



**TOWN OF HENRIETTA
APPLICATION TO THE ZONING BOARD OF APPEALS
FOR AN AREA VARIANCE**

Appeal No ZBA-2024-018

Date 3-22-2024

I (we) SKYLIGHT SIGNS INC (MICHAEL) of 60 INDUSTRIAL PARK CIRCLE
Name of Applicant / Business Business (Number & Street)

ROCHESTER, NY 14624 hereby appeal to the Zoning Board of Appeals from the decision
Town, State, Zip

of the Building Inspector, whereby the Building Inspector did deny grant a permit relating to the below property.

<u>WINGTASTIC LLC</u> <small>No. & Street</small>	<u>1000 HYLAN DR</u> <small>City</small>	<u>ROCHESTER HENRIETTA</u> <small>State</small>	<u>NY</u> <small>State</small>	<u>14623</u> <small>Zip Code</small>
<u>161.12-1-9.1</u> <small>Tax Map No.</small>			<u>PCD</u> <small>Zoning District</small>	

PROVISION(S) OF THE ZONING ORDINANCE APPEALED, (Indicate the article, section and paragraph of the Zoning Ordinance being appealed) 224-8B-2
Number Only (Do not quote the ordinance)

Description of Proposal: ALLOW AN ADDITIONAL ILLUMINATED BUILDING SIGN, WHERE ONLY ONE IS ALLOWED.

Applicant should answer all statements regarding this application on page 2. Incomplete applications shall not be acted upon.

Received by: CCM Agent / Application: Skylight Signs Inc Michael Bonanno
 Reviewed by: CEM KHOW Address: 60 Industrial Park Circle
 Date of Meeting: 5-1-2024 Rochester NY 14624
 Phone #: [REDACTED]
 Email: [REDACTED]
 Signature: [Signature]
NOTE: If signature is other than owner, written authorization from owner must accompany application

APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT THE MEETING
PLEASE PRINT ALL INFORMATION

- 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 NEGITIVE IMPACT ON THE NEIGHBORHOOD.

- 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.

THE BENEFIT SOUGHT IS NOT ACHEIVEABLE WITH OUT THE APPROVAL OF THE SECOND SIGN.

- 3) Whether the requested area variance is substantial.

THE SQUARE FOOTAGE OF BOTH SIGNS IS ONLY 85 SQ FT TOOTALING FAR LESS THAN WHAT WOULD BE ALLOWED FOR ONE SIGN- THEREFORE THE REQUESTED AREA VARIANCE IS NOT A SUBSTATIAL REQUEST.

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

THERE WILL BE NO ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMANTAL CONDITIONS.

- 5) Whether 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.

LOCATION OF THE BUILDING REQUIRES ADDITONAL SIGNS FOR VISABILITY.
DRIVING WITHIN THE PLAZA (SEE ATTACHED PICTURE) WILL SHOW PIZZARIA UNO HAD 3 SIGNS ON THEIR BUILDING.

TREES ALONG HYLAND DR TEND TO BLOCK VISIBILITY FROM THE ROAD AND HAVING THE ADDITIONAL SIGN WILL HELP TO ALLEVIATE THIS HARDSHIP.

IS THERE STILL A GRANDFATHERED APPROVED VARIANCE FOR THIS PROPERTY ALLOWING ADDTIONAL SIGNS?

**Statement of Applicant and Owner with Respect to Reimbursement
of Professional and Consulting Fees**

In conjunction with an application made to the Town of Henrietta, the undersigned states, represents and warrants the following:

- 1) I/We am/are the applicant and owner with respect to an application to the Town of Henrietta.
- 2) I/We have been advised of, are aware of and agree to comply with the obligation to reimburse the Town of Henrietta for any and all professional and consulting fees incurred by the Town in conjunction with this and any other applications by me/us, including but not limited to engineering and/or legal fees, all as more fully set forth in the Henrietta Town Code.
- 3) I/We have been provided with, or have otherwise reviewed the Henrietta Town Code provisions related to the obligation to reimburse the Town with respect to professional and consulting fees, and agree to comply with the same.
- 4) I/We understand that this obligation shall not be dependent upon the approval or success of the application.
- 5) I/We further agree that in the event the Town of Henrietta is required to refer for collection an outstanding debt for such professional and/or consulting fees due to the Town of Henrietta, I/we shall be obligated to pay the reasonable attorney's fees incurred as a result of the Town's efforts to collect such fees. Reasonable attorney's fees shall also include any and all disbursements that may result from the commencement of litigation.
- 6) Each party to the application, including the applicant and the owner, shall be jointly and severally liable for all consulting and professional fees and expenses incurred in conjunction with the application.

