



**ZONING BOARD OF APPEALS  
VILLAGE OF ISLANDIA  
1100 OLD NICHOLS ROAD, ISLANDIA NY**

**631-348-1133**

**[www.newvillageofislandia.com](http://www.newvillageofislandia.com)**

**MONDAY, SEPTEMBER 30, 2024  
7:30 P.M.**

**PUBLIC HEARINGS**

1. Application of Michael Zaleski  
114 Serpentine Lane  
Islandia, New York 11749  
SCTM 0504-13-2-87  
Variance of the required minimum side yard setback variance of 2.6 feet where a minimum side yard setback of 14 feet is required and the owner proposes a side yard setback of 11.4 feet from the east property line for a one story attached mechanical room.
2. Application of Islandia Jaz LLC (Owner)  
1900 Veterans Memorial Highway  
Islandia, New York 11749  
SCTM 0504-17-1-10 and 0504-13-1-34

Variances for Chipotle and Panera total ground signs

Variances 1. through 14. Variances for fourteen ground signs of the total number of ground signs permitted where Section 177-92 of the Islandia Village Code permits only one ground sign on a parcel and the owner proposes a total of fifteen ground signs requiring a variance of fourteen ground signs (three additional ground signs requiring variances for Chipotle signs and eleven additional ground signs requiring variances for Pannera signs-fourteen sign variances requested).

Variances (15-16) for Chipotle Facia Signs

15. Variance of 4 feet and 3  $\frac{3}{4}$  inches of the maximum height limitation for a Chipotle fascia sign where Section 177-93 limits the height of a fascia sign to 12 feet and the owner proposes a fascia sign with a height of 16 feet 3  $\frac{3}{4}$  inches.

16. Variance of 5 feet 7 inches of the maximum height limitation for a Chipotle fascia sign where Section 177-93 limits the height of a fascia sign to 12 feet and the owner proposes a fascia sign with a height of 17 feet 7 inches.

## Variances (17-29) for Panera Fascia Signs

Variances 17. through 21. Variances for five Panera fascia signs where Section 177-92 Type and Quantity of Permitted Signs. B. Fascia Sign: (1) Quantity limits the number of fascia signs to one and not more than two secondary fascia signs and the owner proposes a total of six (6) fascia signs for Panera requiring five (5) variances of the total quantity of fascia signs.

22. Variance of 9 feet 7 inches where the maximum height limitation of Section 177-93 Schedule of Sign Regulations (177 Attachment 6:1) Fascia Sign Height limits the height of a fascia sign to twelve (12) feet and the owner proposes Panera sign #3 with a height of 21 feet 7 inches.

23. Variance of 7 feet 10 7/8 inches where the maximum height limitation of Section 177-93 Schedule of Sign Regulations (177 Attachment 6:1) Fascia Sign Height limits the height of a fascia sign to twelve (12) feet and the owner proposes Panera sign #4 with a height of 19 feet 10 7/8 inches.

24. Variance of 7 feet 2 inches where the maximum height limitation of Section 177-93 Schedule of Sign Regulations (177 Attachment 6:1) Fascia Sign Height limits the height of a fascia sign to twelve (12) feet and the owner proposes Panera sign #5 with a height of 19 feet 2 inches.

25. Variance of 7 feet 2 inches where the maximum height limitation of Section 177-93 Schedule of Sign Regulations (177 Attachment 6:1) Fascia Sign Height limits the height of a fascia sign to twelve (12) feet and the owner proposes Panera sign #6 with a height of 19 feet 2 inches.

26. Variance of 9 feet 7 inches where the maximum height limitation of Section 177-93 Schedule of Sign Regulations (177 Attachment 6:1) Fascia Sign Height limits the height of a fascia sign to twelve (12) feet and the owner proposes Panera sign #7 with a height of 21 feet 7 inches.

27. Variance of 7 feet 10 7/8 inches where the maximum height limitation of Section 177-93 Schedule of Sign Regulations (177 Attachment 6:1) Fascia Sign Height limits the height of a fascia sign to twelve (12) feet and the owner proposes Panera sign #8 with a height of 19 feet 10 7/8 inches.

28. Variance of maximum area of a fascia sign of 8.25 square feet where pursuant to Section 177-93 Schedule of Sign Regulations (177 Attachment 6:1) Facial Sign Maximum Area the maximum area of the sign based on 1 sq. ft./width of storefront is 60 square feet and the owner proposes sign #3 with an area of 68.25 square feet.

29. Variance of maximum area of a fascia sign of 9.25 square feet where pursuant to Section 177-93 Schedule of Sign Regulations (177 Attachment 6:1) Facial Sign Maximum Area the maximum area of the sign based on 1 sq. ft./width of storefront is 59 square feet and the owner proposes sign #7 with an area of 68.25 square feet.

Variances 30-34. for New Pylon Ground Sign and Monument Ground Sign.

30. Variance of one additional ground sign for the monument sign where Section 177-92 Type and Quantity of Permitted Signs A. Ground Sign: (2) Quantity limits the number of ground signs to one, and the owner proposes the monument sign as an additional ground sign.

31. Variance of 13 feet of the minimum setback from the property line for a ground sign where Section 177-92 requires a setback equal to the height of the sign (18 feet), and the owner proposes a set back of 5 feet for the pylon sign.

32. Variance of 5 feet of the minimum setback from the property line for a ground sign where Section 177-92 requires a setback equal to the height of the sign (5 feet), and the owner proposes a set back of 0 feet for the monument sign.

33. Variance of 200 square feet of the maximum area of a ground sign where Section 177-93 Schedule of Sign Regulations (177 Attachment 6:1) Ground Sign Area limits the maximum area allowed for a ground sign to 48 square feet and the owner proposes a ground sign with an area of 248 square feet (both sides).

34. Variance of 3 feet of the maximum height allowed for a pylon ground sign where Section 177-93 Schedule of Sign Regulations (177 Attachment 6:1) Ground Sign Height provides for a maximum height of a ground sign of 15 feet and the owner proposes a pylon ground sign with a height of 18 feet.

## **PUBLIC MEETING**

1. Review and approve minutes
2. Application of Michael Zaleski
3. Application of Islandia Jaz LLC
4. Adjourn

Dated: September 30, 2024  
Islandia, New York

Keith Kellner Chairman  
Zoning Board of Appeals  
Village of Islandia