

VILLAGE OF CENTRAL SQUARE
3125 EAST AVENUE
CENTRAL SQUARE, NY 13036
PLANNING BOARD MEETING
AUGUST 18, 2016

APPROVED
SEP 15 2016
VILLAGE OF
CENTRAL SQUARE

The Village of Central Square Planning Board met at the Village hall on August 18, 2016. Members in attendance were Chair Steve Williams, Zita Bookman, Elizabeth Rotundo and Kim Cusson. Maryellen Commisso was absent from the meeting. Guest present was Mudd Murphy.

Called to Order:

The Planning Board was called to order by Steve Williams at 7:10 PM followed by the Pledge of Allegiance.

Old Business:

Steve Williams: Regarding the approval of the July 21, 2016 meeting minutes, the board has determined that we will postpone the approval until the September 15th meeting. Steve would like Kim Cusson to send a request to Jim Stever to ask him to confirm the accuracy of the Northern most shrubs on the east land of the property is not within 200 feet distance. The Planning Board wants to be sure that the 200 feet is an accurate statement on the board's part. Additional it can be done in the same request, we would like to encourage Jim Stever before he leaves if he could send a friendly reminder to Brian Warden regarding the permit he has applied for has since expired and he would have to apply for a new permit not unless he is going to decide he is not going to proceed with the plans on his barn.

Steve Williams: Based on the code enforcements officer review from last period we observed Ken Sherman is doing some work at his new property on North Main Street so the Planning Board has followed all the steps to get the permits and it has been determined that he has gotten them.

The next Planning Board meeting is September 15, 2016. There was no new business. The meeting was adjourned at 7:28pm. Zita Bookman made a motion to adjourn and Liz Rotundo seconded the motion. All in favor, it was unanimous.

Respectfully Submitted,

Kim Cusson

Village of Central Square 3125 East Ave. Central Square, NY 13036

Planning Board Minutes - February 18, 2016

The Village of Central Square Planning Board met at the Village Hall on February 18, 2016. Members in attendance were Co-Chair Maryellen Commisso, Zita Bookman and Liz Rotundo. Absent was Chair Stephen Williams.

Call to Order:

The Planning Board meeting was called to order at 7:01PM by Co Chair Maryellen Commisso followed by the Pledge of Allegiance.

Approval of Minutes:

After the review of the November 19, 2015 meeting minutes, Liz Rotundo made a motion to approve the minutes and Zita Bookman seconded the motion to approve.

Old Business:

The Planning Board members discussed the Mural code. They discussed that number 4(b) on the Mural guidelines that Burt Alm created for the Planning Board and want to remove 4(b) all together. Then 4(c) will become 4(b). The Planning Board commented that these changes should have all ready been made on the Mural Code.

New Business:

Drone Regulations- The Planning Board discussed the Drone Flight Regulations for Recreational use and Hobby Use. As a board we feel these recreational use regulations should be loosed to allow light. Recreational and hobby use of drones is done responsibly.

Suggested edits on the Drone Regulations-(1) Under Flight regulations for Recreational hobby Use: Change number 2 to -The Flight is prohibited over formal gatherings of 50 or more people, public or private. (2) Change number 7 to: The unmanned aircraft must weigh six pounds or less.

Also add that "Drones" and "UAS" are being interchangeably on this regulation.

Zoning: The Zoning for residential code. The Planning Board submitted notes in November 2015 to the Village for changes to be made and will provide them to Kim Cusson for the revisions.

Maryellen Commisso is requesting the Village trustees respond to the following by the May 2016 Planning Board meeting (Drone Regulations and Penoyer's Building on Fulton Ave.)

Upcoming Projects in the Village:

Village of Central Square 3125 East Ave. Central Square, NY 13036
Planning Board Minutes - February 18, 2016

Penoyers property came up in question and Planning Board was under the impression that the vacant building (the old Laundromat building on Fulton Ave.) that any vacant building for more than one year must be approved for change by the Board prior to building permits being issued. Please clarify with Code Enforcement Jim Stever.

There was no other further business. Motion was made by Liz Rotundo, seconded by Zita Bookman all in favor meeting was closed.

Respectfully Submitted,

Kim Cusson

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 blindsided 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 close the meeting. All in favor, it was unanimous. Maryellen will not be able to attend the August meeting.

