

ZONING BOARD MEETING
MARCH 10, 2009

Attendance - Bob Loran, Tyler Gervaise, Mike Sperling, Marie Loran, Dave Razzante, Jack Monica, Mike Kraus, Bob Knuffell, Mayor Murphy

Meeting was called to order at 7:00 pm by Acting Chairperson Bob Loran.

Acting Chairperson Loran opened the Public Hearing.

Acting Chairperson Loran read the following Legal Notice -
TO THE RESIDENTS OF THE VILLAGE OF CENTRAL SQUARE, PLEASE TAKE NOTICE that the Zoning Board of Appeals in the Village of Central Square will hold a Public Hearing on Tuesday, March 10 at 7:00 pm at the Village Municipal Office located at 3125 East Avenue to receive public comment on an area variance application by Metropolitan Signs for a sign located at the Plaza at 3033 East Avenue.

Dave Razzante from Metropolitan Signs presented information on the proposed sign for the Central Square Plaza. It will be 25 square feet for the Dollar Tree and Premier Rental and the other tenants will be below them. The sign will be a foot shorter than the existing sign. The new sign will be 208 square feet and the old sign is 202 square feet. The sign is made of extruded aluminum and it will not rust and all the panels slide out and can be replaced with white blanks should a business close. There will be no change to the electrical and pole covers are included. Jack Monica asked if there was a limit to the number of sub-signs they can put up and Mike Kraus said no there is not. Metropolitan Signs is looking for variance to accommodate all the tenants. It will alleviate all the individual signs that are there now. The actual construction will take approximately six weeks and there will be no mess left behind. Jack Monica asked about the dimensions and Dave explained the size was chosen to accommodate the tenant's needs. Also, readability from the road was taken in consideration. Jack was concerned about the lowest sign only being 3 feet from the ground in the winter, the chance of it being covered up by snow and also of rusting. Again, Dave explained that the material will not rust.

Bob from the Square Deal Liquors was given a temporary permit for his sign and is looking for this permanent sign to be approved. Jack Monica asked if the sign is going to be a backlit sign and if it will be on 24 hours. It will be backlit but it will be on a timer rather than 24 hours. Mike Sperling asked how the panels are hinged for the lighting purposes. Each panel has a removable side panel and the panel slides out to have access to the bulbs. Mike was concerned about the winds and Dave explained that the sign will not go anywhere and is very rigid. It has inside poles that make it flex in the wind.

There were no public comments.

Acting Chairperson Loran read a letter from the Planning Board. Jack Monica made a motion the Public Hearing be closed and it was approved.

Tyler Gervaise made a motion that the variance be approved. Jack Monica seconded the motion.

Jack Monica commented that he feels it is an improvement to the area. His only concern is that it is too closed to the ground and that there is no room for future tenants. Mike Krause mentioned that the Plaza is fully occupied.

The following conditions need to be meant -

- 1) Landscaping around the base of the sign (shrubbery and mulch).
- 2) Construction will be per plans submitted.
- 3) No attachments or additions will be hung from that sign.

Jack Monica made a motion that the variance for the sign 208 square feet with 5 tenant signs as per the application drawings be accepted. Mike Sperling seconded to motion.

Vote - Mike Sperling - Aye

Jack Monica - Aye

Tyler Gervaise - Aye

Bob Loran – Aye

Mike Sperling made a motion we approve the minutes of the meeting. Tyler Gervaise seconded the motion. The motion was passed.

The meeting was adjourned by Acting Chairperson Loran at 7:35 p.m.

Respectfully submitted,

Marie Loran

Village Clerk