

**VILLAGE OF CENTRAL SQUARE**  
**3125 East Avenue**  
**Central Square, New York 13036**  
**Planning Board Meeting • May 21<sup>st</sup>, 2015**

The Village of Central Square Planning Board met at the Village Hall on May 21, 2015. Members in attendance were Co-Chair Maryellen Commisso, Burt Alm, Liz Rotundo and Zita Bookman, absent was Chair Steve Williams. Guests present were Steve Lerch, Heather Stevens and Alison Woods.

**Call to Order:**

The planning board meeting was called to order by Co-Chair Maryellen Commisso, at 7:00pm, 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 March 19, 2015. The motion was seconded by Liz Rotundo, the board was polled and the motion passed unanimously.

**New Business:**

Solar Panels at 119 Aqua Way

Per CEO Jim Stever's e-mail he had reviewed the plans and had no objections as it was felt that the submitted plan meets NYS building code. It needs Planning Board approval as the panels will be located on the front of the house, per sections 246-6-2 and 246-6-3 of the code.

Maryellen Commisso had reservations as some of the plans submitted have the date of April 2014 on them. The NYS code has been updated since then and now requires a 3 feet border around the solar panels, the panels on the current plan only have a foot.

Burt Alm asked Steve Lerch, the homeowner, if he had any discussion with his neighbors regarding the installation of the panels. Steve Lerch stated none of the neighbors he has spoken with have seemed to mind. It was stated that the front of the house faces south. Burt Alm stated that it is logical then for the placement of the panels on the front of the house.

Maryellen Commisso stated that she thinks the state codes may have changed since 2014. She wants to wait to make a decision until she attends a seminar next Thursday regarding Zoning and Solar Panels.

Burt Alm asked what the timeline for installation is for the homeowner, if a wait of 30 days until the next meeting would be detrimental. Steve Lerch stated this is the prime time for solar panels but a wait of 30 days is not a big deal. He would rather see the panels done right.

Maryellen Commisso stated that a decision on the solar panels will be tabled until the June 18<sup>th</sup> 2015 meeting to allow time to verify current state code.

### Garage Sales

Heather Stevens would like the Planning Board to consider and research how other communities regulate how many yard/garage sales can be held at a single residence in a year. The Village saw an issue with this last year, specifically how it affected traffic. Some communities do regulate the amount of yard sales allowed. This is an issue that can be considered when the Planning Board has time. An issue with putting a restriction is how does the Village enforce it and if it is cost effective. Zita Bookman stated that the Police get involved if a sale creates a traffic issue.

### Central Square School District Signs

Maryellen Commisso stated that she looked through the code book and code 250-24 states that a sign cannot exceed 4 square feet. Signs 1, 2 and 3 are in compliance of this. Sign 4 is not, the two proposed signs at this location are two 9 square feet signs.

A question was raised as to where the CEO's recommendation letter got a limit of 32 square feet from. Heather Stevens states it is the limit for the commercial district of East Ave, so perhaps not applicable here (perhaps error).

Maryellen Commisso stated that she is ok with Sign 3 being close to the road, but not in the residence's yard.

Burt Alm made a motion to approve Signs 1, 2 and 3 with the CEO Jim Stever's recommendations. However, he moves to table Sign 4 until the Planning Board can be provided with a mock-up of the proposed signs and how they will affect visibility at the corner of Tucker Ave. and S. Main St. The motion was seconded by Zita Bookman, the board was polled and the motion passed unanimously.

### Zoning Changes

Heather Stevens wanted to make the Planning Board aware of the changes that will be occurring with the Zoning map. The Village's Industrial Code description is poor; it excludes 12 different business types but includes none. The Plan Unit Industrial Development (PUID) includes both heavy and light industry. The Village Board of Trustees feels that Laundromats and Car Repair Shops with 2-3 bays should be zoned commercial, but under current code they are considered Industrial. These changes and updates will occur in the future, the map is still being sorted through. There are municipal properties being sold that need to be changed immediately. It also has to be considered that the Zoning changes/updates are not violating the Comprehensive Plan.

### Grasso Law Sign

Burt Alm stated that it is difficult to transfer a property from a religious entity to a non-religious entity and that leniency should be granted regarding the temporary sign.

Burt Alm made a motion to accept the temporary sign on 3250 Fulton Ave. with the stipulation that it can be extended on a monthly basis by the CEO, not exceeding the expiration date of 4/23/16 on the building permit.

Maryellen Commisso requested that the CEO be asked if there is a sign permit for the temporary sign at 598 S. Main St. as the Planning Board hasn't seen one.

### Solar Rights

The Village currently doesn't have a code in place for solar panels; the wind power section of the code is being used as a guideline. Heather Stevens asked that the Planning Board look into the topic of Solar Rights. An example of a potential issue is what if a neighbor plants a tree that will grow to a height to block the solar panels, is that prohibitive? Also, to consider whether solar generators should be under the solar or generator code. Burt Alm states that he feels they are more of a solar issue and the word generator is being used generically.

### Upcoming Projects

Heather Stevens let the Planning Board know that at the June meeting SOVAC will be presenting plans to build a 4 bay garage on Gertrude Ave. Also, there is a house in the Pleasant Ave./Martin Pl. area who will be bringing a plan to build a detached garage on the property. It will come to the Planning Board for opinions and then will go to the Zoning Board for consideration as it would need an area variance.

Burt Alm requested on behalf of the Planning Board that a letter be sent to the Village Trustees encouraging additional working hours for the CEO.

Maryellen Commisso requested the secretary contact the CEO in regards to the Central Square School District Sign 4 (at Tucker Ave. and S. Main St.) reservations and the temporary sign for Grasso Law Office at 598 S. Main St.

The next Planning Board Meeting is scheduled for June 18<sup>th</sup>, 2015 at 7:00pm.

There being no other business, Burt Alm moved to adjourn the meeting at 8:25pm. Maryellen Commisso seconded the motion, the board polled and the motion passed unanimously.

Respectfully Submitted,

Alison Woods  
Planning Board Secretary