

**APPROVED**

**AUG 20 2015**

**VILLAGE OF  
CENTRAL SQUARE**

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3125 East Avenue  
Central Square, New York 13036  
Planning Board Meeting • July 16, 2015**

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 Steven Lerch, Marlana Lerch, Trustee Heather Stevens and Alison Woods.

**Call to Order:**

The planning board meeting was called to order by Chair Steve Williams, at 7:30pm, the Pledge of Allegiance was said at the opening of the Public Hearings.

**Approval of Minutes:**

Maryellen requested that the times be changed for the Public Hearings in the minutes as the times are swapped for SOVAC and Divine Mercy.

Board member Burt Alm made a motion to approve the Public Hearing and Meeting minutes from June 18, 2015 pending the aforementioned changes. The motion was seconded by Zita Bookman. The board was polled and the motion passed, Steve Williams abstained as he was absent from the meeting.

**Old Business:**

SOVAC

As there was no opposition, there was nothing further to discuss.

Divine Mercy

The resolution in the Public Hearing with both parties agreeing to work amicably was sufficient to the board.

Solar Panels at 119 Aqua Way

Burt Alm stated that the items of previous concern to the Planning Board have been resolved. Those items being: a 3 foot border, ability of the roof to support the panels and assurance that the plans and documents are up to date with the newest codes.

Steve Williams interpreted the plans that each module is 39" wide as there were no units on the given plans. Steve Williams expressed concern with the company's portrayal of the plans due to the fact there are no units present.

Burt Alm makes a motion to approve the plans for solar panels at 119 Aqua Way. Maryellen Commisso seconded the motion. The board is polled and the motion passed unanimously.

### Murals

Burt Alm would like to add a section 6j stating: If property ownership is transferred, all obligations for mural construction maintenance and repair are assumed by the new owner.

Maryellen Commisso would like to change on p. 2 section 1A: *city* to *Village*. Maryellen Commisso also requested that the statement "No logos or advertising." be changed to a question to flow better.

Steve Williams suggested to add to section 7A stating where the application and components directly go. It should additionally state: "...give to village offices for review by the CEO and Planning Board or Public Art Committee".

Burt Alm requested the updated version be sent to the Village Board of Trustees to be used for the upcoming Public Hearing on August 10<sup>th</sup>, 2015.

### **New Business:**

#### Garage Variance

The proposed garage is located at 104 Martin Place. Maryellen Commisso was concerned with the setback, the current code states it should be 35 feet. Zita Bookman is concerned with plans for snow removal, drainage and if vehicles would be worked on in the garage. Maryellen Commisso agreed that vehicle work is a concern. Burt Alm stated that this request doesn't have the proper set back based on current code, and that the Planning Board is concerned as to not to set a precedent for future construction projects not meeting current code setback requirements. Maryellen Commisso stated that the height listed as no higher than 35' is too vague. Steve Williams stated a concern in regards to the access of the garage. Burt Alm stated that there is a concern on height based on the limited information received and how it will affect the character of the neighborhood. The Planning Board recommends the plan goes to the Zoning Board of Appeals for a variance if it gets approved. If the plan gets approved, the Planning Board requests that the homeowner be made aware of the Planning Board's questions and concerns.

#### Lot Line Adjustment

The Village of Central Square requested a lot line adjustment of parcels with Tax ID 276.10-05-21 and 276.10-05-22.

As a courtesy to and at the request of the Village Attorney, Maryellen Commisso made a motion for the Planning Board to give permission for the lot line adjustment of parcels 276.10-05-21 to be sold and for 276.10-05-22 to be owned by the Village. Burt Alm seconded the motion, the board was polled, Steve Williams opposed due to bad data. The motion is passed 3:1.

Steve Williams stated that the lack of current plans and the fact the new lot lines are not superimposed on the current lot lines are area for concern. It came in quickly and incomplete. Steve Williams also stated that he is happy to see the parcel sold.

The next Planning Board Meeting is scheduled for August 20<sup>th</sup>, 2015 at 7:00pm.

There being no other business, Steve Williams moved to adjourn the meeting at 9:07. Maryellen Commisso seconded the motion, the board polled and the motion passed unanimously.

Respectfully Submitted,

Alison Woods  
Planning Board Secretary