Respectfully Submitted,

Kim Cusson

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 on 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

APPROVED

JUN 16 2016

VILLAGE OF
CENTRAL SQUARE

**VILLAGE OF CENTRAL SQUARE
3125 EAST AVENUE, CENTRAL SQUARE, NY 13036
PLANNING BOARD MINUTES MAY 19TH, 2016**

The Village of Central Square met at the Village Hall on May 19th, 2016, followed by the Public hearing. Members in attendance were Co Chair Maryellen Commisso, Zita Bookman and Elizabeth Rotundo. Chair person absent was Stephen Williams. Guest present was Allison Perry.

CALLED TO ORDER:

Co Chair Maryellen Commisso called the Planning Board meeting to order at 7:30pm following the Public Hearing.

OLD BUSINESS: Brian Warden pole building at 111 Thelma Drive, Central Square, NY 13036
Chair person Steve Williams has the map and SEQR form from last meeting. Maryellen ask if code enforcement Jim Stever could give her a call on Friday, May 20th, 2016 with questions from the Planning Board members about the drainage and water issues on Brian Warden's property at 111 Thelma Drive, Central Square, NY 13036. Maryellen will relay answers back to the other members and proceed from there. The Planning Board will like to make sure the neighbors are protected and there will be no water problems for them.

The zoning definitions were sent in to the Village Board. One question that the Planning Board had was to define a pole building in the Village. If the planning Board could create a definition for pole buildings and eliminate the big ones coming into the Village especially a 40 x80. There is no zoning rules or regulations that prohibit the size of a pole building coming in the Village into a residential area. We need a law built in the codes. Maryellen provided the definition for the pole building. Kim Cusson will work on it and submit this to the Village Board.

NEW BUSINESS: There is no new business tonight.

Maryellen Commisso-Going back to the new business I would like to have Kim Cusson draft a letter to Code Enforcement Jim Stever asking him if could specify to the Planning Board why something's come to the Planning Board for approval and other things do not. Example like Ken Sherman's building. Why did this not come in front of the Planning Board for a discussion? Zita Bookman: Ken's building was a lot more than just an addition. This is a whole new building and a tear down. Heathers building is another example: Her building an addition. I do not understand why something's come to us and others do not. I would like a nice clear cut definition on this.

There was a discussion on the zoning and how big a pole building should be the Village.

Liz Rotundo: Is Dave Grasso going to submit a second proposal for his signage?
Yes he is working on it. No other business presented.

Maryellen closes the meeting at 8:05pm. Liz made a motion to close the meeting and Zita seconded the motion. The next Planning Board meeting will be on June 16, 2016 at 7:00pm. The meeting was adjourned.

Respectfully Submitted,

Kim Cusson, Village of Central Square
Administrative Assistant

Village of Central Square
3125 East Ave. Central Square, NY 13036
Planning Board Minutes/ Public Hearing May 19th 2016

PUBLIC HEARING:

The Village of Central Square Planning Board met for a Public Hearing at the Village Hall on Thursday May 19th, 2016. at 6:45pm . Members in attendance were Co- Chair Maryellen Commisso, Elizabeth Rotundo and Zita Bookman. Chair Steve Williams was absent. Several residences present were Ralph Boyd, John and Robin Urbaniak, Judy and John Geis, Gary Bcraft, Brian and Andinella Warden, Allison and Jim Card, Allison Perry and Phillip Bohm.

Public Hearing was called to order at 6:45 pm followed by the Pledge of Allegiance. The Public hearing was for Brian Warden at 111 Thelma Road to construct a 40 x 80 pole building on his property. The residences at the meeting all received notices about the meeting tonight. Maryellen ask if there are any questions and concerns from the residences.

Ralph Boyd spoke he lives in Northland Drive behind Brian Warden's property. Ralph is against the pole building going in as he states that this is a residential area and always has been. Ralph had a concern about his own property because of the pole building especially if he goes to sell it. He states that the price will go down. He asks Brian what he proposes to do besides a steel building and make it look like it belongs in the residential area.

Brian Warden- What I was told by the Army Corp of Engineers I cannot touch any of the property other than the pad I put in so I have to keep it vegetation wise. They do not want any clearing of the property because of the federal wetlands. Brian wants to put in landscaping and keep it presentable. It will be mostly for storage of cars, to put things away for wintertime, snowmobile trailer, to purchase boat. The back half I wanted for my son to shoot basketball in the winter time.