Applicant/Business Owner: SKYLIGHT SIGNS INC

By: MICHAEL BONANNO

Title: VP

Dated: 03/22/24

Signed: 

Property Owner: THE REAL MCKEEVER LLC

By: GREG KIMBER

Title: CEO

Dated: 3-21-2024

Signed: 

APPLICATION FOR ZONING BOARD OF APPEALS

Legal Notice to Read

Application of

requesting a variance for a

whereas

is allowed by code on property located at

Application Information	
Meeting Date	<input type="text" value="May 1st, 2024"/>
Received By	<input type="text" value="CCM"/>
Date Received	<input type="text" value="March 22nd, 2024"/>
Fee Amoun Paid	<input type="text" value="\$250.00"/>
Check #	<input type="text" value="18280"/>

THE REAL MCKEEVER, LLC

c/o Scutti Enterprises
1000 Hylan Drive
Rochester, New York 14623
(585) 424-1000
[REDACTED]

March 20, 2024


Mr. Michael Bonanno
Skylight Signs, Inc.
60 Industrial Park Circle
Rochester, NY 14624

RE: Tenant Signage Rights and Permissions – Wing Stop - 1000 Hylan Drive

Dear Michael,

I Gregory T. Kimber, CFO of The Real Mckeever, LLC approve the Wing Stop proposed signage package.

Signed,


Gregory T. Kimber, CFO
The Real McKeever, LLC - Landlord



Wingtastic LLC

PO BOX 1590, CLARKSTON, MI 48347 / P 248-238-5594

April 10, 2024

Town of Henrietta
475 Calkins Road
Henrietta, NY 14467

Dear Heather,

Please accept this letter as our authorization for Michael Bonanno from Skylight Signs to apply and co-represent WingStop / Wingtastic on the variance.

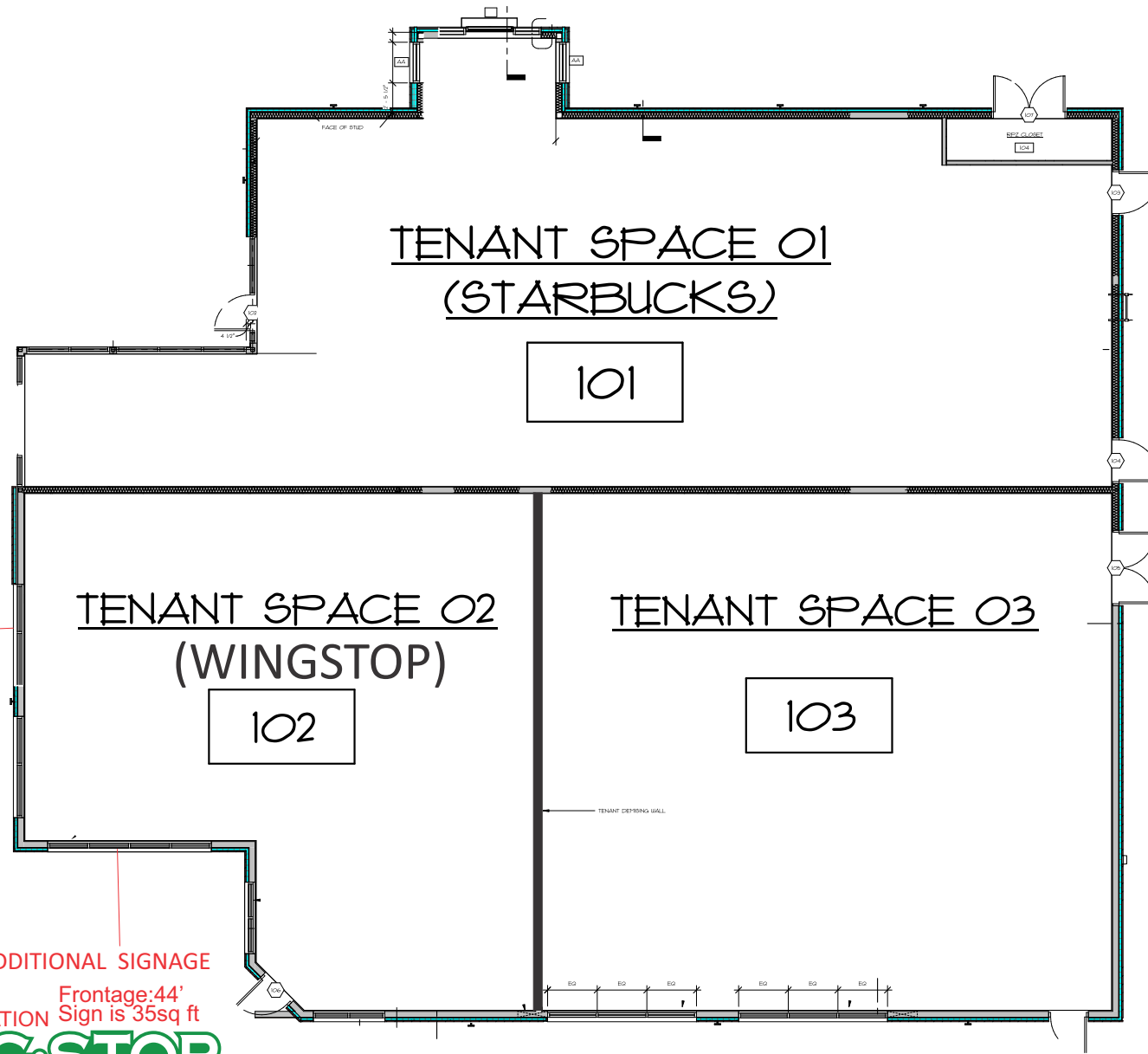
If you need any additional information, please email me at [REDACTED] contact me at [REDACTED]

