**MOBIL DETERMINATION-MONUMENT SIGN**

Mr. Wright moved, seconded by Mr. Peckham, that the application by 7067 Rush Lima LLC, 2697 Lakeville Road, Suite 1, Avon, NY 14414, NY for an area variance at 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 install a 2-sided monument sign to replace an existing 2-sided pole sign, whereas Town Code does not allow signs in a residential zone be approved based on the following findings of fact and conclusions of law, with a condition:

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 ground level signage for Mobil be a free standing monument, rather than the pole mounted signage previously used by Valero. The sign will have a stone base, and incorporate both the existing price for two Mobil products (displayed and changed electronically), and a backlighted Mobil corporate identity sign . This new monument sign will be in the same general area as the previous Valero pole sign, but further back from Rush-Lima Rd.
4. The Mobil monument 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 (however, 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 Type II action under SEQR.

CONDITION: That the lighting for the monument sign, particularly the Mobil corporate identity portion, not illuminate the area beyond 25feet from the sign in compliance with Town of Mendon code.