

VILLAGE OF CENTRAL SQUARE
3125 East Avenue
Central Square, New York 13036
Planning Board Meeting • February 19, 2015

Attendance: Chair Steve Williams, Co-Chair Maryellen Commisso, Board Member Burt Alm, Board Member Elizabeth Rotundo, Board Member Zita Bookman, CEO Rolf Beckhusen, Heather Stevens, Richard and Zachary DeZenzio, Steve Pinkerton, Chris Kamar (APD), Amanda Brewer (APD), Rev. Christopher Celentano, Gary House and David Bardoun.

Absent: Alison Woods, recording secretary. Heather Stevens took minutes in addition to the digital recording of the meeting.

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: Maryellen Commisso made a motion to approve the minutes of the November 20, 2014 planning board meeting as written. Burt Alm seconded the motion. The board was polled and the motion passed unanimously.

Old Business:

(1) CEO Rolf Beckhusen updated the board regarding the discrepancies between the county and village zoning maps. He has been in contact with the county and is sending them the corrections.

(2) Each board member was presented for input a first draft copy of the proposed new sign code prepared by Bernie English. Their input should be directed to Heather Stevens.

(3) An update on where the Village board is at in regards to the proposed R-1, R-2 and R-3 zones was requested. Heather will follow up Monday.

(4) An update on getting new zoning maps was inquired about. The Village Board has spoken with Tug Hill and now that Heather has been notified that Rolf has contacted the county to resolve zoning discrepancies she will update the village board.

New Business:

(1) Solar Panel Building Permit submitted by Richard DeZenzio of 11 Carly Court. Installation will be roof top of residence. In addition to application for Building Permit he submitted a Letter of Authorization for zoning and permit application, a structural certification for installation letter from engineer, spec sheet and installation diagram. He has also paid the fee of \$170. Rolf confirmed he had engineered stamped electrical plans and everything meets NYS Building Code. Mr. DeZenzio conveyed that his neighbor Mark and previous neighbor Mike Smolnik had no problem with the panels being installed. They will be black panels on a black roof so will blend and conform to neighborhood. There are several inspections and approvals including National Grid throughout the process.

The planning board reviewed Local Law section 246-6 (Energy Conservation Devices) and determined the site plan did not violate any part of that section.

Steve Williams made a motion to approve the site plan as submitted. Zita Bookman seconded the motion. The board was polled and the motion passed unanimously.

Maryellen Commisso requested that a letter be sent from the Village of Central Square to the Central Square Fire Company notifying them of the panel installation in case there are any concerns they need to address if a call was to be made at this location.

(2) Taco Bell Initial Submittal for Site Plan Approval submitted by Christopher Kamar and presented by Steve Pinkerton. The proposed Taco Bell would go on the parcel where there was previously a gas station in front of Walmart. It would be about 2,000 square feet with 37 parking spots, 1 entrance which is existing off of 12A and light poles with downcast LED light. They would place a 20 foot sign in the SW corner of the property when viewing from Rt. 49 looking towards Walmart. There footprint will be 5% less than the previous gas station. The parcel is being leased. The Planning Board was concerned as to access to the remaining parcel that would be located between this site and the hill/Burdick Ford. Steve Pinkerton said they would work with whomever if a development were to happen there. Also all parties agreed there is sufficient space between the Taco Bell parcel and the retention pond for an access road to other parcel.

APD Engineering submitted letter of intent, Site Plan application, Short Form EAF, \$250 application fee and escrow fees, site development plans and Photometric Plan, Building elevations, picture of similar Taco Bells and Storm water analysis letter. No DEC approval is needed due to size of site, and are informed as to other requirements such as silt fencing. They still need to do SEQR and the letter has been sent for the County regarding GML 239m.

CEO Rolf Beckhusen has reviewed the plans and finds no issues. The planning Board also reviewed the information presented. During the site plan review it was brought to the boards attention that they proposed three signs on the building and therefore are 1 (one) sign in excess of what our code allows (local law 250-18-F Specific sign restrictions (9)(a)Village Business Dist. Signs [3]). Therefore they were directed to apply for a variance with the Zoning Board of Appeals. The Planning Board will also send a letter supporting the variance request.

