

VILLAGE OF CENTRAL SQUARE
3125 East Avenue
Central Square, New York 13036
Planning Board Meeting • October 16, 2014

The Village of Central Square Planning Board met at the Village Hall on September 18, 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, Heather Stevens 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:

There were several changes to be made to the September 18, 2014 meeting minutes. These changes include: verifying the parcels recommended to be transitioned to R2, additional commentary under Central Square Medical Sign Follow Up and Signage Workshop.

The Village Planning Board did not intend for the 584 S. Main St. property (276.14-03-01) to be changed to an R2 zone. The zoning map the Planning Board made their decisions off of is currently locked up, so the CEO Rolf Beckhusen and secretary Alison Woods will look into this property. When the Tax ID is confirmed of the desired parcel that the Planning Board selected, the map will be highlighted with the desired parcels to be changed to R2 and submitted to the Village Board as confirmation.

These changes will be reviewed at the next Planning Board meeting before they are approved.

Old Business:

R2 Letter and Discussion from Village Board

The Village Board requested reasoning for the properties following: 276.09-01-12, 2037 Co. Rt. 12; 276.05-02-7.1, 3301 Fulton Ave; 276.14-03-01, 584 S. Main St.

The Planning Board suggested these properties (276.14-03-01 is being clarified by the CEO and Planning Board Secretary) as a result of the following criteria:

1. The property had to fill R2 criteria for the new districting, so that there was a basis and a place to start.
2. The property changing zone is to have a minimal impact on the community; the board was targeting under/non-developed lots.

The new zoning matrix allows a mechanism for the owner to be flexible. For example, when a property is zoned R2 the owner is not required to build a multi-family home if they desire they can build a single family home.

The Planning Board appreciates the written acknowledgement and response from the Village Board.

Code Enforcement

On September 18th, 2014 the Planning Board sent a letter to the trustees requesting a description of the Code Enforcement Officer's ability to enforce the code. The Village Board has the first phase of coding updates which includes a description of this. The Public Hearing for this will be held October 27th, 2014, if it gets passed by the Board, it will get passed on to New York State and they will have 10 days to approve it. This will only update the current code.

If this gets updated, the second phase of updates should be passed by the Village Board the same day with the Public Hearing tentatively scheduled for November 11th, 2014. The sign code is scheduled to get updated in the New Year.

Crossroads Park Sign Concerns

The current concern of the signs in Crossroads Park is that the Village and County are not following the Village's sign regulations. The main concern the Planning Board has is that signs are being stapled onto wooden frames. An example of which is the County stapling an EEE sign to one of the frames. The intention of these frames is to be used for Village approved signs and to be more permanently adhered. The Planning Board feels that this display is against the sign code and makes management and enforcement difficult within the community.

A letter will be drafted to the Village Board regarding the Planning Board's concerns.

New Business:

Meadowview Apartments

Zita Bookman brought up a question of Meadowview apartment complex, a different section is being remodeled then one brought to the board's attention last year.

Steve Williams wanted the CEO Rolf Beckhusen to confirm that the complex has appropriate permits and documentation. CEO Rolf Beckhusen confirms that they are following rules.

108 Central Ave.

Steve Williams brought up a question of 108 Central Ave., regarding the blue tarp on the roof. CEO Rolf Beckhusen stated that the bank applied to re-tarp the roof, which was denied. The bank stated that they would re-roof. There is currently no mold in the house. The owner reportedly wants to re-possess the house and as a result the bank can't touch it. The Health Department will not get involved because mold is generated most commonly by a leak/flood so they would just refer it back to the CEO. The CEO could cite the company, but the Village wouldn't be able to take them to court. The Village would have to serve the company via legal counsel and this would have to be conducted through County or Superior Court. The company in this situation is out of state; as a result, the Village would have to file the issue in the out of state court.

Hair Salon

Maryellen Commisso brought up a question of the hair salon on Rt. 11 next to the School District Office. There is a shed/garage that was recently placed in the back of the lot that came in one piece. CEO Rolf Beckhusen, will look into this, as there is no known permit for such a structure.

Zoning Code

CEO Rolf Beckhusen requested that the Planning Board goes through the Zoning Code proposed by Burt and elaborate/clarify some things.

The first of which is located on Pg. 1 Section A. 1. The concern is that the definition of a lodger is anyone renting a house, including children residing there. For example, if a family of 3+ people are renting a house they are doing so illegally. The Planning Board agrees that a definition clause before discussion of the different zones elaborating on what a boarder and lodger in this context is would be beneficial. The Planning Board will seek the advice of the Village Lawyer, Allison Nelson, on this topic to confirm all bases are being covered.

The next concern is located on pg. 2 R-2 Duplex Residential 1 and pg. 3 G. The issue is that the statements at these two sections are contradictory. CEO Rolf Beckhusen states that one point allows this the R-1 usage of an R-2 easily, while G requires a special permit. The Planning Board agrees to strike pg. 3 G from the document. Also, that in pg. 2 R-2 Duplex Residential 1, the R be changed to R-1.

The next concern is on pg. 4 A. 6. By law it is required that there is one handicap parking space at a place of business. This nulls the statement that there should be at least one parking spot per office. Steve Williams suggests having a minimum parking spot rule. The consensus of the Planning Board is that there should be a formula for parking spots. The issue with a formula however is that different businesses require different parking requirements, i.e. a doctor's office requires more spots than an architect's office would. CEO Rolf Beckhusen suggests that the best course of action is to allow for parking spots to be left up to the discretion of the Planning Board. The members of the Planning Board agree that the best route to take with this gray area is that the parking will be left at the Planning Board's discretion during the Site Plan Review stage. Burt Alm suggests that the wording be: further provided that there should be adequate parking space on the lot as determined during site plan review. CEO Rolf Beckhusen states that this will only apply to new construction. The Planning Board will also seek the advice of Allison Nelson on this topic.

The next item is located on pg. 4 A. 7 b and c. CEO Rolf Beckhusen suggests taking part of 7c that states out and putting it into 7b, he suggested including the term any licensed professional. The reasoning being that the statement in 7c states no business or trade and that contradicts 7b. The Planning Board feels that into section 7b the following should be added: any licensed professional i.e. physician, surgeon, dentist...etc. In section 7c the Planning Board is going to request that the "no business or trade license is required" be removed. The reason being is that this would make it so that a contractor, for example, is unable to do any business from their home. The advice of Allison Nelson will also be sought on this topic.

The next area of concern is on pg. 4 A. 7d. The statement "...not more than two persons shall be employed..." should be changed to one person due to the New York State code per CEO Rolf Beckhusen. Also, the Planning Board agrees that the restriction of the three-quarter-ton capacity vehicles is to be changed to one ton capacity or greater per the CEO Rolf Beckhusen's recommendations.

The next concern is being raised by a Village Trustee that the term family could allow for apartments and that community members would rather see owner occupied properties. The Planning Board is also going to seek the advice of Allison Nelson regarding the definition of a family.

The next meeting is tentatively scheduled for November 20th, 2014. Steve Williams will be out of town for the meeting. Currently the only thing foreseen on the agenda is the approval of September's minutes. If that is the only thing on the agenda come November, the meeting may be postponed.

There being no other business, Steve Williams moved to adjourn the meeting at 8:17pm. Burt Alm seconded the motion, the board polled and the motion passed unanimously.

Respectfully Submitted,

Alison Woods
Planning Board Secretary