

APPROVED

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VILLAGE OF
CENTRAL SQUARE

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3125 East Avenue
Central Square, New York 13036
Zoning Board of Appeals Meeting • July 28th, 2015

The Village of Central Square Zoning Board of Appeals met at the Village Hall on July 28, 2015. Members in attendance were Chairman Jacques Monica, Keith Lindstrom, Mike Sperling and Shirley Jones. Guests present were Millard Murphy, Maureen Stetson, Robert Frigon and Alison Woods.

Call to Order:

The ZBA meeting was called to order by Chairperson Jacques Monica, at 7:03pm followed by the Pledge of Allegiance.

Approval of Minutes:

Board member Keith Lindstrom made a motion to approve the minutes of the March 17, 2015 ZBA meeting as written. The motion was seconded by Shirley Jones, the board was polled and the motion passed unanimously.

New Business:

Setback Variance Request 104 Martin Place

The setback variance is for Maureen Stetson, 104 Martin Place; Tax Map Number 276.10-06-14.

Jacques Monica read the following from the ZBA Application:

“The subject property will be in conformity with all zoning use, height and area restrictions of Chapter 30 of the Village of Central Square Municipal Code, except as stated below: ten feet off back and side property lines as required but depth of lot is seventy feet so it only leaves twenty feet from the road to the garage.”

Jacques Monica also stated that per CEO Jim Stever’s letter the current setback requirement is 35’, the proposed is 20’ with the existing structure being 15’.

Robert Frigon states that the proposed garage will be poured slab. The board members asked if it was a pole barn. Maureen Stetson stated that it is a wood structure.

Maureen Stetson presented pictures of a similar garage to the one they are planning. The picture was of a garage with one garage door and a standard front entry door. The garage they are planning will have two garage doors with a standard side entry door. There might be one pine tree in the yard that has to come down.

Millard Murphy, a neighbor, asked what the siding is expected to be. Robert Frigon stated that it would be metal sided the same color as the house.

Millard Murphy had two concerns. The first concern being that the structure should be wood not metal, in order to fit in with the character of the neighborhood. The houses in the area are all sided with vinyl or aluminum and another detached garage in the neighbor is sided with wood.

Maureen Stetson stated that it would be sided with vinyl or aluminum siding to match the house. Jacques Monica stated that he will include that the structure be wood with vinyl or aluminum siding in his motion. Millard Murphy's second concern was drainage as Collins Terrace already has drainage issues. Jacques Monica stated that the CEO Jim Stever and Planning Board would address drainage pending variance approval.

Jacques Monica asked what the access from the road would be and if it will be accessed from the road. Maureen stated that it would be accessed from the road and will be stone. Jacques Monica asked if it needed a curb cut and Maureen stated that it did not.

Mike Sperling asked about the setback of the house and if it was grandfathered in. Maureen Stetson stated that it was grandfathered and all of the houses in the neighborhood are similarly placed. Jacques Monica asked what year the home was built. Maureen Stetson stated that it was built in 1959. Mike Sperling felt that it would look out of character with the neighborhood if it was setback 35' as the proposal has it in line with a portion of the house.

As the public felt satisfied, Jacques Monica closed the public hearing.

Jacques Monica on behalf of the Zoning Board of Appeals has issued a negative declaration pursuant to Part 617 of the implementing regulations pertaining to Article 8 of the Environmental Conservation Law. The Village of Central Square and its Zoning Board of Appeals as lead agency, has determined that the setback variance for the proposed detached two car garage at 104 Martin Place in Central Square, based on the information presented including 617.20 Appendix B Short Environmental Assessment Form, will not have a significant negative or adverse environmental impact.

Mike Sperling made a motion to approve the 15' variance for a new garage of wood frame with vinyl or aluminum siding to match the existing character of the home. Keith Lindstrom seconded, the board was polled and the motion was passed. Shirley Jones abstained due to conflict of interest.

As there is no further discussion, Mike Sperling motioned to adjourn the meeting at 7:25pm. The motion is seconded by Shirley Jones. The board is polled and the motion is passed unanimously.

Respectfully Submitted,

Alison Woods
Planning Board Secretary