John Geis-If you have two barns now in this area how can you stop someone else from building? Ralph Boyd- There is no zoning. Ralph was concerned about renting the pole building out for storage. Brian stated there will be no renting out for storage.

Allison Card-What will the building is used for? Brian Warden- I already explained this- It will be for storage like personal property. My biggest concern is that it is not actually part of your living area; your house is no where's near this. If something happens in the future the neighborhood is stuck with an 80 foot building that might even be empty, like an abandoned home. There are a lot of problems with homes that are abandoned in the Village. Is there a way of combining the two properties? Maryellen stated "no" because they are two separate parcels of property. Will it be maintained and groomed as a residential property? Brian-No I am not supposed to do anything with this it has to remain wild. Will it have windows? Brian stated "no" just two front doors. I will have lighting on the building.

Allison Perry- My concern is the aesthetic of it being in a residential area. I do not think it should be a part of a residential area. My concern is what the building is going to look.

Brian Warden- The Army Corp of Engineers told me that I am not allowed to disrupt any part of the back part of the property. Allison Perry-What about the front? Brian -It will eventually be a paved driveway. It will look like a house. It will be kept nice and landscaped. I have to put in a berm to divert the water coming down ahead of me so it doesn't go into the building. I will have sewer water, gas and a bathroom in it as well.

Gary Bcraft- Will actually meet all the requirements for the building code? Brian- It will actually have a stronger snow roof on it than a normal house. Gary how about insulation? Brian-"Yes" it will be insulated and a heated concrete floor. Plans were provided to the residents to look at if they had further questions. Gary had concerns about parking a tractor trailer inside the building.

Phillip Bohm-

I also live in the Village and I am a builder. He told Gary that there would be a problem with parking a tractor trailer.

Maryellen Commisso- You cannot drive tractor trailer on Village Streets. I will check on dump trucks.

Gary- My concerns are not with the building just what will happen to it if he decides to leave. Maryellen -this has been addressed already.

Lee Parody- I live on the North end of their property and will be looking at the back side of the building. Brian- right now there is drain tile between my property and the Flagels which is up hill from mine. Flagels are to the East. Right now all the water comes down what goes in the drain tile and drains out into a make shift pond which leaches into a creek. Lee- So your property will be drafted towards my property? Brian-What I am proposing(Pad is Flat)is putting a berm next to the building to push water front and back away from building, right after drain tile section. Anything behind me comes toward me except the property toward the creek. His property is actually lower than my property now. (Robin Palmer's)Lee-The water will not affect my property.

Is the debris going to be cleaned up from the dozer?Brian- That was there when I bought the property. I will have the Army Corp of Engineers call you and tell you I cannot disturb the vegetation. I cannot touch anything.

Judy Geis-My question is why can't the creek be cleaned out? Maryellen- Brian was told that he cannot touch it and you cannot argue with the Army Corp of Engineers.

Phillip Bohm had spoke to the other residents about Brian building a pole building. It's not a complicated problem; it's going to be a simple building.

John Urbaniak- Survey of the property map and map is up front. Is this a wetland?

Brian Warden-Since Contrina anything that is a creek, stream, pond that can cause extra water to go into to create a flooding issue downstream is considered a federal wetland now.

John Urbaniak- Asking questions about the wetland and asking about the retention pond. My only concern is the water issue and drainage. If we could get together to meet you can show me the property or take a walk back to look at it. Maybe create a swale additional to address my concern.

The public was closed at 7:30pm by Maryellen Commisso. Brian Warden's pole building will continue at the next Planning Board meeting, June 16th, at 7:00pm.

Respectfully Submitted,

Kim Cusson,
Village of Central Square, Administrative Assistant

VILLAGE OF CENTRAL SQUARE
3125 EAST AVENUE
CENTRAL SQUARE, NY

APPROVED

JAN 19 2017

VILLAGE OF
CENTRAL SQUARE

PLANNING BOARD MEETING
NOVEMBER 17, 2016

The Village of Central Square Planning Board met at the Village hall on November 17, 2016 at 7:00PM. Members in attendance were Chair Maryellen Comisso, Zita Bookman, Elizabeth Rotundo, Craig Wilson and Tom Rinefierd. Guest Present was Ed Cusato, Paul Brissette, Tom Colabufo and Mayor Kenneth Sherman.

