

VILLAGE OF CENTRAL SQUARE
3125 EAST AVENUE
CENTRAL SQUARE, NEW YORK 13036

Zoning Board of Appeals/ Public Hearing

DECEMBER 21, 2016

The Village of Central Square Zoning Board of Appeals met at the Village Hall on December 21, 2016. Members in attendance were Chairman Jacques Monica, Keith Lindstrom and Mike Sperling. Guest Present were Ed Cusato (Code Officer), Chris Polimino(Atlas Fence) and Chris Celentano(Divine Mercy).

Call to Order:

The ZBA meeting was called to order by Chairperson Jacques Monica, at 7:02 PM followed by the Pledge of Allegiance.

New Business:

Jacques Monica: Divine Mercy Church is installing an 8 foot height PVC fencing to block the view of an air handling unit on the North side of the church. The fencing is starting at the front of the building and the code 105-4 states that it cannot be any higher than 6 foot so the Zoning Board is looking for a two foot variance.

Ed Cusato: In addition to the rear building line. Anything in the front building line or forward of the rear building line coming forward is at a lower level and from the rear building back it can only be 6 foot. So you are looking at an 8 foot variance and in addition for that 8 foot fence to be in front of the rear building line.

Jacques Monica: The requested relief is to install an 8 foot height PVC privacy fence to block the view of an HVAC unit.

Ed Cusato: Yes, Let's leave it at that.

Keith Lindstrom: Regarding the 8 foot section when you look at the units that are on the side there it is pretty much encompassing where that unit is.

Mike Sperling: The purpose of the fences are to separate the church from the business next door.

Chris Celentano: The prior code official requested a fence to block the HVAC unit so we went ahead and in the time period Jim Stever (former code Officer) left and Mr. Cusato came in and we proceeded with his requests. When Jim Stever walked the property out he said to take the fencing back even farther so you could block the noise. We thought at first just block the two units but Jim told the church to take it even down further. That is why we did what we did.

Jacques Monica: The Village code doesn't say anything specifically about air handlers but I was reading through some of the other code and it talks about places of assembly putting up a privacy fence or wall to screen dumpsters from the adjacent properties to improve the appearance. There was another code listed about commercial property that basically said the same thing for satellite towers to screen so it looks better. That doesn't technically apply to this request or to call it out specifically but I think it shows precedence.

Ed Cusato: The code set is the same.

Jacques: The idea of screening the ugliness of it and cutting down the noise.

Chris Celentano: Surprisingly they are pretty quiet, it is amazing but it still makes noise.

Mike Sperling: For as big as they are.

Jacques Monica: Do you have any other questions?

Mike Sperling: To Ed, have you been in back of the law office and looked toward the church?

Ed Cusato: Yes

Mike Sperling: How far is this fence going? (Mike points onto the map provided) on the line over here or along the building?

Chris Celentano: The fence goes 18 feet out and goes 48 feet back to the just pass where the air handler unit stops.

Keith Lindstom: The fence that you want (points to the map for Chris).

Chris Celentano: That is 48 feet to the corner to the end post.

Mike Sperling: You spoke that Jim Stever mentioned about putting up the fence and then you mentioned that he wanted to go to the length of the building.

Chris Celentano: Jim Stever wanted us to go further that what we initially planned we wanted to stop at the air handlers.

Ed Cusato: Which necessarily wasn't a code requirement, it was just a recommendation.

Chris Celentano: It will look a lot better like that because it will hide everything.

Mike Sperling: It did look very commercial from a neighbor's point of view.

Jacques Monica: (Speaking to the Board) Do you have any other questions? If I have no objections I would like to read a resolution for the SEQR for the area variance to install an 8 foot in height PVC fencing at Divine Mercy church 592 South Main Street, Central Square. Tax map # 276.10-04-12 and 276.14-03-01. This is a short EAF and the application has been determined as a Type 11 negative declaration. There is no problem. Keith Lindstom made the motion to declare the type 11 negative declaration and Mike Sperling seconded the motion to approve the fence at Divine Mercy church. The resolution was approved unanimously.

Jacques Monica reads the resolution (Resolution attached and signed by Jacques).The variance requested is relief for installation of an 8 foot high PVC privacy fence to block the HVAC unit on the North side of the church. Based upon the testimony given in this matter and the exhibits offered it is hereby resolved that the applicant has demonstrated that the area variance sought:

- a.) Will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties.
- b.) Are the only method of obtaining the benefits sought.
- c.) Are not substantial
- d.) Will not have an adverse effect or impact on the environmental conditions in the neighborhood or district.
- e.) Are not self created.

Jacques Monica: I therefore move, based upon the foregoing that the variance applied for be granted.

Do I have a motion to accept the resolution? Mike Sperling made the motion to accept the 8 foot in height fencing at Divine Mercy church and the motion was 2nd by Keith Lindstrom. It was unanimous. Granting on the above variance, is conditioning on the following:

- 1.) All improvements to be constructed and located in accordance with the exhibits submitted. It will be 8 foot height fence and will be on the front facing side of the building, North Side.

Ed Cusato: Atlas Fence has Ed Cusato permission to go ahead and start the project. I will have Kim Cusson get you the Environmental file have Jacques sign the paperwork.

Old Business: Reading of the minutes from the November 15th Zoning Board meeting.

Jacques Monica: Can I have a motion to approve the minutes as written from the November 15th, 2016 meeting? Keith Lindstrom made the motion to approve the November 15th minutes; Keith Lindstrom seconded the motion, all in favor. It was approved unanimously. Can I have a motion to adjourn the meeting? Keith Lindstrom made the motion to adjourn the meeting. The meeting was adjourned at 7:19PM.

Respectfully Submitted,

Kim Cusson, Administrative Assistant