

Town of Conklin Zoning Board of Appeals – March 7, 2017

MEMBERS PRESENT: William Northwood, Chairman; Art Boyle, Elizabeth Einstein
Paul Schofield

ABSENT: Hal Cole, Tom Kelly, Norm Pritchard

ATTORNEY: Nathan Vanwhy,

ALSO PRESENT: Mary Plonski, Secretary
Willie Platt, Town Board Liaison
Nick Vascello, Code Enforcement Officer

VISITORS: none

7:00 P.M. Chairman Northwood called the meeting to order

Agenda Item #1 Chairman Northwood explained to the board that the discussion was concerning the signage chapter in our code book and any changes that may need to be discussed. Art Boyle asked Nick Vascello if he knew the codes for the State. He explained that since Conklin Rd. was a State road he would like to know if the State already had regulations in place as to setbacks, or any other regulations in place. Art didn't feel that we needed to review or change if the State already has these in place. Nathan Vanwhy explained that while there may be rules in place with the State. He didn't feel that it went as far as where on the property or what color a sign may need to be. That was done at the town level.

There was a discussion as to where and how the right away was actually determined.

Chairman Northwood asked if the board recalled a discussion a few years ago concerning property lines for the billboards. Art suggested that going by the ditch or the curb as to the setback could be less confusing. It was also discussed that there is a difference as to what zone you are in as to what setbacks are in place. Some are 8' and some are 10'.

There was also a discussion on directional signage. The industrial park requires directional signs to have blue with white lettering. Since that time Maines has been approved for a red and white directional sign. It was suggested that perhaps that be changed since most companies would like the signs to match their company logo colors. Liz Einstein suggested and Art Boyle agreed that directional signage color requirement be removed from the code book. Willie Platt didn't feel that the color of a sign made any difference if someone was looking at a sign.

Art Boyle felt that setbacks were an important discussion and needed to be changed because not all boundary lines are the same. Some are wider on one side than the other. Willie Platt agreed and commented that the state wants to put a center lane down the middle of Conklin Rd., which would move most of the signs back a number of feet. Places like Reliable Market will lose some of their parking. Nat Vanwhy explained that you don't want to remove the side and back setback requirements. The front setback is the issue. Nat felt it may be more confusing to try to change this part of the regulation.

Willie Platt was concerned that there are a number of signs all through the town are just being ignored. There are banners at the far end of Conklin that are illegal and nothing is being done about. If they are illegal we need to remove them or change the regulation. Art Boyle suggested that if a temporary sign (flags, banners, sandwich boards) is placed outside during the day, it should be removed when the store closes.

There was discussion concerning private sales signs and the size that is allowed.

Chairman Northwood suggested that the discussion be held over until the April 4th meeting. Where flags and banners will be discussed.

William Northwood motioned to adjourn the meeting and Art Boyle second. All present board members approved.

Next Zoning Board Meeting will be held on Tuesday, April 4, 2017.

Northwood closed the meeting at 8:03 p.m.

Respectfully Submitted,

Mary Plonski – Zoning Board Secretary