

VILLAGE OF CENTRAL SQUARE
3125 EAST Avenue
Central Square, New York 13036
Planning Board Meeting, June 16, 2016

APPROVED
JUL 21 2016
VILLAGE OF
CENTRAL SQUARE

The Village of Central Square Planning Board met at the Village hall on June 16, 2016. Members in attendance were Chair Stephen Williams, Maryellen Commisso, Zita Bookman and Elizabeth Rotundo. Guests present were Tom Rinefierd and Mayor Ken Sherman.

Called to Order:

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

New Business:

Ken Sherman discussed to the Planning Board what he wants to do with the house he purchased at 715 North Main Street, Central Square, NY. The front half of the house he will make it into an apartment probably a two to a three bedroom. The back half of the house is destroyed, that is where he plans on doing a one story, 24 x 30 addition. It will be an office and is being built with the intention of it being rented as a single family with handicap accessibility. Steve Williams refers to the zoning is marked multi residential on the map. Ken: In the future I also want to build a garage out back of the residence and parking for snow removal. Ken also discussed about the future development of the property and would like to sub divide the property and put maybe four apartments on it. Dave Bardoun will be doing the surveying. Ken wanted to present this to Planning Board to discuss their thoughts. Planning Board discussed about subdividing the property. On the parcel, Ken would like to subdivide the property and would like to put apartments, handicap on the first floor, 1 or 2 bedroom, and second floor same with a simple design. Ken envisions making it four apartments. Steve Williams would like to make sure there is clarification with Jim Stever, that Ken would be able to put multiple dwellings on the property without subdividing it. Steve Williams would like to see that the property stays one big plot and that the property stays managed by one.

Steve Williams: We have finished the informal talk with Ken Sherman on 715 North Main Street and the next new Business is the landscaping at 3019 East Avenue. Steve Williams talked about the application was not available or the map. It will be on July's Planning Board agenda.

Old Business: Steve Williams: Brian Warden's Pole building 40 x 80 so we have a request to be read by Elizabeth Rotundo: Regarding Brian Warden's pole barn the board feels the majority of the concerns for the property is the potential for flooding in the area. What we would like to suggest is that Brian Warden has an Environmental Assessment performed to determine the water flow and what will be impacted by placing the pole building there.

Steve Williams: If you could compose a letter to Jim Stever to expedite this on the Board's behalf. Please direct any questions Jim has to the Planning Board members.

Maryellen Commisso: I make a motion to except the Planning Board Public Hearing minutes as typed for May 19th, 2016 for the Brian Wardens pole building, Elizabeth Rotundo seconded the motion. The motion passed unanimously. As for the minutes on May 19th, the first paragraph should be changed to Chair Steve Williams was absent. Zita Bookman made a motion to approve the minutes with this change and Maryellen seconded. The motion passed unanimously.

Maryellen Commisso: Draft revision for Solar- I thought we already did this and I am not sure what codes is looking for. Zoning definitions were submitted to codes for changes from our May meeting, the Planning Board made mostly grammatical errors. I also provided codes with a definition to get the Pole barn added in our codes for the change. We will hold off on these two items to see what you would like us to do with these. The project review report for code enforcement is great and we would like to get this every month. We acknowledge the letter sent to Brian Warden from the Army Corp of Engineers and refer to Elizabeth Rotundo request so we can act on this.

Steve Williams: Motion was made to close the meeting by Steve and seconded by Maryellen Commisso. The next meeting will be July 21st, 2016. I move that we close the meeting at 8:28pm. All were polled and motion passed unanimously.

Respectfully Submitted,

Kim Cusson