Called to Order:

Maryellen Comisso called the Planning Board to Order at 7:00PM followed by the Pledge of Allegiance.

Old Business:

Maryellen Comisso tabled the minutes from the October 20th meeting. In December the board will approve the minutes from October.

New Business:

The new sign for the Central Square School:

Maryellen: A packet was provided to all the Planning Board members with the picture, dimensions, where it is going to be placed and a letter from Joe Wiedenbeck. Has the board had a chance to look it over? Do you have any questions for Paul Brissette or Tom Colabufo?

Craig Wilson: From the previous information that was going around, I saw on a piece of paper that indicated a dollar paid to Joe Wiedenbeck for the right of way.

Maryellen: that was the tax information from the county that was sold to himself or to 210 Parcel Street, in which this caused some confusion on who owned the property.

Ken Sherman: The way it worked, he owned the property Joe Wiedenbeck sold the property to his corporation 210 Parcel Street, LLC.

Ken: He is still the owner of 210 Parcel Street, LLC.

Maryellen: To cover the school: We received a letter from Joe Wiedenbeck. I would like to see if the letter could have the corporation name on it. I want to make sure they are covered, if next year it comes back and something happens they could say, well you put that on the letter, who gave you permission to do that?

Ken: The Village code requires the consent of Joe Wiedenbeck. The Village drafted a brief letter up; he just asked if he needs it on his letter head, it's a minor detail.

Maryellen: I just wanted to make sure the school was covered for the future. However, for the record, I would like to get it on his letterhead; however he wants to do it.

Tom Rinefierd: My question: is the sign physically bigger than what the current code allows for Village business district, which almost means that we cannot approve this because the sign is so big. It is six times the permitted size. If you are permitted nine square feet it is almost fifty five.

Ken: That is definitely a question for the school you can see what currently is there, the issue that we discussed is the font when you are driving.

Tom Colabufo: the current sign we have now is that people cannot see it, they just drive right past. Everyone agreed on the sign that is up now is too small.

Maryellen: Is this the Village Business district though? I am not sure if it is the middle of town.

Tom Rinefierd: Well because it kind of split so east of the railroad tracks is the East Avenue business district and west of the tracks is the Village business district.

Ken: Discusses all the other business signs and their sizes. The School sign that is up there now is four foot by four foot, which is sixteen square feet.

Craig: How do we determine what the district is?

Maryellen: Look at the zoning map, it will show on the map.

Ken: Ask Liz Rotundo about Handle Bars and Cars size of sign.

Tom Rinefierd: Was some of the signs been grandfathered in?

Maryellen: Not the motorcycle place, he is relatively new.

Liz: We should check with codes Ed Cusato that it falls within the rules. Ken Sherman:

Ed, codes officer joins the Planning Board meeting.

Maryellen: The question we have been the school wants to put that sign we cannot remember is it in the Village Business district?

Ed : I believe it is.

Maryellen: We were thinking it was more in the middle of town.

Ed: I would actually have to look at the map.

Maryellen: Could you let us know? If it is in the Business district the sign is over the size that it is allowed.

Ed: What street is this on?

Ken: US Route State 11 and Hillcrest Drive.

Maryellen: Does anyone have any other questions while Ed is looking up the zoning?

Tom Rinefierd: With the size of the sign will that pose a traffic hazard?

Ken: This was a question for D.O.T. We were out at the site yesterday watching traffic; it is two cars back so your site line allows two vehicles to stop behind so you can see. This was an important element. D.O.T restriction allows one car; we are backing up for two cars so they safely see both ways.

Tom Rinefierd: The only reason I ask is because when I went to the site yesterday, I saw where there had been some white paint put on the ground and it was around the foundation of the old sign.

Ken: The white was for the 811; they come out and mark the utilities for that sight.

Ed: According to the map that I have upstairs it is zoned commercial.

Maryellen: So that is the Business District. Ed Cusato: That is a Business District. That is the way it is outlined.

Craig: Where does the Business District end?

Ken: I would think the Laundromat up the road.

Ed: I am thinking that would be central.

Maryellen: The sign with Dave Grasso was more than nine square feet and it was approved. It didn't go to the zoning board.

