Village of Central Square ZBA Meeting
June 12, 2012

Attendance: Board Member Jacques Monica, Board Chairman Tyler Gervaise, Board Member Mike Sperling, Board Member Debbie Bilello, Code Enforcer Dale Hodge, Millard Murphy and Debbie Bilello to do the minutes.

Called to order at 7:00 PM by Tyler Gervaise

Reading of minutes of February 2011 meeting by Board Member Debbie Bilello

Mike Sperling makes a motion to accept minutes as read. The motion was 2nd by Jacques Monica and the motion carried.

Public Hearing opened-Public Hearing Noticed Read.

New Business: Zoning board to hear request for area variance by Thomas Grimes who resides in Brewerton. The request for variance is in reference to the property located in Central Square at 652 South Main Street and the construction of two upstairs apartments. The second floor is short on living space to meet the codes for two apartments. The request is for a variance of 200 square feet of living space.

Tyler Gervaise outlined the four areas that the Zoning Board must consider when considering an area variance.

Discussion from Board Members: Owner states they have been trying for eight years to keep employees in day spa that occupied the 2nd floor and that has not been working out. The downstairs is a flower shop which is run by the owners of the property. The frequent change in tenants and businesses has created a difficulty maintaining source of income from upstairs. Recoup Finances from renting upstairs**cause for financial hardship**

Tyler Gervaise-ample parking- There is a parking lot behind the building, the addition of 3 or 4 cars will be no problem. Zoning every 200 sq. ft. requires one space. 800 sq. ft. could have four per apartment.
Jacques Monica questioned the entrances for the apartments. One tenant would move to front, opening up the back entrances to the back apartment. The front entrance allows entry to up stairs apartment and flower shop. The back entrance, as per Dale Hodge CEO needs to be addressed. The office in rear has to switch lock to change to inside rather than the lock being on the outside. This is a safety issue and it must be stipulated in the approval of the variance.
Dale Hodge stated it is required to have 800 sq. ft. per unit in this district- they have 750 per unit, asking for a variance for 50 sq. ft. per unit x 2 units. The structure meets all fire

codes. It was also stated that once variance is approved, no one can change it except for a new owner. The variance stays in place until a different request is made.

Applicant should ask for 200 sq. ft. variance. The current floor plan has 1400 square feet.

Grimes indicate that plumbing is updated and electrical has been updated. Dale Hodge will handle anything with permit process separately with applicant. They need to provide other information for the permit.

Jacques Monica asks how they will be rented. The front apartment is two bedrooms and the other is one bedroom apartment. Dale indicates occupancy is 70 sq. ft. per bedroom. Each additional person in bedroom needs fifty additional square feet.

Review of floor plan and plumbing needs.

No Environmental impacts for the change in occupancy between employees and residential tenants. Occupancy may lessen the risk. Dale suggests designated parking for tenants separate from customers. Make this part of the motion.

No Site plan review so no SEQR required.

Public hearing is closed at 7:38PM.

Resumed New Business

Motion by Jacques Monica that we approved 200 square feet (100 square feet per apartment), variance for apartments on 2nd floor, 652 South Main Street, as per submitted plans. Parking is to include designed parking for business separate from tenants and that each unit meets all code requirements, seconded by Debbie Bilello. Motion approved unanimously by board. Note: On application, It is written-will need*variance for 200 Feet.* Application should read “area variance”.

Millard Murphy stated there is a new attorney for the Planning Board. He is a municipal attorney, Steve Primo from East Syracuse.

Two Issues with the Medical Center-variances are coming up for signage and parking and we are running out of time. The Attorneys have requested to meet with the ZBA. Dale denied application for sign and parking. They have made an appeal.

Tyler Gervaise made a motion to hold a public hearing for Oswego Health Center to address two issued for area variance to include signage and parking. A hearing to be held at the Village Office at 3125 East Avenue, Tuesday June 26, 2012, alternate Thursday June 28th at 7:00 Pm. Seconded by Jacques Monica.

Jacques Monica made a motion to adjourn and it was seconded by Mike Sperling. The meeting adjourned at 8:05 pm.

Legal Notice: The Village of Central Square Zoning Board of Appeals will hold a public Hearing for the Oswego Health Center to address two issues for area variance to include signage and parking on Thursday, June 28, 2012 at 7:00pm at the Village Offices, 3125 East Ave., Central Square.

Respectfully Submitted

Marie Loran, Village Clerk