ordinance is requested because: The L.E.D. Board will be available to promote Town events along with those at the Plaza.

C. A Special or Temporary Permit or an Extension thereof Under the Zoning Ordinance is requested pursuant to Article _____, Section _____, Subsection _____, Paragraph _____ of the Zoning Ordinance, because: _____

[Signature] G.M.
Signature

TO BE COMPLETED BY THE BUILDING INSPECTOR

1. Provision(s) of the Zoning Ordinance Appealed, including article, section, subsection or paragraph of the Zoning Ordinance
① 120.40.7(C)(E) PERMISSION TO INCREASE SIGN SIZE TO 400' FROM 231'
② PERMISSION FOR SPECIALTY SIGN WITHIN 500'

2. Zoning Classification of the property concerned in this appeal C-2

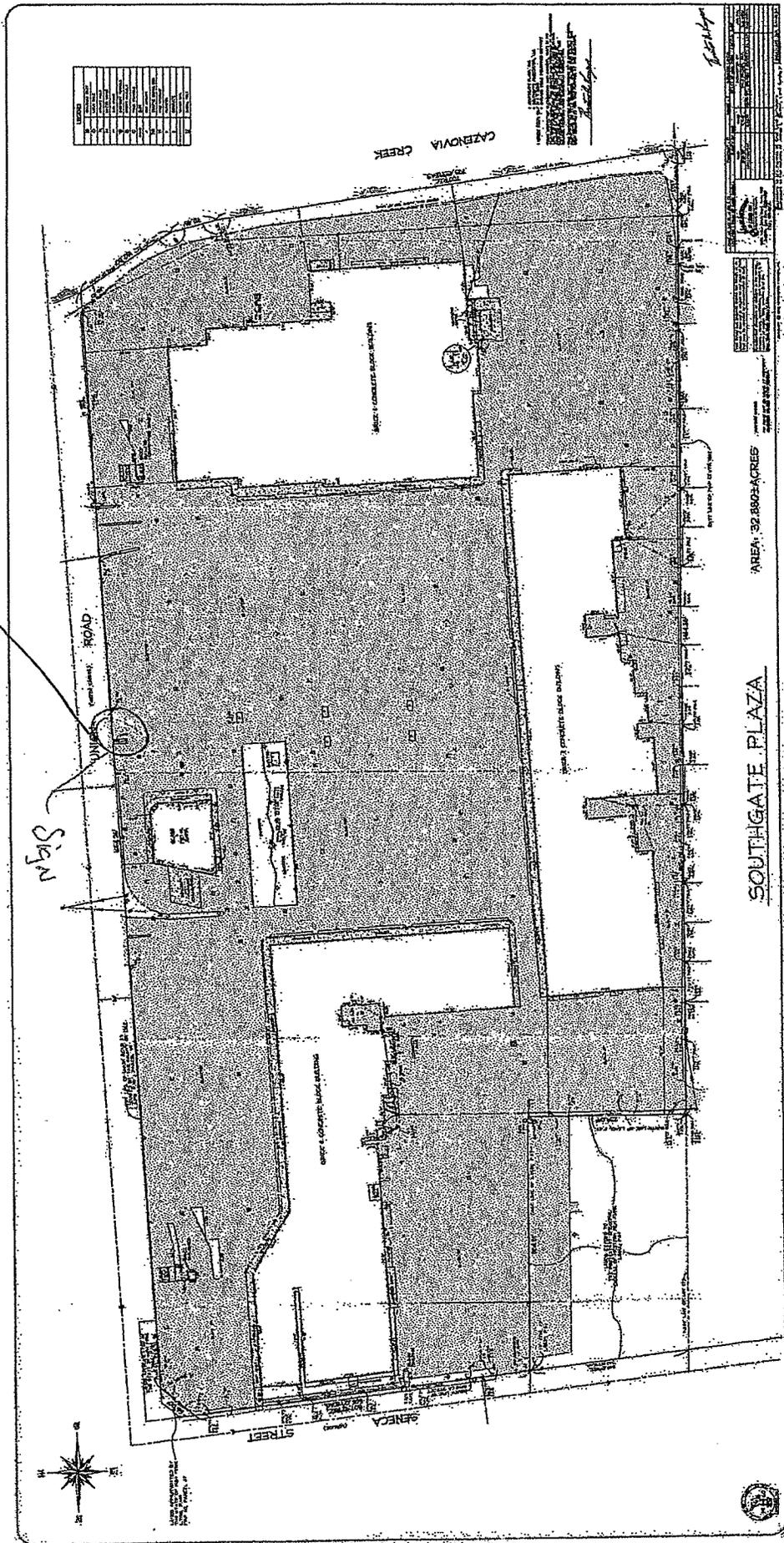
3. Type of Appeal:
- Variance to the Zoning Ordinance.
 - Interpretation of the Zoning Ordinance or Zoning Map
 - Special or Temporary Permit or an extension thereof under the Zoning Ordinance.

4. A statement of any other facts or data which should be considered in this appeal. _____

RECEIVED
TOWN CLERKS OFFICE
WEST SENECA, N.Y.

