

VILLAGE OF CENTRAL SQUARE
3125 East Avenue
Central Square, New York 13036
Planning Board Meeting • July 17, 2014

The Village of Central Square Planning Board met at the Village Hall on July 17, 2014. Members in attendance were Chair Steve Williams, Co-Chair Maryellen Commisso, Burt Alm, Barb Davis and Zita Bookman. Guests present were CEO Rolf Beckhusen, Marie Gugliotto-Coughlin, Robin Hansen, Jackie Allbright, Heather Stevens, and Alison Woods.

Call to Order:

The Planning Board Meeting was opened at 7:20pm by Steve Williams.

Approval of Minutes:

Board member Zita Bookman made a motion to approve the minutes of the June 19, 2014 Public Hearing Meeting as written. The motion was seconded by Maryellen Commisso, the board was polled and the motion passed unanimously.

Old Business:

Gugliotto Subdivision Public Hearing

The Planning Board made a negative declaration on the SEQR on the Gugliotto subdivision at 2251 Co. Rt. 12, Town of Hasting Tax Map ID 259.00-06-17.2 and Village of Central Square Tax Map ID 276.06-02-06. The Village of Central Square Planning Board has determined that the proposed change will not result in any significant or adverse environmental impact based on the information provided to the board. The Planning Board declares that the Village of Central Square Planning Board as lead agency. The Planning Board signed the SEQR.

Board member Steve Williams made a motion to approve the subdivision of the aforementioned property based on the information the Planning Board has been presented with. The motion was seconded by Burt Alm, the board was polled and the motion passed unanimously.

Cronk Subdivision Public Hearing

The Planning Board made a negative declaration on the SEQR on the Cronk subdivision at 3181 East Ave., Village of Central Square Tax Map ID 276.10-03-13. The Village of Central Square Planning Board has determined that the proposed change will not result in any significant or adverse environmental impact based on the information provided to the board. The Planning Board declares that the Village of Central Square Planning Board as lead agency. The Planning Board signed the SEQR.

Board member Steve Williams made a motion to approve the subdivision of the aforementioned property based on the information the Planning board has been presented with. The motion was seconded by Zita Bookman, the board was polled and the motion passed unanimously.

Zoning Map Input

The concerns of the Planning Board regarding a future zoning map is that on current and past zoning maps it is difficult to tell what the zones are and where they are delineated. Maryellen

Commisso didn't like how the maps showed what had been annexed and de-annexed. She is only concerned about what is current. The rest of the board concurs.

The Planning Board's recommendation to future zoning maps is to include:

- Meadow Drive, Carly Court, Dylan Drive and Kelly Drive
- Summerhill Village
- Wider lines delineating zones
- Color coded zones, with each zone being represented by a different color

New Business:

Central Square Medical Center Sign

The Central Square Medical Center has submitted an application for a roof top sign. Steve Williams recommends that a letter gets drafted to Village Attorney, Allison Nelson, as there is nothing in the code to refer to on this matter. He recommends we have Allison Nelson's response before the August 21, 2014 Planning Board Meeting for recommendations to be made.

Rolf confirmed that the sign would be internally lit and that there is nothing in the code in reference to this type of sign.

Steve Williams is of the opinion that the sign meets current code. The board supports the signage pending the consultation of Allison Nelson.

Sign Discussions

The Planning Board had reviewed the Town of Clay sign code since the last meeting. Maryellen Commisso liked the Town of Clay sign code, specifically the definitions, categories of different kinds of signs and graph as to what kind of sign is allowed. The entire board likes the Town of Clay sign code, but feels it is lacking in regards to digital signs.

Burt Alm had some thoughts involving maintaining a consistency throughout the code and how to give the code "teeth" to make it enforceable.

Maryellen Commisso brings up that the hardest thing about signs is what you can and cannot limit based on information that Barb Davis brought back from a training seminar. There have been multiple case studies where people brought the sign code to court and the won against the village/town. The biggest issue is trying to make it accommodate freedom of speech. Barb Davis stated how one thing the Village should be allowed to control is the length of time signs are up.

In response to the board's concern on how to make the code enforceable, Rolf Beckhusen states that sign permits are really the only way. Sign permits allow for the resident to sign allowing a village employee to remove the sign after a designated number of days. Permits can have an expiration time frame (i.e. 10 days) and if the signs are left up past the expiration, the resident can be fined per day. Anything in right-of-ways and on telephone poles can be taken down whenever. Permits don't have to cost money to the resident. If a resident puts up a sign and doesn't have a permit it often results in double the fine. One concern raised about permits is if the village is willing to commit the time and resources it would require to enforce them.

Burt Alm also brings up how he dislikes distracting signs like how one property can have many signs in the yard and it becomes distracting for drivers. Burt Alm overall likes the Town of Clay sign code, but feels that the Village of Central Square's is clearer and has more details on most items. One thing that Burt Alm also liked in Town of Clay's sign law is that any sign requires the person's contact information to be put on the back of the sign. That way if the sign has been up to long, the town has someone to contact regarding the matter. Rolf Beckhusen states that this rule is hard to enforce and follow through on (i.e. what if it rains and the contact information comes of, what if the wind blows it off, if someone doesn't go through with the permit process they wouldn't know to put their contact information on the sign).

Barb Davis said that her biggest points are that she would like to see in a future code are segments on sign maintenance and enforcement of the code.

One of the biggest problems, per Rolf Beckhusen, of our current code is that there is a lack of repercussions if someone doesn't follow it.

The board discusses how all of our sign codes are located in different areas in the coding book. Zita Bookman would like to see the coding consolidated so it is all in one location for anyone looking. Steve Williams agrees.

The Planning Board thinks that the most important overall mission of the sign code is to bring the coding up to date and to consolidate it.

It is recommended by the CEO to discuss with Bernie English and get Village Board Approval to attempt to merge the Town of Clay sign code and our existing code to create one tight code.

It is also recommended by Mr. English that there be a meeting with the businesses in the village and get their input on signage (like corporate requirements).

Barb Davis brought up how signs impact the look and feel of the village as a whole. She suggested having some community members who are concerned and interested with the look and feel of the village center, to see if we could put something together to include them also.

There being no other business, Steve Williams moved to adjourn the meeting at 8:10pm. Maryellen Commisso seconded the motion, the board polled and the motion passed unanimously.

Respectfully Submitted,

Alison Woods
Planning Board Secretary