

# Village of Central Square

## Planning Board Meeting

December 21, 2007

**Board Members Present:** John Metzger, Chair; Steve Williams, Shirley Jones, Jerry Kirker, Rebecca Watson, and Roger Crouse.

**Board Members Absent:** Harry Penoyer

**Guests:** Mike Kraus, Codes Enforcement; Dave Steckel

Mike Kraus presented plans for Dave Steckel. The proposal is to approve the property located at 655 South Main Street for the entire property to be designated multi-residential use. Previously the property had a commercial/retail use on the first floor and multi-residential use on the second floor. The previous owner (Richard Smith) had applied to the board to turn the first floor into apartments previously. However, a garage that was located on the property at the time prevented that approval from taking place. The garage has since been taken down and the new owner (Dave Steckel) is applying for the change in use.

Per Mike Kraus – the recommendations to the owner are that the bedrooms must be on the outside wall and window requirements brought up to code, which is that each bedroom must have an exit window 5.5 sq feet. The end result of the changes will be two apartments on the second floor and two apartments on the first floor.

Steve Williams questioned whether the parking on the property was adequate for the changes. Dave Steckel has 14 parking spots. Each dwelling unit, according to Code 250.24 requires one spot for parking.

Multi-residential use is allowed by codes for this property, but because the use was originally commercial for the first floor, it is necessary to present plans for changes to the planning board for approval of change of use. The prior restriction of the garage no longer applies because the garage has been down more than one year and one cannot be rebuilt on the same foundation, thereby making the use change on this property acceptable.

John Metzger inquired to any lighting requirements needed. Mike Kraus indicated that would be addressed with the building code.

Motion was made by Jerry Kirker to change the use of the entire building to multi-residential under the guidelines of the codes, and appropriate permits in place. Motion seconded by Rebecca Watson and unanimously carried.

It was noted by Mike Kraus that if the owner plans to take the property back to commercial use, or if the property is vacant for more than one year, he must again come before the planning board for approval. No public hearing is required for the current change in use.

A & S Computers submitted a sign application to move his current existing sign from the S. Main Street location to his new location on County Route 12.

Roger Crouse questioned if the sign met the size specifications of the village code. Mike Kraus indicated that the sign was actually one square foot smaller than the guideline.

Mike Kraus also stated that there is a sign on the front of the current building that will need to be moved to the new location, but will require board approval to move it and mount it on the front of his new location.

The sign at the new location will have spotlights on it. However, they will never be on after 9:00 PM. The area of the new location is an area that the village would like to preserve, and stay within the comprehensive plan for the village. It is necessary for the planning board to set restrictions on the sign and the time that it will be lighted. The new location is currently classified for retail use and there is no need for the board to approve any change in use.

Motion was made by Roger Crouse and seconded by Shirley Jones to approve sign application with sign lighting during normal business hours, not to exceed 9:00 PM seven days per week. The owner must submit to the village codes office, prior to installation of the sign, certification indicating the safety of the sign support pole. The motion was unanimously carried.

Central Square School District Sign application was presented by Mike Kraus. It is the interpretation of the codes officer that because the sign is being placed on private property, at the corner of South Main Street and Hillcrest Drive (property owned by Weidenbeck) approval is needed by the planning board for the school to place the sign. If the sign were to be placed on school property, the school is exempt from requiring approval by the planning board.

The regulations allow a 9 square foot sign in the proposed area. The size of the proposed sign for the school exceeds this requirement. If approved for placement it must be referred to ZBA for a variance due to the size.

The sign needs to be high enough so as not to obstruct the view of the traffic, which is at least 6 feet high. Discussion regarding the size of the sign occurred with the question being, if the size is the only item in question. If the size requirement is met, there is a need for additional information including:

- 1) Test of the size of the sign and whether it would obstruct the view of traffic, including buses.
- 2) Certify the structural integrity of the pole.
- 3) Written permission from the owner of the pole.
- 4) Recommendation to paint the pole maroon
- 5) Provide a photo of potential sign design and size

Contact should be made with the attorney or the Oswego County Planning board for code interpretation. Application may not be needed for the school. Is the requirement different for this sign because it is being placed on private property vs. school property? It was discussed that the mayor wanted to find a way to utilize this pole and to change its current design. It was also discussed that the school may be better off investing a similar amount of money into a nice sign on the ground that is more aesthetically pleasing.

Mr. Crouse indicated that although the board is proud of the schools and feels a sign is acceptable, the design of this particular sign may not be appropriate for the area, and that the pole may not be a good idea.

Mr. Kraus indicated that the Planning board is unable to approve this sign because of its size. The school can then present to the ZBA, but the planning board should make recommendations or the school will come back with a 9 square foot sign.

Mrs. Watson indicated that she thought the school should get recommendations from the planning board and present another plan that can be approved.

Mr. Metzger read from the code book that indicated the planning board must deny the application based on the size and location, that it is not within the guidelines of the comprehensive plan for the village.

Motion made by Steve Williams to deny the application for the school sign based on the size of the sign. Motion seconded by Rebecca Watson. Motion carried.

Mr. Kraus will take the recommendations to the school.

A clarification is needed to correct last months vote on the legal counsel for the planning board.

Mr. Metzger made a motion to have a vote to consider the legal counsel for the planning board previously voted on at the 11/8/2007 meeting. Seconded by Shirley Jones. The motion carried (unanimous).

Mr. Metzger made a motion to hire Attorney Scott Chatfield as the Planning Board Attorney. Seconded by Roger Crouse. Motion carried (unanimous)

Motion was made by Shirley Jones to approve the minutes of the November 8 meeting as corrected. Seconded by Roger Crouse. Motion carried.

Motion made by Steve Williams to adjourn the meeting at 8:55 PM. Seconded by John Met

*Deborah S. Bifello*

Deputy Clerk

Village of Central Square

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