2018 MAY 24 AM 11:20

NEW SIGN
CHANGE



Sign

UNIM. ROAD

CAZNOVIA CREEK

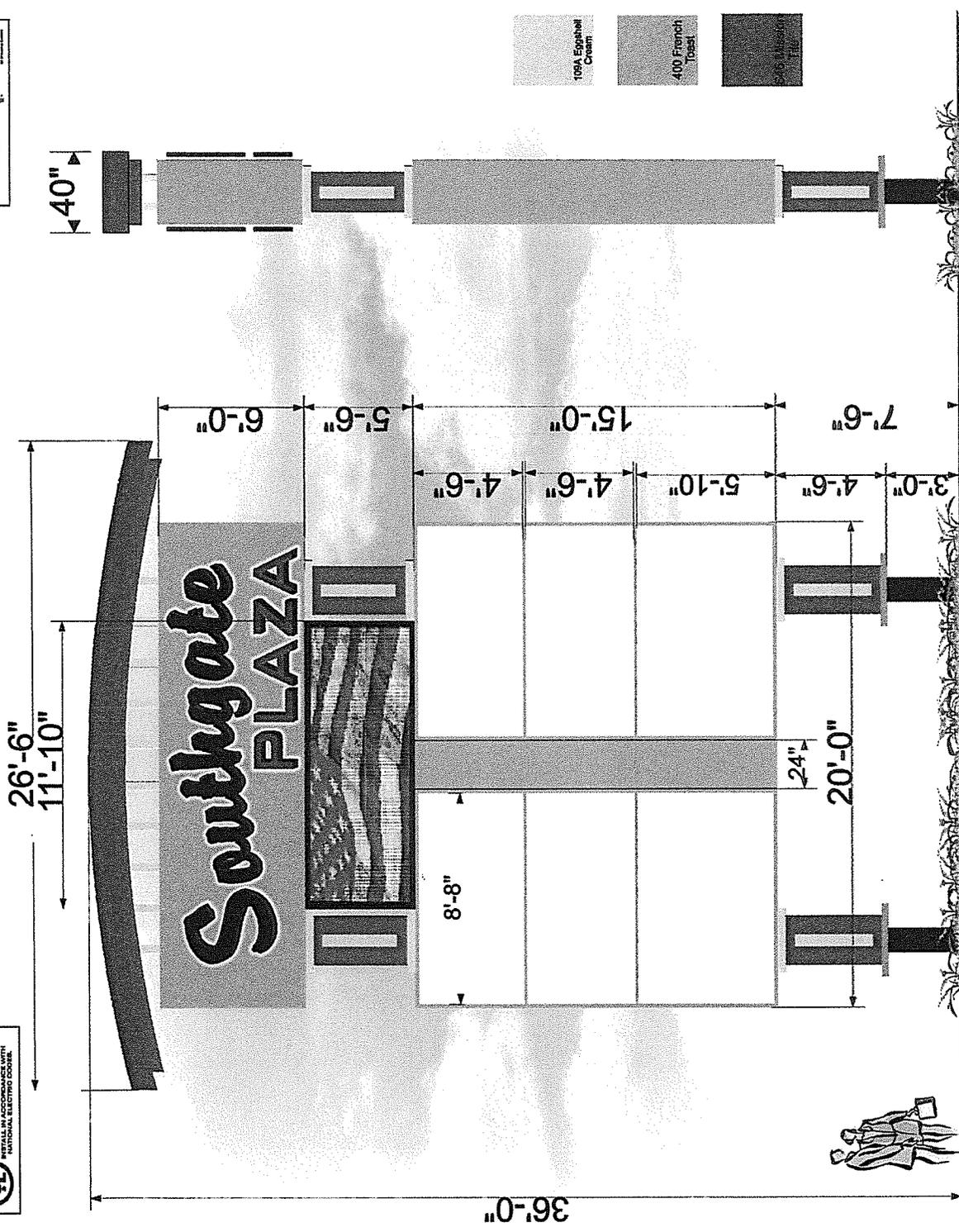
SOUTHGATE PLAZA

AREA: 32.8903 ACRES

NO.	DESCRIPTION	DATE
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UL
SIGNS TO BE MANUFACTURED
WILL BE TO THE UL LISTING
NATIONAL ELECTRICAL CODE



Fabricate & Install 1) 35" High X 28" Wide X 40" Deep Double Face Internally Illuminated Pylon With Full Color Led. Pylon To Have A Top Decorative Cap. Pylon To Have 20 Tenant Panels Per Side. Masonry Base By Others. Southgate Plaza are reverse illuminated channel letters.

OPTION 1

 KASSIS SUPERIOR SIGNS 6609 Old Thompson Rd. Syracuse, New York 13211 315-463-7446 fax: 315-463-7449 www.KassisSigns.com	DATE: 2/12/13	FILE NAME: Southgate Plaza Pylon Pl # 12102R
	REV: 3/26/13 JWK	CLIENT: Burgio Campolice
	REV: 4/15/13 JWK	LOCATION: Buffalo, NY
	REV: _____	DESIGNER: JWK
REV: _____	SALES REP: Joe Kassis	

All work shall be done in accordance with the National Electrical Code and all applicable local codes. The installer, pylon, bar, grounding and bonding of the sign. This sign is intended to be installed in accordance with the National Electrical Code and all applicable local codes. The installer, pylon, bar, grounding and bonding of the sign.

The intent of this drawing is to show a conceptual representation of the sign. Due to variations in printing devices and substrates the finished product may differ slightly from drawing.

Approved by customer: _____ Date: _____

