

VILLAGE OF CENTRAL SQUARE
3125 EAST AVENUE
CENTRAL SQUARE, NY 13036

APPROVED
SEP 15 2016
VILLAGE OF
CENTRAL SQUARE

PLANNING BOARD MEETING
JULY 21, 2016

The Village of Central Square Planning Board met at the Village hall on July 21, 2016. Members in attendance were Chair Steve Williams, Maryellen Commisso, Zita Bookman and Elizabeth Rotundo. The guests present were Brian Warden, Bob Gardner and Jim Stever.

Called to Order:

The Planning Board was called to order at 7:00PM followed by the Pledge of Allegiance.

Old Business:

Brian Warden's Pole Building- Brian provided an engineering report from RZ Engineering for the Planning Board to review.

Steve Williams: The engineering company stated that the property drains to the West and both neighbors on both sides drain into him. The report had some good recommendations about helping to keep the property stabilized after the building is put up.

Brian Warden: I was also told by the Army Corp of Engineers to keep vegetation on the property. The main concern from the Army Corp was fast moving water can cause erosion and would increase sediment running into the creek and RZ recommended that all site areas not designated for pavement or gravel surfacing be stabilized with a vigorous vegetative growth upon completion of construction.

Maryellen: made a motion that the Board give Brian Warden the go ahead to build his pole building and Zita Bookman seconded the motion.

Steve Williams: A SEQR has to be filled out by us and signed. The Planning Board made a negative declaration on the Short Environmental Assessment form. Brian Warden is all set to construct 40x80 pole building followed by the Army Corp of Engineers and the recommendations of RZ Engineering. Zita Bookman seconded the motion. By show of hands, the board unanimous approved Brian Warden's pole building, who resides at 111 Thelma Drive to build a pole building at Lot #2, tax map number 276.18-03-02.

NEW BUSINESS:

The Planning Board reviewed the application for site plan review for Green Acres Lanes to install shrubbery along the eastern edge of the property. The Board reviewed the Short Environmental Assessment form and made a negative declaration and signed the form. Jim Stever has attached a copy of site plan which would include the west, south and eastern property owner's tax codes so we are consistent with our applications. Steve Williams moved that the board approve the site plan review with the following conditions: According to the D.O. T. the

shrubs setback is 33' from the center yellow line of the road. Village of Central Square's zoning also requires unobstructed views of oncoming traffic. With this said, the tree/ scrubs should be approximately 15' to 20' away from the neighboring property business sign(Bridgeland Auto) and 33' from the center yellow line of the road and shall be placed where they shall not obstruct the view of oncoming traffic. Steve Williams made a motion to approve the shrubs. Zita seconded. It was unanimous that all four board members approved the planting of the shrubs. **Elizabeth Rotundo:** made a motion to approve the June 16th, 2016 minutes with her written edits and will give the copy to Kim Cusson for corrections. Maryellen seconded, the motion and all four board members approved the June 16, 2016 minutes. It was unanimous.

Maryellen: discussed about why certain items come in front of the Planning Board from Codes and why projects do not. The board got clarification from Jim Stever as he explained they only come before the Planning Board if there is a certain problem that needs further approval.

Maryellen: If something's doesn't come to us we are under the assumption that it is within the guidelines and the Planning Board should not have to worry about it. The Planning Board would like to keep getting the updates of the building permits issued so that way we know what is being done in the Village and we are not blind sighted by something down the road or other problems.

Stephen Williams: Our next Planning Board meeting will be August 18th, 2016. Steve moved to adjourn at 8:23 pm. Zita seconded the motion to the close the meeting. All in favor, it was unanimous. Maryellen will not be able to attend the August meeting.

Respectfully Submitted,

Kim Cusson