Steve Williams issued a negative declaration pursuant to Part 617 of the implementing regulations pertaining to Article 8 of the Environmental Conservation Law. The Village of Central Square and its Planning Board as lead agency, has determined that the proposed building of a Taco Bell at 3016 East Ave. in Central Square, based on the information presented including 617.20 Appendix B Short Environmental Assessment Form, will not have a significant negative or adverse environmental impact.

Burt Alm made a motion to accept the initial site plan for the proposed Taco Bell at 3016 East Ave. with the understanding that they will seek a sign variance for the third sign on the building. In addition a public hearing for this proposal is set for March 19, 2015 at 6:45pm. Zita Bookman seconded the motion. The board was polled and the motion passed unanimously.

It has been requested that they go before the ZBA for sign variance prior to Planning Board hearing if possible.

(3a) Divine Mercy-Lot line adjustment; David Bourdon, Rev. Christopher Celentano and Gary House were present. Mr. Bardoan led the discussion regarding future building plans for Divine Mercy. In regards to a Lot Line adjustment, Divine Mercy would like to return the property that the rectory currently sits on (#276.10-04-12 at 598 S. Main) back to its original size of 92x175. This would attach the ball field to the Parish center parcel (592 S. Main). It was determined by the CEO that this would not create a non-conforming lot. The CEO also conveyed that the current code procedure does not require any approval from the Planning Board but instead needs to go to the Village Board for approval. However, the general consensus of the planning board is in support of this change and will send a letter to the village board basically

stating that as a board, they do not feel that this zone change would change the character of the neighborhood and would continue to follow the comprehensive plan. They feel that this change (Correction) would continue to allow for an orderly transition to certain unobtrusive commercial uses which are regulated in such a manner that they preserve the residential appearance, blend with the neighborhood and preserve historic structures.

(3b) Divine Mercy-Zone change request: In regards to the rectory property at (#276.10-04-12) 598 S. Main, Divine Mercy would like to request a zone change from R to RB. In addition to that request, *the Planning Board* would like to request that the village board also consider changing parcel #276.10-04-13 (Old Crims Building) at 604 S. Main from R to RB.

Historically both of these properties, although not zoned in that manner, have operated as RB. 598 S. Main has been a doctor's office and rectory office as well as a home and 604 S. Main has been a carpet, furniture, paint and craft store as well as a home.

The Planning Board does not feel that this would be spot zoning, instead it would be correcting a zone misrepresentation. In addition both of these properties border a RB district so it would be extending that current district to include one or both of these properties. As a board, they do not feel that this zone change would change the character of the neighborhood and would continue to follow the comprehensive plan.

It is felt that this change (Correction) would continue to allow for an orderly transition to certain unobtrusive commercial uses which are regulated in such a manner that they preserve the residential appearance, blend with the neighborhood and preserve historic structures. The planning board is in favor of this change and recommends the village board to consider it as well.

This request is being directed to the Village Board per the CEO.

(3c) Divine Mercy-Site Plan; A preliminary site plan was submitted to the planning board. The board was also informed that information will be sent to DOT to obtain a permit to move the entrance to the south (curb cut) that will also improve traffic control. The estimated church addition project is 1-1.25 million with a projected timeline of breaking ground in 16 months. It will include renovating the current 10,000 sq. ft. parish center, a 6,500 sq. ft. addition, 1,300 sq. ft. rectory and 700 sq. ft. garage. They will maintain the southern tree line as a buffer.

Adjournment: Steve Williams made a motion to adjourn at 8:30pm and Maryellen Commisso seconded the motion. The board was polled and the motion passed unanimously.

The next Planning board meeting will be March 19, 2015 beginning with a hearing regarding Taco Bell Site plan at 6:45pm followed by regular meeting at 7:00pm.

Respectfully submitted by,

Heather A. Stevens