Ed: Last year with Bernie there had been some suggested sign changes whether they have been adopted or not.

Maryellen: No they have not been adopted.

Ken: I suggest a work shop with all parties.

Zita: It would be a good idea.

Maryellen: Have you seen the application?

Ed: Yes I have. What do you think of the sign? I have not seen the new drawings. Yes, I would approve the sign. I have no problem with it and it sets back far enough where it is allowed.

Ken: I talked with Mr. Wiedenbeck the access with the fire lane on the Hillcrest Road.

Ed: I have no problem with it. I would approve it on the out dated requirements you have and the importance you have on changing the sign to a more realistic size.

Ken: brought back the lightening aspect of the sign

Ed: I was going to explore just what the intensity of it was going to be but I have not had the chance to get it to you.

Maryellen: I believe that a light needs to put on the sign because people are so use to cut in threw there so they don't hit the sign.

Ken: With the landscaping the Village wouldn't have to maintain it, girl scouts, boy scouts, project bloom, helping hands to establish in the community and a good way of dressing it up.

Ed: No matter what you put there the illumination will not be a problem anything smaller than that you would miss the sign, you would want lighting on it cause of the sign, first impression or last impressions, you would want to recognize the sign and see that sign from a good distance.

Ken: Mudd Murphy and I had talked, we were checking out the different lighting aspects of the sign, because lightening can become a whole different architectural element. Maybe a solar panel on the side of the column would be a great solution. Are we going to want small lights casting down? Halogen lights will draw too much juice for what the solar lights will produce.

Tom Rinefierd: That's the other question- How long would you have power for to illuminate the sign?

Liz: As long as it's until around nine o'clock, this would cover most of the activities.

Zita: There are no street lights around there so it wouldn't cancel the solar out.

Tom Colabufio: Most likely the sign will not be built until sometime over the winter, we will start working on it.

Maryellen: I don't know if it is in the Business district and if we have to send it the zoning board. I would to make a motion, we like the sign the way it was presented, provided that the D.O.T. gives us the final go on it cause we are still waiting on this. If it is in the Business District we will have to get approval because it is bigger than what is in the Codes then it would have to get to the board of appeals.

Ed: It is a reasonable assumption that the sign requirements get increased?

Maryellen: Yes I can say they are going to get increased.

Ed: Personally I would make a motion to allow the increase.

Maryellen: We cannot, the way the zone is all we can do is send our recommendation to the zoning board and let them decide.

Tom Rinefierd: The biggest sign permitted in the other East Avenue business district, is only 32 square feet and this one and a half times that. I know the school sign serves a good purpose but I do not want the Planning Board take a precedence approving something that we have no basis to approve.

Maryellen: We will send a recommendation to the Board of Appeals, that's all we can do.

Tom Colubalfo: How did Dave Grasso sign get approved it is even bigger than that, how did that get through?

Maryellen: I do not think that went to the Board of Appeals. Board: It did not. So, the first thing I wanted to check to see if it is in the Business District. There is a difference between commercial and business district.

Liz: I will make a motion to send it to the zoning board as long as it's in the Business District. If they are not in the business district we can approve that sign right now.

Ed: you have not decided on the lighting just to leave the lighting vague to be light appropriately to be light within the code regulation that would give you the ability to approve this.

Liz: I make a motion to approve the sign as it is proposed to the Planning Board as we will address the lighting at a later time and to get D.O.T. approval.

Zita seconded the motion. All in favor, it was unanimous.

Maryellen: We would like Joe Wiedenbeck give the Planning Board another signed letter and put it on his company letter head. Is there anything else to discuss?

Liz: made a motion to adjourn the meeting at 8:00PM and **Zita** seconded. All in favor, it was unanimous. The next meeting is December 15th at 7:00pm.

Respectfully submitted,

Kim Cusson

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

**PLANNING BOARD MEETING
OCTOBER 20, 2016**

APPROVED
JAN 19 2017
**VILLAGE OF
CENTRAL SQUARE**

The Village of Central Square Planning Board met at the Village hall on October 20, 2016 at 7:00pm. Members in attendance were Chair Maryellen Commisso, Zita Bookman, Elizabeth Rotundo, Tom Rinefierd and Craig Wilson. Guests that were present were Mayor Ken Sherman, Heather and Matthew Stevens, Codes Ed Cusato, Nathan and Yvonne Stokes.

