

APPROVED

JUL 16 2015

**VILLAGE OF
CENTRAL SQUARE**

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3125 East Avenue

Central Square, New York 13036

Planning Board Meeting • June 18th, 2015

The Village of Central Square Planning Board met at the Village Hall on June 18, 2015. Members in attendance were Co-Chair Maryellen Commisso, Burt Alm, Liz Rotundo and Zita Bookman, absent was Chair Steve Williams. Guests present were Dan Fay, Dave Bardoun, Father Chris Celentano, Mike Montgomery, Gary House, David Turverey, Wyatt Nelson, Steve Curtis, Herb Smith, Heather Stevens, Alison Woods and one illegible signature.

Call to Order:

The planning board meeting was called to order by Co-Chair Maryellen Commisso, at 7:02pm, followed by the Pledge of Allegiance.

Approval of Minutes:

Board member Burt Alm made a motion to approve the Public Hearing and Meeting minutes from May 21, 2015. The motion was seconded by Liz Rotundo, the board was polled and the motion passed unanimously.

Old Business:

Solar Panels at 119 Aqua Way

Maryellen Commisso received the information regarding the New York State regulations on solar panels, which were in question last meeting. The state recommends a 3 foot boundary around the edge of the solar panel; it is not a law yet. The state is currently offering a \$2500 grant to the Village if the village adopts the New York Unified Solar Permit along with the Village's own stipulations. The homeowner was supposed to supply the Planning Board with an updated quote and plans, but as he was not present, these were not available to the board. As a result, the Planning Board requested a letter be sent to the homeowner notifying him that the decision has been tabled until the July 16, 2015 meeting.

Maryellen Commisso requested on behalf of the Planning Board that a letter be sent to the Village Trustees requesting approval for an extra workshop in July due to the workload on the regulation and guidelines for solar panels in the Village.

Central Square School District Sign

Maryellen Commisso stated that she observed the fourth sign which was pending approval due to further clarification from the CSSD. It was also brought to the attention of the Planning Board that a neighbor has concerns regarding the placement of the sign on the easement and to verify that it is not on private property. The Planning Board requested that Mike Avery measure the sign to confirm proper placement. _

New Business:

Mural

There is a proposed mural in the Village on the side of Dan Walsh's building at 544 S. Main St. It is planned as a multiple panel installment to promote patriotism and community pride. There

are currently local businesses, non-profits, individuals, students and teachers involved in this project. It is planned to unveil the mural as part of the Village's 125th anniversary. Maryellen Commisso stated that she is comfortable with this project as long as it is a mural/fine arts project and not an advertisement. Liz Rotundo stated that the Planning Board should work on a definition for murals. All Planning Board members present agreed that the project should be a mural/fine arts project and not an advertisement, as well as the need to work on a definition for murals. Potentially, murals would require all 3 Village Board's approvals.

Maryellen Commisso requested on behalf of the Planning Board to add to the letter be sent to the Village Trustees requesting approval for an extra workshop in July to also work on the definition of a mural/fine arts project.

SOVAC

The architect of the proposed plan, Wyatt Nelson, discussed the plans submitted to the Planning Board. The proposed building is on a site that was donated to SOVAC, located across the street from their current facility, 8 Gertrude Ave. The intended purpose of the building is for storage to store unused vehicles. It will be a 2800 ft² building on a .25 acre lot. The building will have a four bay garage, half bath and storage room. It will have a paved driveway which will also allow for additional parking when the training center is in use or if other events are occurring. Mike Montgomery stated that it is going to be heated storage due to the medical equipment on the ambulances; it doesn't work to just leave them in the driveway or out back. Wyatt Nelson stated that the frame will be wood with composite siding and a metal roof. The building will have a full foundation.

Maryellen Commisso asked if they have contacted National Grid regarding the utility easement and electrical line voltages that exist from the overhead electrical supply wiring per CEO's memo. Wyatt Nelson stated that they have not. Maryellen Commisso asked if they have street numbers planned per CEO's memo. Wyatt Nelson stated they will have the name and street number above the door. Maryellen Commisso asked what the planned colors were per CEO's memo. Wyatt Nelson stated that on the presentation it is cream and green. The cream will be the same color as the existing SOVAC structures and if the green changes it will continue to be an earth tone. Burt Alm asked if they plan to use the Village water and sewer. Wyatt Nelson stated that that was their plan. Mike Montgomery stated that they are set up for a hydrant if the Village wants to put one there, the closest one is 600 feet away. Also, that there is no emergency generator as there is no living space. The trash and recycling will still be located at the main SOVAC site, 8 Gertrude Ave. Burt Alm asked if each bay was sloped with a drain. Wyatt Nelson stated that they each have a short trench drain and are sloped, with an oil and water separator located outside of the building. The garage is not intended for service. Mike Montgomery stated that all service is done off-site due to liability concerns. Wyatt Nelson also stated that it is planned in the southeast corner of the property to create a depression to catch water.