Sincerely,

Lewis Carter

Lewis Carter
President / Owner

HYLAN DRIVE



ALLOWED SIGNAGE



REQUESTED ADDITIONAL SIGNAGE



Type of sign/s	Channel letters w/eyebrow
Date	03-21-24
Customer Name	Wing Stop
Address	Jay Scutti Plaza Henrietta , NY
Sign Location	

This original, conceptual, and or shop drawing has been created by SKYLIGHT SIGNS INC.

It is submitted for use within the above stated organization ONLY and/or other parties necessary to make signage decisions.

This drawing is not to be shown, e-mailed or transmitted in anyway to anyone outside of your organization, nor is it to used , reproduced or exhibited in any way, without expressed written consent.

This custom artwork is for representational purposes only. Colors will not exactly match the paint or materials to be used.

ALL ELECTRICAL SIGNS REQUIRE 120V ELECTRIC, UNLESS OTHERWISE STATED

skylight signs inc.

60 Industrial Park Circle
Rochester NY 14624
Phone 585 594-2500
Fax 585 594-2525

I have reviewed this drawing and accept it as shown. Any changes made to this drawing at any time will affect the contract price. Any and all changes to this drawing must be accompanied by written explanation and approved by both parties prior to production.

Customer Signature: _____

Date: _____

Landlord Signature: _____

Date: _____

WEST ELEVATION

.090 ALUMINUM CONTOUR BACKGROUND
PAINTED AKZO NOBEL PMS 355 SATIN GREEN



187"

27"

Description:

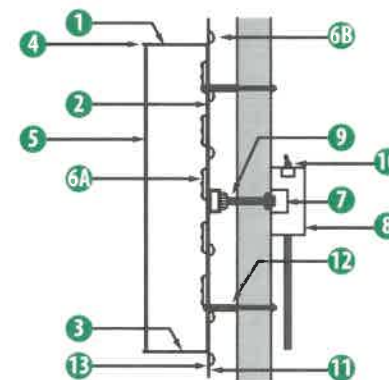
(1) set of face lit LED channel letters with .090 aluminum background to be mounted with stand-offs to building fascia.

Letters constructed of aluminum returns and backs with 3/16" lexan faces with translucent vinyl applied. Letters to have a backer panel with LED for glow lighting.

Frontage: 44'
Sign is 35sq ft



EXTERIOR CHANNEL LETTERS FACE AND HALO LIT	
ITEM	DESCRIPTION
1	RETURN 2" .090 PREFINISHED METALLIC FINISH OUTSIDE & WHITE INSIDE
2	BACK .090 PREFINISHED METALLIC FINISH INTERIOR
3	HOLES WEEP HOLES
4	RETAINER 1" JEWELITE - METALLIC SILVER
5	FACE 1/4" WHITE ACRYLIC #7328
ELECTRICAL ASSEMBLY	
6A	WHITE LED PRINCIPAL PL. Q40-12V20W-P-180E-WHITE
6B	GREEN LED PRINCIPAL PL. Q40-12V20W-P-180-GREEN FOR HALO LIGHTING
6C	ALL LEADS ATTACHED WITH SILICONE GEL CABLE APPROVED FOR OUTDOOR APPLICATIONS
7	POWER SUPPLY PRINCIPAL 40W POWER SUPPLY PDPK-40-12-2
8	P/S ENCLOSURE WESTIMA LED POWER SUPPLY ENCLOSURE BOX W/ COVER & SWITCH EC-1510W-LED
9	WIRE FEED SEAL/ITE FLEXIBLE CONDUIT THROUGH WALL
10	SWITCH ON/OFF SWITCH ON ENCLOSURE BOX
ADJUSTING SUPPORT	
11	BACK PANEL .090 ALUMINUM CONTOUR BACKGROUND PAINTED AKZO NOBEL PMS #355 SATIN GREEN
12	INSULATING 1/2" ALL-BERBER W/ WHITE & W/ SILVER FINISH CONDUITS FOR 1" STAND OFF
13	REGISTER 3M VINYL #1010 WHITE ON CONTOUR BOTTOM OF "P" AS RENDERED