Called to Order:

Maryellen Commisso called the Planning Board meeting to order at 7:00 pm followed by the Pledge of Allegiance.

Old Business:

Maryellen asked if there was any changes on the September 15, 2016 Planning Board minutes. There were no changes. Zita Bookman made a motion to approve the September 15, 2016 Planning Board minutes and Tom Rinefierd seconded the motion.

New Business:

Nathan Stokes presented the three new additions that he wants to build at 315 Thelma Road and he also provided the survey map with the drawings, application and the setback requirements.

Craig Wilson What about the hand written requirements for the setbacks on the roads edge? Is there a setback of three feet from the garage?

Nathan: "Correct", the garage would require a setback requirement from the road as would the addition off the back side of the house.

Tom Rinefierd is this garage addition the one off the front of the house?

Nathan: The front of the house is the garage. The existing garage will be behind the current garage. It is a one story ranch; the garage is on the right as you face the house.

Craig: Does the neighbor have a garage?

Nathan: "Yes" they have a two car detached that is on the same edge of the property line.

Craig: Does your neighbor on the side have a setback such as this or is this just past the 35 feet?

Nathan: I believe it is just past the 35 feet.

Craig: Have you had any conversation with the neighbor whether this would bother them?

Nathan: It is in foreclosure.

Maryellen: It is outside the variance, what we need you to do is go to the zoning board of appeals. I will have Kim Cusson send a letter from the Planning Board for our recommendations to go to the ZBA for the variance.

Tom: It does not meet the front and rear setback requirements so it is going to have to be a ZBA decision but I do not see any reason why they would not consider it in a positive light.

School Sign:

Ken Sherman: Ken came to have a discussion on the School sign. He talked about the Village sign and how he would like to keep the signs on South Main Street similar to the Village and Railroad sign. Dave Grasso and the church will also be using the same platform. Ken stated the school was in agreement with the sign.

Maryellen stated the school was in agreement with the new sign but who is paying for this?

Ken: This is an issue with the school.

Ken: What the biggest issue was to get the property owner to agree to put the sign there. The property owner was all for the sign.

Maryellen: In your sketch you have not given us any yardage and exactly where you would put the sign. What are the dimensions, how far in? How far over? and the setbacks?

Ken: We did not put any of that in the sketch; we had met at the site because one of the issues on the property is the sanitary sewer that runs along there so we do not want to build on that foundation. I will take the measurements. There is a pole currently there, the pole will not remain but the base will. The school is in the process of what they want it to say on their new sign. What I would like to happen, is the Village, businesses and school all collaborate on this sign. The discussion was the current sign that was already up. The lettering is so small you have to be right up close to read it. We are working on it to try to incorporate a small solar lighting and it will be double sided.

Craig: How long will the illuminate last at night?

Ken: I really do not know, again that will probably be minimal. I will find out if it can be bolted, fastened, southern facing so it will probably be on the Hillcrest side or tuck it over in the grass.

Craig: What is the size of the solar panel?

Ken: Possibly 1 foot by 2 foot. We were thinking on proposing to the school one foot to 2 feet high, a classic lamp shape, it will have to be LED.

Maryellen: We are trying to stay away from putting lighting on signs and not allowing lighting on the sign in the Village. I think we are opening a can of worms, if we have the school put a sign up with lighting we should allow others.

Zita Bookman: Isn't there a lamp post there?

Ken: The lamp post that is currently there and is disconnected.

Maryellen: With the owner of the property, is he letting the Village use the land or is he donating it?

Ken: He is just letting us use the land.

Tom: So that could possibly change, if he was to sell the property? Or would you like to get an easement for being official?

Ken: If it becomes technical we might have to go that route.

Tom: Asks if we could draw electricity off the pump station?

Ken: No that is a monitoring pump station it is not the Villages. Ken talks about extending the swale, sidewalk and to take care of the over grown weeds.

Maryellen: I would like to see sidewalks repaired before new ones go up. The Village needs to improve what we have before we create new and nothing is happening to the old sidewalks. Will the sign have to be approved through the DOT because it is a state road?

Ken: Yes, most likely it would. Ken will provide the measurements and setbacks.