The Planning Board made a negative declaration on the SEQR on the SOVAC building plan at Gertrude Ave., Village of Central Square Tax Map ID 276.11-03-07. The Village of Central Square Planning Board has determined that the proposed change will not result in any significant or adverse environmental impact based on the information provided to the board. The Planning

Board declares that the Village of Central Square Planning Board as lead agency. The Planning Board signed the SEQR.

Burt Alm made a motion to approve the building plan of the aforementioned property based on the information the Planning Board has been presented with. The motion was seconded by Zita Bookman, the board was polled and the motion passed unanimously.

There will be a Public Hearing for the proposed SOVAC storage garage on July 16, 2015 at 6:30pm.

Divine Mercy

Dave Bardoun, land surveyor for the Divine Mercy expansion at 592 S. Main St., presented the plans to the Planning Board. Divine Mercy is expanding their existing Parish and consolidating their ancillary properties. The property has a swale to the south that drains towards the railroad and Little Bay Creek. The plan is to change the existing entry/exit to the south, across from Adam's Automotive. Mike LeSalle, the project engineer is working with the DOT to see if it is possible to widen the curb. The parking as presented is currently conceptual until the DOT gets back to them, hopefully next week. The number of spaces should remain the same, but may have to be reconfigured.

Burt Alm asked what the parking space dimension is. Dave Bardoun stated that it is 10'x20' for standard spaces and 15'x20' for handicapped spaces with lighting about 60' apart.

Dave Bardoun continued to describe the landscape plan, with the front open with taller deciduous trees with evergreens at the corners of the parking lot. There will be an entry and directory sign located at the entrance. The entrance will have an eighty degree radius to prevent people from pulling into the parking lot too quickly. The planned snow buffers are the southern side of the lot and the east as no one uses the baseball fields in the winter. The rectory is located where it is due to the availability for a walk out basement.

Burt Alm asked if the Parish expansion would have a basement. Dave Bardoun stated that the Parish will be on a concrete slab.

Dave Bardoun addressed the CEO's concerns regarding the Fire Department being able to get to the back of the building. The current plan is to get the response from the DOT and then finalize the plans and get the Fire Department involved. There is currently a fire hydrant located in the front of the site, within 100' of the new building. The round circle fountain is gone and will be replaced with a complete drive through. There is currently discussion about having a fire lane straight north pending the DOT's decision. There is a separate delivery entrance which would be utilized for weddings, funerals, deliveries, etc.

Gary House stated that after the DOT gets back to the church then the Fire Department can sit down and come up with an advanced plan should anything happen at the site. He stated that the new building will have a sprinkler system and they can hook the hose up to the sprinklers. The hydrant has 60 lbs and the Fire Department can add 50-100 lbs. if needed. Father Chris Celentano stated the main gathering area and parish hall will have sprinklers. There will be a fire

wall at the offices/scotty pantry. Dan Fey, architect for the project, stated that the fire walls are not inexpensive and that it might end up being cheaper to add sprinklers to the whole building.

Maryellen Commisso asked where the permit stood. Dave Bardoun said that they are just looking for site plan approval and are hoping for building approval next month. Heather Stevens added that everything has been sent to the county for initial review and input.

The Planning Board made a negative declaration on the SEQR on the Divine Mercy Parish Expansion located at 592 S. Main St., Village of Central Square Tax Map IDs 276.10-04-12 and 276.14-03-01. The Village of Central Square Planning Board has determined that the proposed change will not result in any significant or adverse environmental impact based on the information provided to the board. The Planning Board declares that the Village of Central Square Planning Board as lead agency. The Planning Board signed the SEQR.

Burt Alm made a motion to approve the expansion plan of the aforementioned property based on the information the Planning Board has been presented with. The motion was seconded by Zita Bookman, the board was polled and the motion passed, Liz Rotundo abstained due to conflict of interest.

There will be a Public Hearing for the proposed Divine Mercy Parish Expansion on July 16, 2015 at 6:45pm.

Upcoming Projects

Heather Stevens notified the Planning Board that two of the Village properties that have been for sale are tentatively sold. One will be requiring a zone change and the other will be requiring a zone and lot change. As a result, there will likely be an August Public Hearing. The house in the Pleasant Ave./Martin Pl. area never submitted paperwork to the CEO, so that isn't likely to be coming next month.

The next Planning Board Meeting is scheduled for July 16th, 2015 at 7:00pm.

There being no other business, Maryellen Commisso moved to adjourn the meeting at 8:52pm. Liz Rotundo seconded the motion, the board polled and the motion passed unanimously.

Respectfully Submitted,

Alison Woods
Planning Board Secretary