



**TOWN OF SALINA
ZONING BOARD OF APPEALS
MEETING AGENDA**

The next meeting of the Zoning Board of Appeals of the Town of Salina will be held at 7:00 PM at the Town Hall, 201 School Road, Liverpool, NY on:

October 16, 2017

APPROVAL OF MINUTES

**Approval of Meeting Minutes
Meeting of October 2, 2017**

OLD BUSINESS

McDonald's Corporation 421 7th North St 084.-03-01.1 C-3

Applicant is requesting an Area Variance from the Zoning Ordinance Sections 235-27

C(4)(a)(b)(c)McDonald's is requesting the the area variance be amended to allow up to 242.8 sq. ft of signage and four (4) interior lit directional signs totaling 23 sq. ft.

Town of Salina
201 School Road
Liverpool, NY 13088
(315) 451-0492

Staff Report

Case #: 17-19

Applicant: McDonald's Corporation

Master Parcel: 084.-03-01.1

Owner/Applicant: McDonald's Corporation
Northeast Region
690 Canton Street
Westwood, MA 02090

Description:

Applicant is requesting an Area Variance from the Zoning Ordinance Sections 235-27 C(4)(a)(b)(c) McDonald's is requesting the the area variance be amended to allow up to 242.8 sq. ft of signage and four (4) interior lit directional signs totaling 23 sq. ft.

Director's Recommendations:

The Director recommends the board act on the application based on the information submitted at the hearing and the information submitted with the application.

The Director also requests that the following conditions be attached, should the application be approved:

1. That a building permit must be obtained within 30 days of the date of the variance approval.
2. That all work must be completed within the time that the permit is granted for.
3. Unless these conditions are complied with the variance shall expire.

Environmental:

SEQR:
This project, is a request for area variances for a commercial use in a commercial use district, and as such would be classified as an unlisted action under the State SEQR Regulations (6, NYCRR) and the Board needs to make a determination of the potential environmental significance of the project.

OCPB REFERRAL:
This project does not require referral to the Onondaga County Planning Board, as this has been exempted by our inter-municipal agreement.

Regulations:

235-27 C (4) (a) One freestanding sign per lot and attached signs, the maximum number of attached signs not to exceed the number of separate and distinct business entities within the principal structure or on the lot.

235-27 C (4) (b) The total cumulative square footage of all signs, whether freestanding or attached, permitted on a lot (total area) shall not exceed 1 1/2 square feet of sign(s) for each linear foot of front building wall of the principal structure.

235-27 C (4) (c) Up to 35% of the total cumulative square feet allowed for all signs permitted on the lot, or 24 square feet, whichever is greater, but not more than 300 square feet, may be used for the one freestanding sign permitted on each lot.