Tom: Does the sign have to be 25 feet from route 11 and 25 from Hillcrest, that's how I read it.

Ken: I would not jeopardize a long term plan. Ken talks about the considering for the new sign and how nice it would look for the school entrance.

Tom : Is there any consideration for the sign on Tucker and South Main?

Ken: That is even worse.

Tom: yes but it points the way to the school too.

Ken: It has been talked about by the school.

Maryellen: Is the school paying for the sign?

Ken: We talked to Oneida Lake concrete, they will donate the concrete and we will get some money donated for the landscaping that is going to be around it. Maybe sometime in the spring the sign will go up. The bricks will be provided by the school to keep it uniform with bricks on the school building. Ken's company will provide the wrought iron. I can provide the dimensions.

Maryellen: Yes that would be good, I would like to make sure that the sign is not going to be obstructing traffic.

Tom: You have a lot of traffic that comes down Hillcrest.

Ken: If you were sitting at the stop sign it will probably be two car lengths back, it is probably ten feet back from the current post.

Tom: Joe Weedenbeck doesn't have a problem with his driveway being block then?

Ken: No, my company is donating the top soil to dress up area.

Maryellen: So are they eliminating the driveway?

Ken: No, the driveway will still be there.

Maryellen: There is a section in our code book on illumining signs; it will have to go to Zoning if you decide to put a light on it.

Ken: Again, the school needs to provide the dimensions they have. We are showing the sign as 14 foot wide total, the same as the other signs. In between, the columns are 10 feet which will be plenty of space to put the writing.

Craig: Could you approach the person that owns the property, would he have a problem with given you the rights to utilize the space and perpetuity until you do not need it anymore?

Maryellen: It would not be the Village it would be the school.

Tom: The concept you have the wrought iron will actually be around the sign it would not be mounted to it because it is double sided.

Ken: It will be mounted to it.

Maryellen asked why some signs come to the Village and some do not, example like Divine Mercy sign?

Ken: It is the same sign on a 6x6 post front entrance and now it is just getting shifted down to the new entrance. It is the same sign.

Ed Cusato: Yes, it is the same and as long as it is not encroaching the right of way, it should not be an issue.

Tom: There are some setback requirements; it has to be six feet from the property line.

Ken: We are 25 feet in.

Zita: Was Divine Mercy roof change on the old part of the plan that we approved?

Maryellen: That was just changing the roof line that was the plans.

Zita: So it is part of the church plan.

Tom: Wasn't that part of the snow load for extending the roof line?

Ken: Talked about the attic space on the roof and how Father Chris is going to pour the concrete so Ken said there was no issue of pouring the bases, we know all the setbacks for the church and any restrictions for DOT so there is no issue and the same for the school.

Ken: Talked about the plan for the lighting of the school sign and will come up with the measurements for the board.

Maryellen: I would like to see that everything is good with the DOT and we see exactly where the specs sign will be before we make any decisions on this right now.

Craig: I agree on everything but once the cold and frost hits, it will be very difficult. I feel that he should start the next piece of project on the sign before weather is against him. It will be on Ken and not the Village. I feel we should let Ken go ahead with the bases and wait on the sign part.

Maryellen: Is there anyone that wants to make a motion on to see if anyone wants to move on this?

Craig: I will make a motion to approve the base of the sign without perimeters.

Ken and Ed: I make it contingent on approval of DOT and setbacks.

Liz Rotundo made a motion to approve the basis of the Central Square school sign as long as it falls within the DOT parameters and was seconded by Craig Wilson. All were in favor. Maryellen Commisso was opposed. Ken will email the Village to get the DOT approval and the setback requirements off from Hillcrest and Route 11.

Maryellen: Is there any other business for the meeting tonight?

Craig Wilson made a motion to adjourn and **Zita Bookman** seconded the motion. They were all in favor to close the meeting. The meeting was adjourned at 8:00PM.

Respectfully Submitted,
Kim Cusson

**VILLAGE OF CENTRAL SQUARE
3125 EAST AVENUE
CENTRAL SQUARE, NY 13036
PLANNING BOARD MEETING
SEPTEMBER 15, 2016**

APPROVED

OCT 20 2016

**VILLAGE OF
CENTRAL SQUARE**

The Village of Central Square Planning Board met at the Village hall on September 15, 2016. Members in attendance were Chair Maryellen Commisso, Zita Bookman, Craig Wilson and Tom Rinefierd. Liz Rotundo was absent. The guest present was David Grasso, Bob Kallfelz and Mudd Murphy.

