

**VILLAGE OF CENTRAL SQUARE**  
**3125 East Avenue**  
**Central Square, New York 13036**  
**Planning Board Meeting • March 19<sup>th</sup>, 2015**

The Village of Central Square Planning Board met at the Village Hall on March 19, 2015. Members in attendance were Chair Steve Williams, Co-Chair Maryellen Commisso, Burt Alm, Liz Rotundo and Zita Bookman. Guests present were Heather Stevens, John Mason, Steve Pinkerton, Chris Kamar, Amanda Brewer, Gary House and Alison Woods.

**Call to Order:**

The planning board meeting was called to order by Chairperson Steve Williams, at 7:21pm. The Pledge of Allegiance was said at the Public Hearing meeting.

**Approval of Minutes:**

Steve Williams requested the insertion of “letter be sent from the Village of Central Square” into the first paragraph on page 2 of the February 19, 2015 meeting.

Board member Burt Alm made a motion to approve the minutes of the September 18, 2014 with the changes above. The motion was seconded by Maryellen Commisso, the board was polled and the motion passed unanimously.

**Old Business:**

Divine Mercy Lot Adjustments

Heather Stevens informed the board that the plan for Divine Mercy was to change the size of both the rectory lot (Tax ID 276.10-04-12) and the parish lot (Tax ID 276.14-03-01). The plan was to make the rectory lot smaller, giving the baseball fields to the parish lot making it an “L” shape. The Planning Board needs to approve the new property lines, the former CEO Rolf Beckhusen thought that he could do this administratively but per the Village Attorney, Allison Nelson, this falls under the code as a subdivision.

Burt Alm questioned that since it is technically two lines and two properties if the Planning Board had to pass two motions, one for each property. Heather Stevens stated that per Allison Nelson, treat it as one change.

Maryellen Commisso asked whose initials were on the survey map. Heather Stevens replied that they were Jim Stever (CEO), Dave Bardoun (Surveyor), Heather Stevens and Father Christopher Celentano. They initialed the survey map in a pre-meeting to authorize the revision.

Burt Alm asked if the deeds now had to be redone, if it was a responsibility of the surveyor and owners, if they were responsible for filing with the county. Heather Stevens and Gary House confirmed that it is up to the surveyor and owners to handle the deeds and for filing.

Burt Alm made a motion to approve the following change: for the lot with Tax ID 276.10-04-12 whose current lot size is 5.1 acres to be reduced to 0.37 acres which results in the lot with Tax ID 276.14-03-01 whose current lot size is 19.62 acres to increase to 24.32 acres.

### Update on Zoning

Heather Stevens informed the Planning Board that after researching the Village's zoning maps found that the most recent approved map was from July 1996. It is that map that was sent to the county, approved in minutes however it was laminated before it was stamped "certified". As a result, the Village Board now needs to certify the July 1996 map before the Village can move forward with an updated zoning map.

### Divine Mercy Zone Change

Heather Stevens informed the Planning Board that the plan for the rectory and parish to be zoned as RB, Residential Business, would cause the parish property to be non-conforming once the addition was started and completed. The reason being that per code a RB has to be lived in and can only use the first floor for the business. Jim Stever's plan is to zone the property commercial as it adjoins other commercial properties.

Maryellen asked if there would be a public hearing. Heather Stevens stated it is schedule for March 23, 2015 and that Jim Stever has sent a letter to the account to approve the zone change by Monday. John Urbaniak, Village Trustee, had asked that the Planning Board be made aware of the change pending the Public Hearing and to see if the Planning Board had any concerns.

Maryellen asked if this change to commercial would affect all RB zoned properties as many properties are currently non-conforming. Heather Stevens state it is just for the Parish/Rectory at this time, the other properties are a project to be tackled at a later date.

### Proposed Na-Rin Sign

Each Planning Board member received a copy of the sign permit along with a letter from Jim Stever regarding his opinions on the sign. Jim Stever had already reviewed the sign and had a price. It is proposed to be smaller than the previous "Alaura's Bakery" sign. Jim Stever had no issues but wanted to send the permit along as a courtesy to the Planning Board. Heather Stevens informed the board that there is a change to the proposed sign, on the form it says "Na-Rin's Bakery" and it has since been changed to "Na-Rin's Bakery and Takeout".

Burt Alm asked if there were any planned lighting for the sign. Heather Stevens stated that there was not. Burt Alm would like for an e-mail to be sent to Jim thanking him for the courtesy and including his input on the permit.

### **New Business:**

#### Taco Bell Site Plan Review

Steve Williams wanted to verify that everything was set: the Zoning Board approved the sign variances, the number of parking lots were appropriate, sidewalks were non-applicable at this location and the SEQR had been taken care of at February's meeting. Heather Stevens added that as it was returned to its natural state there are no concerns as to potential hazards as the gas tanks were dug up and that there are no need for hedges at this location. Also that Jim Stever felt the drainage and run off was appropriate for the property.

Burt Alm made a motion to approve the site plan (version updated 2/4/15) for Taco Bell at 3016 East Ave. The motion was seconded by Zita Bookman, the board was polled and the motion was passed unanimously.

Upcoming Projects

Heather Stevens informed the Planning Board of projects making their way through the pipes. Divine Mercy is planning on having their site plan to the board sooner than initially anticipated. There are also other projects awaiting proper paperwork before coming to the board.

The next Planning Board Meeting is scheduled for April 16<sup>th</sup>, 2015 at 7:00pm.

There being no other business, Steve Williams moved to adjourn the meeting at 8:10pm. Liz Rotundo seconded the motion, the board polled and the motion passed unanimously.

Respectfully Submitted,

Alison Woods  
Planning Board Secretary