

**Village of South Blooming Grove Zoning Board of Appeals
Resolution - September 7, 2023**

NAME OF APPLICANT: CLESKY WEISS
SITE ADDRESS: 1 FAIRWAY DRIVE
ZONING DISTRICT: ORI OFFICE/RESEARCH/INDUSTRIAL
SECTION-BLOCK-LOT: 207-1-1.23
VARIANCES REQUESTED:

1. **SIGN AREA:** Increase from 40 square feet to 200 square feet.
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WHEREAS, the Village of South Blooming Grove Zoning Board of Appeals has received an application from Clesky Weiss submitted for a sign area variance for a freestanding sign to be placed on property at 1 Fairway Drive in the Village, and

WHEREAS, said variance would permit the applicant to construct a sign of 10' x 20' or 200 square feet and the maximum sign area under Village of South Blooming Grove Code §235-56.C(1) is forty (40) square feet, and

WHEREAS, the requested variance is hereby determined by the Zoning Board of Appeals to be a Type II Action pursuant to Section 617.5(b) of the New York State Environmental Quality Review Act, and

WHEREAS, the requested variance has been reviewed in detail the against the variance criteria set forth in the Village of South Blooming Grove Zoning Law and found to meet such criteria on the basis that:

1. No undesirable change would be produced in character of neighborhood or to the detriment of nearby properties as the property is already commercial in nature and located in the ORI District,
2. The benefit sought by applicant cannot be achieved by a feasible alternative to the variance as the signs are designed to the prevalent speed on Route and cannot be effective without increasing the size to that requested,
3. The requested variance is not substantial in relation to the amount of traffic on Route 208 and the need to be safely visible,
4. The variance will not have an adverse impact on the physical or environmental conditions in the neighborhood as these are already commercial in nature,
5. The difficulty alleged in this instance is not self-created but, rather, is a result of the amount and speed of traffic on Route 208.

THEREFORE BE IT HEREBY RESOLVED the Village of South Blooming Grove Zoning Board of Appeals hereby approves the requested variance to permit a 200 square feet

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freestanding sign subject to the condition that the sign location and design shall be subject to review and acceptance by the Village Engineer.

NOW, THEREFORE, BE IT FURTHER RESOLVED,

On a motion by XXXXXXXXXX, seconded by XXXXXXXXXX and carried by a vote of XXX Ayes, XXX Naes, with one member being absent, that the Zoning Board of Appeals makes the foregoing findings and determinations, and it hereby grants the above-stated variances, which are subject to any conditions stated herein, and the within does not relieve the Applicant from obtaining any other permit, approval, and/or license required in connection with the proposed use of the site.

Dated: September 7, 2023

Zoning Board of Appeals
Village of South Blooming Grove

Hon. Yehoshua Bittman, Chairman