Called to order:

Maryellen Commisso called the meeting to order at 7:00pm followed by the Pledge of Allegiance.

Old Business:

Zita Bookman made a motion to approve the August 18th minutes and Maryellen Commisso seconded the motion. The minutes were approved unanimously. Under the old business Maryellen will go back to the July 21, 2016 planning board minutes later in the meeting.

New Business:

Bob Kallfelz from Square Deal Discount Liquors at 3033 East Ave, Suite 2, Central Square, NY would like to change his sign from Square Deal Liquors & Wines to just "Liquors". The size of the sign is 12'x 2' single sided, metal frame, plastic face, fluorescent sign, white letters with a red background. Maryellen asked if there were any questions. Maryellen was confused by Jim's note on the bottom of the permit. She asked if there was a business name change. Bob said "No" just changing the sign. Code Enforcement had no objections to Bob's liquor sign; it meets less than 15% of the exterior wall. Zita made a motion to approve Bob Kallfelz liquor sign and Craig Wilson seconded the motion. All in were in favor.

Dave Grasso business is located at 598 South Main Street, Central Square, NY. He would like to replace an existing sign on the street side of property. The size of the sign in width is 3'6" x 6" in height with brick pillars. The color used is grey, red and black. Tom Rinefierd asked if the sign is going to be in the same spot as the existing sign. Dave Grasso stated that he might move it back closer towards his building to even it off and in terms of, I have a small sidewalk that cuts the front yard in half; the side with the existing sign is where I intend to put the permanent sign. I will make it consistent with the Village sign across the street and at the Railroad Park down the road. Actually, the sign is a little bit smaller then the sign I have now, it will not be as tall or as wide. Tom Rinefierd stated the brick pillars were a nice touch for the Village. Dave said that the sign also will be two sided and there will be no light on the sign. Tom Rinefierd asked where the property line is. Dave stated he does have a survey and would not put it in a right of way. Kassiss is making the sign and Dave Bardoun had done the survey. Tom Rinefierd stated the only thing I could find is the sign needs to be six feet off the property line and I am sure that if the sign is closer to your building it will be sufficient. Craig Wilson made a motion to accept the

sign permit for Dave Grasso sign permit for his business and Zita seconded the motion. All were in favor.

Old Business: The Planning Board needs to make an amendment for the July 21, 2016 minutes regarding the setback amount for Bob Gardner's shrubs that he wants to plant. Amendment reads: "According to the D.O.T. the shrubs setback is 33' from the center line of the road. Village of Central Square's zoning also requires unobstructed views of oncoming traffic. With this said, the shrubs should be approximately 15' to 20 "feet away from the neighboring property business sign and 33' from the center yellow line of the road and shall be placed where they shall not obstruct the view of the oncoming traffic". The change was made into the July 21, 2016 minutes. Craig Wilson asked how far in from the property line does he need to bring the shrubs. The D.O.T had explained to use the light poles as a guide and not to go past the light poles to the road. Also, another amendment made on the July 21st minutes that Tom Rinefierd brought up, was the address for Brian Warden pole building. There will be also a amendment in the July 21st meeting minutes last paragraph under Steve Williams should read "By show of hands, the board unanimously approved Brian Warden's pole barn, who resides at 111 Thelma Drive to build a pole building at Lot #2, tax map number 276.18-03-02."The July 21, 2016 minutes were corrected with the two amendments. Zita made a motion and Maryellen seconded the motion to approve the July 21, 2016 minutes. All in were in favor.

Maryellen Commisso: Did anyone have anything else to talk about? Mudd Murphy talked about the new code enforcement hired by the Village. Maryellen spoke to Mudd about the pole barn definition. Heather Stevens and Mudd are trying to straighten out the zoning definitions. They will bring Bernie English to help with the zoning definitions. They also talked about the drone regulations that were brought to the Planning Board awhile back.

There was no other business. The next planning Board meeting is October 20th, 2016. Zita made a motion to adjourn the meeting and Tom seconded. All in favor, it was unanimous. Meeting was closed at 8:00pm.

Respectfully Submitted,

Kim Cusson