Type of sign/s Channel letters w/eyebrow
 Date 03-15-2024
 Customer Name Wing Stop
 Address Jay Scutti Plaza
 Henrietta, NY
 Sign Location

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Customer Signature: _____
 Date: _____
 Landlord Signature: *Gregory J. Kander CFO*
 Date: 3-20-2024

SOUTH ELEVATION

WING-STOP

.090 ALUMINUM CONTOUR BACKGROUND
PAINTED AKZO NOBEL PMS 355 SATIN GREEN

27"

187"

Description:

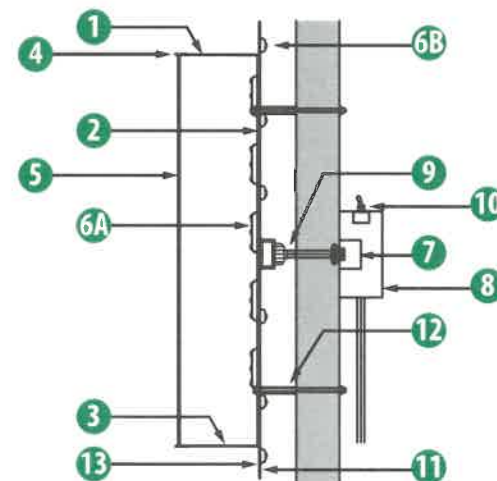
(1) set of face lit LED channel letters with .090 aluminum background to be mounted with stand-offs to building fascia.

Letters constructed of aluminum returns and backs with 3/16" lexan faces with translucent vinyl applied. Letters to have a backer panel with LED for glow lighting.

Frontage: 44'
Sign is 35sq ft



EXTERIOR CHANNEL LETTERS FACE AND HALO LIT	
ITEM	DESCRIPTION
1	RETURN 5" .040 PREFINISHED METALLIC FINISH OUTSIDE & WHITE INSIDE
2	BACK .063 PREFINISHED WHT/ WHT- INTERIOR
3	HOLE: WEEP HOLES
FACE / DECORATION	
4	RETAINER 1" REVELITE- METALLIC SILVER
5	FACE 1/4" WHITE ACRYLIC #7328
LIGHTING / ASSEMBLY	
6A	WHITE LED PRINCIPAL PL-QM3-TW200-P-TRUE WHITE
6B	GREEN LED PRINCIPAL PL-QM3-GR125-P (M-QM700-GR) FOR HALO LIGHTING
6C	ALL LEDS ATTACHED WITH SILICONE / CAULK APPROVED FOR OUTDOOR APPLICATIONS
7	POWER SUPPLY PRINCIPAL 60W POWER SUPPLY PWRPL-60-12-D
8	P/S ENCLOSURE WESTRIM LED POWER SUPPLY ENCLOSURE BOX W/ COVER & SWITCH TC-15TOW-LED
9	WIRE FEED SEAL-TITE FLEXIBLE CONDUIT THROUGH WALL
10	SWITCH ON / OFF SWITCH ON ENCLOSURE BOX
MOUNTING / SUPPORT	
11	B/G PANEL .090 ALUMINUM CONTOUR BACKGROUND PAINTED AKZO NOBEL PMS #355 SATIN GREEN
12	MOUNTING 3/4" ALL-THREAD W/ NUTS & WASHERS (NON-CORROSIVE) FOR 2 1/2" STAND OFF
13	REGISTER 3/4" VINYL #010 WHITE ON CONTOUR BOTTOM OF "P" AS RENDERED



Type of sign/s Channel letters w/eyebrow
 Date 03-13-24
 Customer Name Wing Stop
 Address Jay Scutti Plaza
 Henrietta, NY
 Sign Location

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Customer Signature: _____
 Date: _____
 Landed Signature: *Gregory T. Kuber CTO*
 Date: 3-20-2024