**MOBIL DETERMINATION-CANOPY SIGNS**

Mr. Wright moved, seconded by Mr. Peckham, that the area variance requested by 7067 Rush Lima Road Mobil Station. Property is near the Sibley Road intersection, consisting of 0.92 acres and bearing Tax Account No 221.03-2-31, located in an RS-30,000 zone, to replace the previous operator’s 4 canopy signs with 2 canopy mounted signs on an existing fuel pump canopy, whereas Town Code does not allow signs in a residential zone, be approved based on the following findings of fact and conclusions of law:

FINDINGS OF FACT

1. Adam Freeman of Land Tech, and Ken Forrelli, owner,7067 Rush Lima LLC appeared before the Zoning Board of Appeals on October 23 and November 13, 2014.
2. This application represents a re-branding of this existing convenience store and gas station. It formerly was branded as a Valero gas station and now will become a Quicklee’s and Mobil convenience store and gas station.
3. The applicants proposed that the new signage for Mobil be mounted on the canopy facade in two locations on the canopy instead of the four locations of the former Valero signage. The New Mobil signage will, therefore, be less extensive in area than the previous Valero signage.
4. The Mobil canopy signage will be backlighted, will not reflect or project onto Rush Lima Road, and will only be illuminated during the hours of business (5AM-10PM).
5. No members of the general public appeared at the public hearing (although the CFO of Quicklee’s, who is a Mendon resident, did attend).

CONCLUSIONS OF LAW

1. The benefit 7067 Rush Lima LLC is attempting to achieve cannot be achieved by other means.
2. The granting of this variance will not create an undesirable change in neighborhood character or to nearby properties.
3. The request is not substantial.
4. The request will not have adverse physical or environmental effects.
5. The difficulty is not self-created.
6. This is a Type II action under SEQR.