

VILLAGE OF CENTRAL SQUARE  
3125 East Avenue  
Central Square, New York 13036  
Public Hearing and Planning Board, October 15, 2015

APPROVED

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VILLAGE OF  
CENTRAL SQUARE

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**Public Hearing held on October 15, 2015 at 6:45pm**

**Attendees:** Stephen Williams, Maryellen Commisso, Zita Bookman, Elizabeth Rotundo, Mike Wildrick, Kathleen Wildrick, Millard Murphy, Pat Ostrowski, David Bardoun

Public Hearing was called to Order at 6:45pm. The purpose of the hearing was for public discussion regarding the Lot Line adjustment on Millard Murphy's property at County Route 12, Central Square.

There was no discussion held.

The Public Hearing was closed at 6:47pm. Note that Burt Alm was not in attendance for the Public Hearing.

**Planning Board Meeting held on October 15, 2015**

**Attendees:** Stephen Williams, Maryellen Commisso, Zita Bookman, Burt Alm, Elizabeth Rotundo, Millard Murphy, David Bardoun

Meeting was opened at 7pm by Steven Williams.

The pledge of allegiance was led by Stephen Williams.

**Public Hearing**

It was determined that due to the lack of public discussion, the Board finds no objections to Millard Murphy's Lot Line Adjustment. There was no additional discussion by the board. Zita Bookman made a motion to approve. Maryellen Commisso seconded the motion. All members of the board approved the motion except Steven Williams who abstained the vote because he was not part of last meeting's discussion regarding the Lot Line Adjustment.

Steven Williams identified that there was "no, or small impact may occur" on all items on the Short Environmental Assessment Form - Part 2: Impact Assessment. Steven signed the Lot Line Adjustment Application and will provide it to the town Clerk.

**Old Business – September 17, 2015**

The minutes for the September 17<sup>th</sup> Planning Board Meeting were presented to the board. Maryellen Commisso made a motion to approve the minutes as they are. Zita Bookman seconded the motion. The board was polled and unanimously approved the minutes as written.

**OLD BUSINESS - Divine Mercy**

The board noted that Divine Mercy Site Plan Application is still open and Jim Stever and the team are still working on this item of business.

#### **Old Business – Car Dealership**

There is a new owner of the car dealership located at 3015 East Ave. in place of B & M Auto. The signs for this dealership have been replacing with "Bridgeland" signs. There was a permit filed for the sign replacement. All of the board members have seen the signs and they appear to be the same as they were requested on the permit.

#### **New Business – Morris Foster Sign Permit**

Discussion was held regarding the Sign Permit located at 2182A Cty #12, Central Square and the board was not comfortable approving the signs as they have been presented. However, the board unanimously disapproved the application of the signs Permit, as presented today.

It is the board's opinion that the two white signs above the windows are acceptable and meet code requirements. However, the window signs and the excessive writing do not meet the Village's character as mentioned in the Comprehensive Plan for the center of the Village.

The board recommends that the color of the wall behind the two white signs, which are currently two separate colors, be repainted so that the wall is one consecutive color throughout the building. The board unanimously determined that Steven Williams will write a letter to applicant with recommendations to get the signs on the windows to meet the new code 250-18(7b) which states: *One (1) permanent window sign per window, with a maximum of two (2) per ground floor business establishment. The area of such sign shall not exceed twenty-five (25%) of the window pane or four (4) square feet whichever is less.*

It will be required to submit a new sign permit with less writing on the windows and limited the doorway area only of windows and the windows on the West side of the building. The Board also requests a commitment from the Lessee or Lessor of the building that states that they will repair or repaint the building with one uniform color prior to placing the signs on it.

#### **Board Request and Miscellaneous Items**

The Board is unanimously requesting that the Code Enforcement Officer (CEO) electronically sends the Board a bi-weekly summary report of the applications and permits issued and submitted to better prepare the Board for our meetings. The Board respectfully requests that the Trustees respond in writing as to whether the CEO has the technology available to produce and distribute the bi-weekly reporting or not.

Jim Stever, the Board would like to thank you for your hard work with the Application # 2015011 for the Bridgeland Car Dealership signs. Nice Job!

Next Planning Board Meeting is scheduled for November 19<sup>th</sup> at 7pm. Maryellen Commisso will not be able to attend the meeting. If the Trustees feel there is not enough new business to address during the next meeting please inform the Planning Board members in advance of this meeting.

Steven Williams elected to close the meeting at 7:36pm. Elizabeth Rotundo seconded the motion. The board was polled and unanimously approved to close the meeting.