

VILLAGE OF CENTRAL SQUARE
3125 East Avenue
Central Square, New York 13036
Planning Board Meeting • June 19, 2014

The Village of Central Square Planning Board met at the Village Hall on June 19, 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, Marie Coughlin, Dave Bardoun, Heather Stevens, Kim Cusson and Alison Woods.

Call to Order:

The planning board meeting was called to order by Chairperson Steve Williams, at 7:00pm followed by the Pledge of Allegiance.

Approval of Minutes:

Board member Burt Alm made a motion to approve the minutes of the March 20, 2014 Public Hearing Meeting as written. The motion was seconded by Barb Davis, the board was polled and the motion passed unanimously.

Board member Burt Alm made a motion to approve the minutes of the April 17, 2014 Public Hearing Meeting as written. The motion was seconded by Maryellen Commisso, the board was polled and the motion passed unanimously.

The April 17, 2014 Planning Board Meeting requires some grammatical changes per Steve Williams and Barb Davis. Board member Barb Davis made a motion to approve the minutes of the April 17, 2014 Planning Board Meeting with the corrections. The motion was seconded by Maryellen Commisso, the board was polled and all were in favor except for Steve Williams. The motion was passed.

New Business:

Gugliotto Subdivision

The Gugliotto Family would like to subdivide the John Gugliotto property at 2251 Co. Rt. 12 into two lots: a one acre lot with five sides and 130' of road frontage and a second lot in an "E" shape surrounding the proposed one acre lot and the Bush property. Dave Bardoun, a land surveyor, spoke regarding this property.

The current owners are selling the home along with one acre of land. They would like to hold onto the rest of the land. The proposed second lot has wetlands along the side and back corner of the property. This land rises above the wetland and was used as old farmland. The land is not high and dry but it is not classified as wetlands either. However, part of it is in the flood zone due to Little Bay Creek, which runs through the property.

Barb Davis questioned if the strip of land on the proposed second property could be useful. Dave Bardoun and Marie Coughlin stated that Bush maintains the property. They tried to contact Bush to see if he would like to purchase that strip, but he hasn't expressed interest.

Burt Alm brought up the Village law 216-15 that described land unsuitable for subdivision. This states that properties that have flooding/swamp/drainage or other undesirable factors must wait until the issue is remedied by the subdivider. The remedy must be approved by the Planning Board and Village Engineer before the subdivision will be allowed. The other option for the subdivider is that they provide the purchaser of the lot with an assurity bond or certified check for the proposed cost of the remedy. Dave Bardoun offered to supply Rolf Beckhusen with the current flood maps. He stated that the aforementioned law is good advice and more applicable to smaller parcels trying to subdivide. He was confident that the remaining land outside of the wetland has room for any retention and detention basins that may have to happen. The Village has sewer and water which helps the situation.

On discussing entry into the second lot from the road, it was noted by Barb Davis that the strip in between the first lot and the Bush property would be unusable due to the creek. Burt Alm also noted that from his observation driving past this property the strip near the senior housing actually appears to be the wettest. It was thought that this could be due to the fact that it hasn't been mowed in a while and is swampy as a result.

As far as potential of this property, it was discussed that it could be a farming co-op, as the property used to be farmlands. Also that 2 Plus 4 Construction, known as Waterworks Landing, could purchase the property and create a park with trails and a pond. Another suggestion was that it would be a good nursery. Dave Bardoun and Rolf Beckhusen mentioned that you can fill in the wetland with the proper permit.

The property is currently zoned R.

Maryellen Commisso motioned for a Public Hearing for the subdivision of the Gugliotto property on July 17, 2014 at 7:00pm for the subdivision of the property. Zita Bookman seconded the motion, the board was polled and the motion is passed unanimously.

Cronk Subdivision

Dave Bourdan was also at the meeting on behalf of the owners to discuss the proposed subdivision of the property at 3181 East Ave. into two lots. He noted that the owners have decided to move the line on the east side of the house on the original survey to 10' from the shed due to lot elevations. The owners are looking to market the home and a building lot, both of which are zoned R. There are no wetlands or flood zones through this lot, however it is soft. Dave Bourdan stated that this could be handled with proper drainage.

Burt Alm motioned for a Public Hearing for the subdivision of the Cronk property on July 17, 2014 at 7:15pm. Maryellen Commisso seconded the motion, the board was polled and the motion is passed unanimously.

Signage

CEO Rolf Beckhusen said that Mayor Ken Sherman requested that the board submit recommendations that they would like to see in an updated sign code. These would then be submitted to Bernie English to see if at all possible and the cost. Once this is done, the Village will hold a sign workshop for local businesses to provide input and learn more about the

proposed updates to the sign code. It was recommended by Rolf Beckhusen that the board review the Town of Clay sign code as it is well written. Steve Williams suggests that everyone reviews the Village of Manlius and Town of Clay sign codes, as well as the packet that Barb Davis brought from a training she went on. Everyone will collect their thoughts and be prepared to further discuss their recommendations at the July 17, 2014 Planning Board Meeting.

Zoning Code Suggestions

CEO Rolf Beckhusen pointed out some flaws in the proposed R2 zone. There are currently discrepancies between our Village code and the NYS building code. Rolf Beckhusen suggested that the board needs to go through the proposed new zoning proposal and current code before updating that section..

It was recommended by the Planning Board that the following parcels of land be converted to the proposed R2 zone: 276.09-01-01, 276.09-01-12, 276.10-01-01, 276.05-02-7.1 and 276.14-03-01.

Steve Williams motioned that the Village hire a local surveyor to re-do the zoning boundaries detail map as the last one was revised March 1996. Maryellen Commisso seconded the motion, the board was polled and the motion passed unanimously.

There being no other business, Steve Williams moved to adjourn the meeting at 8:30pm. Barb Davis seconded the motion, the board polled and the motion passed unanimously.

Respectfully Submitted,

Alison Woods
Planning Board Secretary