

**Village of Central Square
3125 East Avenue
Central Square, New York 13036**

Planning Board Meeting, February 20, 2014

The Village of Central Square Planning Board met at the Village Hall on February 20, 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, Trustee John Urbaniak, Trustee Kim Perry, Mike Wildrick and Kathy Wildrick.

CALL TO ORDER: The Planning Board was called to order by Chairperson Steve Williams followed by the Pledge of Allegiance. The Meeting was opened at 7:00PM.

Reviewing the minutes from the January 16, 2014 Planning Board meeting.

Burt Alm: There is a correction made to the minutes, a spelling error on page three (scheduled) of the January 16, 2014 minutes. Burt Alm approved the minutes with the correction and Steve Williams seconded and all in favor “AYE”, with show of hands passed unanimously.

OLD BUSINESS:

Steve Williams: There is no old business to talk about tonight.

NEW BUSINESS:

Steve Williams: A general discussion about a zoning change request for some property across from the high school. We received some general information on it in December. The owners of the land would like to get a zoning change because they want to sell it potentially for someone to build townhouses on it. We received some paperwork and the application for our records. The application was submitted to the Village office and County Planning. The Planning Board members also received a copy of the approved letter from County Planning.

Burt Alm: The letter stated from Oswego County Planning that it is local issue only.

Steve Williams: Do we have to do any declarations on the SEQR?

Rolf Beckhusen: “No”.

Steve Williams: Ask some questions to Rolf about some of the forms.

Rolf Beckhusen: After the Hearing you can fill out the rest of the SEQR form on the bottom. The Village will be the lead agency because they have jurisdiction over the zone change.

Steve Williams: “OK”, so this is purely FYI for the Planning Board and what they are looking for tonight is a recommendation one way or the other from the Planning Board whether or not we think they should continue for a zone change.

Rolf Beckhusen: It has to be a recommendation and then it goes to a Public Hearing to be set. It will go to the public then be scheduled to the Village Board. The Planning Board should have two maps. You need to open up a public hearing for a zone change but the planning board needs to make what the zone change is actually for. Townhouses/ Patio homes no apartments.

Maryellen Commisso: I do not really think we can open that because we have to publicize that for the March’s public Hearing.

Rolf Beckhusen: “Yes”

Barb Davis: Should we have a discussion on this without scheduling a public hearing at this point?

Rolf Beckhusen: Advising this is something that the Planning Board can discuss.

Barb Davis: “OK”

Burt Alm: I would like to discuss everything that is being proposed. What I read is that he is proposing duplexes or tri flexes in townhouse form.

Rolf Beckhusen: The Planning Board has the power to limit whether if you only want duplexes and not tri flexes it would be the Planning Board decision.

Steve Williams: It would be a correct assumption that let’s pretend the zone change goes through, the developer is still going to have to come before the board and get the final plan approved.

Rolf Beckhusen: The whole thing regardless. The only step is they won’t have to come back to the Village Board if they do not want the zone change.

Burt Alm: The zone change is from residential to multi residential.

Maryellen: The neighbors can come to the Public Hearing to enforce the Zone change and any adjoining property the people would receive a letter stating when the public hearing would be.

Steve Williams: So any resident 500 feet from the development would receive a letter. So, Mike Wildrick in your opinion is it your fear that it is going to be apartments like in Brewerton?

Mike Wildrick: Mike stated he did not have a problem with the zone change as long as there are no apartments being built on this property. Mike stated that he knows they can build houses back there now and there really is not any difference between a house, patio home and town homes.

Steve Williams: So you are not opposed to building there? Are concerned about apartments being built or what kind of homes would they be?

Steve Williams: Asked Trustee John Urbaniak and Trustee Kim Perry if they had any concerns or if they wanted to speak. They both had no concerns at this time.

Burt Alm: Do you have a rough idea on what the code says about lot size for a single family home?

Maryellen and Barb: Discussing following on the differences of the lot sizes between single family and multifamily homes.

Steve Williams: So what happens where they are going to build this road, there is a house there?

Burt Alm: Shows the map to Steve and talks about the old farm house that is there.

Rolf Beckhusen: “Yes”, the house will come down and that is where the road will be.

Barb Davis, Maryellen Commisso and Burt Alm: The members were reviewing in the Code book §250-34 (page) under section E.

Steve Williams: The homes will be two family duplex side by side, not top and bottom and not over each other.

Barb Davis: 250-34 page of the Village code book and 250-8; B has the Town house has the similar wording.

Steve Williams: Section B on page 250-8 does not apply.

Zita Bookman: Talked about the design of the buildings and structure.

Steve Williams: The board would like to stipulate and recommend that they only want patio homes, duplexes and town homes. The duplexes cannot be one over the other and no more than two units per lot. No two families living on top of one another but they can have a second floor.

Maryellen Commisso: “Correct”, we do not want this to be a two family apartment.

Barb Davis: Duplexes residents side by side and to be honest we do not care if they are two family or excess stories.

Steve Williams: Do you want someone to build three stories tall? Board members: “No”.

Burt Alm: Talked about the road circle and how the road goes in, then down and comes back up. There is at least a few feet dip in the back.

Burt Alm: Moved to set a public Hearing date for March 20, 2014 with proper publication to hear the matter of “Bob Cat Run” that this piece of property re zoned from R to Multi residential with stipulations.

Steve Williams: Made a *motion* for to close the meeting and to set a Public Hearing for March 20, 2014. All in favor “AYE” by show of hands it was unanimous. The Village needs to send all appropriate notifications including

residents within 500 feet of the property lines. Steve Williams is tabling the carport review and definition in the advice of CEO Rolf Beckhusen to discuss the carport issue.

Steve Williams made a *motion* to adjourn and Zita Bookman seconded. All in favor “AYE” with show of hands. Meeting was closed at 7:40PM. Planning Board meeting will be scheduled for March 20, 2014. Prior to the Planning Board will be a Public Hearing for the property across from the high school.

Respectfully Submitted,

Kim Cusson

Village Secretary