Village of Liverpool Planning Board
Monday January 25, 2016
7:00 PM

Present:	Joseph Ostuni, Chairman	Michael LaMontagne
	John Eallonardo	Peter Osborne
	Tom Tartaglia	Robin Daloia Alternate
	John Langey, Attorney	William Reagan-Codes Officer
	Mary Ellen Sims Alternate Secretary	

Call to Order
Chairman Ostuni called the meeting to order at 7:00 PM and led all present in the Pledge of Allegiance

Mr. Tartaglia moved and Mr. LaMontagne seconded the motion to adopt the minutes from December 28, 2015. Motion carried.

Old Business
512 Oswego Street on the application of Sohyla Ziaie for a revised site plan (ground Sign Review)
Sohyla Ziaie, property owner 512 Oswego Street, presented her proposed sign to the Planning Board for their review. The proposed sign is a ground sign, approximately 12 square feet with an LED Message Board.

William Reagan, Codes Officer, stated that she is allowed a 40 foot wall sign, an awning sign and a 16 square foot ground sign. Currently, she has a wall sign and awning sign that are code compliant. This is the first request that the Village has received for an LED sign. Bill Reagan stated that most gas stations are starting to utilize this type of sign.

Design Guide Handbook does not directly address LED signs.

Chairman Ostuni asked for any comments or questions from the board:

Peter Osborne asked if the message on the bottom of the Board would be scrolling and the applicant replied yes.

Planning Board determined that the proposed sign should be reviewed by County Planning.

Attorney Langey reviewed Part 11 of the SEQR form and after addressing each question, it was determined that this application is a negative declaration and will have no environmental impact.

Motion was made by John Eallonardo, seconded by Tom Tartaglia that for SEQR purposes this application is a negative declaration and that the planning board will be the lead agency. Motion Passed.

Motion was made by Michael LaMontagne, seconded by Tom Tartaglia, to refer this application to the Onondaga County Planning Agency for their review. Motion Passed.

Bill Reagan commented that the Planning Board should consider the hours that the LED would be working when this application comes before the Board in March.

Continued Public Hearing – 514 Oswego Street – on the application of Sohyla Ziaie for a revised site plan (ground sign review)

Sohyla Ziaie presented her proposed sign to the Board. She plans on using the existing sign from the former owner and updating it. The current sign is approximately 9.5 feet high. She is proposing to add brick to the bottom of the sign (currently there are poles) and mount the new sign that will advertise the tenants in the building. There will be space for four tenants on the sign. The sign will be 66 inches high, mounted on a 36 inch high base for a total height of 102 inches. There will not be any LED lighting at this time on the sign.

By Village Code, she is allowed to have a 40 foot wall sign, an awning sign and a 16 square foot ground sign. Due to the fact that she is proposing to utilize the existing sign, the sign will be bigger than the 16 square feet.

Planning Board stated that there were pending issues from the last meeting: patio size, sign, offsite parking spaces and lighting.

The applicant needs 18 parking spaces. There are 8 on – site and more than enough off-site parking spaces within 500 feet of this site. The applicant needs 10 on street spaces. Sohyla stated that she may lease spaces from the Church across the street.

The property will have a tea house and salon on the first floor and a tanning salon and spa on the second floor. There will be 4 employees in total. The employees will utilize the on street parking. The tea house is a change of use; therefore, it must be ADA Compliant. It must have a handicap accessible entrance and a handicap accessible bathroom.

Recap of the site plan:

- 8 parking spaces on site
- 10 parking spaces on street within 500 feet
- Employees will park on the street
- The sign will be consistent with the drawing submitted. It will be no higher than 102 inches
- There will be shielded downcast lighting on the sign, with no spill over
- The addition of LED lighting will need additional approval. No LED lighting is approved at this time.
- The sign size is outside of current code regulations. The applicant is using the sign that is grandfathered in. The new sign is a comprise and is coming closer to the new sign code regulations.

There are three tenants at this time.

Chairman Ostuni asked for any comments from the Board:

Michael LaMontagne stated that he feels that the sign should stay within the current code regulations.

Peter Osborne commented that we have a sign ordinance and asked why we are doing this.

Bill Reagan stated that the existing sign was previously approved by variance. He stated that this is not a new sign and that the approval or disapproval is up to the Board. It should be based on what the Board is comfortable with.

Chairman Ostuni asked for a poll from the Board as to whether to approve the site plan as submitted or to send the application to the County Planning Agency for their review and recommendation on the site plan and proposed sign.

Peter Osborne	Send to County Planning again
John Eallonardo	Send to County Planning again
Tom Tartaglia	He is okay with the sign but wants to send to County Planning again
Michael LaMontagne	Send to County Planning again

Motion was made by Tom Tartaglia, seconded by John Eallonardo to send this application to Onondaga County Planning Agency for further review. Motion Passed.

Zohyla Ziaie stated that this is the same sign as previously approved, only a foot shorter. She stated that her tenants need signage.

Chairman Ostuni explained that the sign is still larger than the current code permits.

Bill Reagan told the applicant that she could put temporary signage up until this application comes back from Onondaga County Planning with their recommendations. An "A" frame sign or banner is allowed.

On the application of Seneca Federal Savings & Loan Association (proposed buyer EDW Realty, LLC) for a site plan review and sub-division for a property located at 105-113 Second St. designated as tax map 04.-02-03, 04.-02-04 and 04.-02-05 for a proposed project to build a Dunkin' Donuts restaurant(sign review)

Bob Abbott – Architect for proposed project was present to address the Board. He stated the Village Board of Trustees scheduled a public hearing to consider amending the Village code to permit a drive thru for restaurants. Currently, the code permits a drive-thru for banks only. The public hearing is scheduled for February 29th at 7:00 PM.

Dunkin Donuts are moving along in their plan. The floor plan did not change from the initial review at the last meeting of the Planning Board. The proposed sign will be a monument sign. They have revamped the lighting and will have photo metrics at a future meeting. The site is ADA accessible.

The building is being proposed with a brick façade with the signature orange band around the entrance. The site plan shows a painted brick, however, the applicant stated that he feels natural brick will be better. The site plan shows a sign above the entrance way.

The site plan shows a monument sign, with LED message board. The sign will be approximately 28 square feet, which includes the LED Message Board area. The proposed new sign is smaller than the existing sign, which is 50 square feet. The existing sign is 20 feet high. The proposed new monument sign will be 8 ½ feet high.

The applicant will need the approval from the Village board to change the code to allow a drive-thru but will proceed with the site plan. The Village Board has the public hearing scheduled for February 29th, with approval or denial at that meeting or a future meeting.
Chairman Ostuni asked if there were any comments or questions from the Board:

Michael LaMontagne said that he had no comments at this time. The Planning Board will need to decide if the size of the sign will comply with Code or not.

Tom Tartaglia stated that he felt that the natural brick was the way to go.

Peter Osborne asked why the applicant was asked to change the façade and roof line. Michael LaMontagne stated that the original roof design looked like too much roof. Peter stated that he liked the brick and the proposed fencing. He asked if the site plan will show the stacking of cars. The applicant responded that the site plan would show stacking of cars.

Comment letter from the Engineer will be needed. Information will be forthcoming from the DOT regarding curb cuts etc.

Mr. Abbott will continue with the proposed site plan and will be on the February agenda.

There being no other business, Chairman Ostuni asked for a motion to adjourn. Motion made by Mr. LaMontagne and seconded by Mr. Tartaglia to adjourn. Motion carried, meeting adjourned at 8:20 p.m.

Respectfully submitted,

Mary Ellen Sims
Alternate Planning Board Secretary