

VILLAGE OF CENTRAL SQUARE
3125 East Avenue
Central Square, New York 13036
Planning Board Public Hearing • July 16, 2015

APPROVED
AUG 20 2015
VILLAGE OF
CENTRAL SQUARE

The Village of Central Square Planning Board met at the Village Hall on July 16, 2015. Members in attendance were Chair Steve Williams, Co-Chair Maryellen Commisso, Burt Alm, and Zita Bookman, absent was Liz Rotundo. Guests present were Daniel Fay, Tom Valenti, Gary House, Dave Bourdon, Mike Montgomery, Trustee Heather Stevens and Alison Woods.

Call to Order:

The Public Hearing was called to order by Co-Chair Maryellen Commisso, at 6:32pm followed by the Pledge of Allegiance.

Public Hearings:

SOVAC

There were no concerns brought forth by the public.

Board member Maryellen Commisso made a motion to close the public hearing for the SOVAC garage. The motion was seconded by Burt Alm, the board was polled and the motion passed unanimously.

The Public Hearing was closed at 6:35pm.

Divine Mercy

The public hearing on the Cronk subdivision started at 6:45pm. There was one member of the public present, Tom Valenti, owner of Country Garden apartments. Country Garden apartments are located directly south of the proposed expansion.

Tom Valenti's first concern was how the expansion affects the density and if anything is planned to be or can be built on the current baseball fields. Dave Bourdon, surveyor on the project, confirmed that nothing is currently planned to be built and if the Village builds a municipal road it could be developed.

Tom Valenti's second concern is if there were any planned buffers for noise or light as he has gotten complaints from tenants about car lights in the parking lot. There is one building specifically that has had complaints, it has 5 apartments on the first floor and 5 apartments on the second floor. The complaints started about 4-5 years ago. Dave Bourdon suggested putting a buffer on their property as opposed to the church's property. Tom Valenti stated that the current wooded view is valuable to his business.

Both parties agreed to wait until the expansion is complete and then to work together to come up with an amicable solution. From discussion, it appeared that a natural buffer of trees would be a solution.

Burt Alm stated that he found it admirable that both parties appear to be willing to work together. He also stated that from a Planning Board point of view, there is nothing to his knowledge in the Village's code or zoning which headlights are restricted by the Village or Planning Board. As such, he is reluctant to impose a demand that they have to mitigate the headlights.

Board member Steve Williams made a motion to close the public hearing regarding the expansion of Divine Mercy. The motion was seconded by Burt Alm, the board was polled and the motion passed unanimously.

The Public Hearing was closed at 7:27pm.

Respectfully Submitted,

Alison Woods
Planning Board Secretary