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January 29, 2020

Mr. Thomas Remmert, Chairman
Zoning Board of Appeals
P.O. Box 339
Guilderland, NY 12084-0339

**RE: 1438 Western Avenue
AJ Signs (Variance Request)**

Dear Chairman Remmert and Members of the Zoning Board of Appeals:

The board members of the McKownville Improvement Association have reviewed the application of AJ Signs for a variance to the amount of signage permitted by the Town Code at the WellNow facility located at 1438 Western Avenue. We find that the applicant has failed to meet each of the five conditions that the Zoning Board of Appeals must consider prior to granting an area variance, as set forth in Section 267-b of the New York State Town Law. A detailed explanation of our conclusions is attached.

WellNow has no need for the requested variance, or for any lesser amount of signage area in excess of that permitted in the Town Code. Prospective clients will have no trouble locating the business. If allowed, this excessive amount of signage will damage the character of our historic neighborhood, negatively impact residential property values, and set an unacceptable precedent for current and future businesses along Western Avenue.

WellNow must be held to the same requirements that the other businesses within the LB zoning districts adhere to as required by Section 280-26 of the Town Code : **no signage on the property exceeding 50 square feet, placed on the Western Avenue side of the property only**. We prefer a monument-style sign but the existing pole sign at the corner of Western Avenue and McKown Road will be acceptable.

Further, we expect that there will be no interior lights on inside the building after business hours, and no signs will be placed in the windows. Other lighting on the property must be subdued and conform with the zoning code.

We trust that you will agree with our conclusions and recommendations, and deny the request for this unnecessary variance. Please enter this letter and our response to AJ Signs' application into your case file, and post both documents on your website.

Sincerely,

Ellen Manning
President
McKownville Improvement Association

Attachments