

VILLAGE OF CENTRAL SQUARE
3125 East Avenue
Central Square, New York 13036
Zoning Board of Appeals Meeting
October 17, 2017

The Village of Central Square Zoning Board of Appeals met at the Village Hall on October 17, 2017. Members in attendance were Chairman Jacques Monica, Keith Lindstrom, Mike Sperling and Andy Smolnik. The guests present were Frank Molinari. Code Enforcement Ed Cusato was absent.

Called to Order:

The ZBA meeting was called to order by Jacques Monica at 7:00pm followed by the Pledge of Allegiance.

New Business:

Jacques Monica: The new business tonight is a request for a variance for Frank Molinari at 157 Pleasant Avenue, Central Square for a reduction of 4 feet in the side yard setback. The applicant wants to keep it away from the property line which would require a variance, reduction of side yard of ten feet. I have the drawings and the application and have a question for Frank. Are there any other storage barns or sheds on your property? **Frank:** "No." I was thinking of property line to the North of me and not my own property to my garage. I wanted to make sure there was enough distance with the shed I want to put there and to the property north of me, which there is. There is no heat, no electricity it is just a storage shed. **Andy:** So the property line around you won't be a problem? **Frank:** "No". **Andy:** Just so I understand, the requirement is ten feet and you want to move it in six feet. **Frank:** It will be little over five feet between my house and where the storage shed is. **Jacques:** The actual property line where Walter Brown's property line is. **Frank:** Twelve or thirteen feet something like that. Where I would put the shed there is in excess of ten feet to that property line. There is probably twelve feet. There would not be any infringement on his property. **Mike:** What is the variance for then and for what measurement? **Frank:** It is for New York State Fire Code. **Jacques:** Is looking at the drawing and looking at the side of garage towards the property that borders Walter Brown and asks Frank what is the distance there? **Frank:** that is in excess of ten feet, probably twelve feet. **Andy:** The requirement is ten feet, right? **Frank:** "Yes". **Jacques:** So I do not see what the variance is. **Frank:** The variance is for between my garage and this which apparently is ten feet. According to New York State building code this is a storage shed and is not on a foundation it's not going to have electric, heat etc; that is what I am asking for. **Andy:** Is there anything combustible in the shed Frank? **Frank:** I would not put that there because with no insulation and if you get a variance with temperatures, so I would not put gasoline in there, a mower and a snow blower. **Keith:** Who's fence is that is that yours. So as I am looking at the house and the front door the shed would be on the left side? Correct? **Frank:** There is a tarvet area when I moved in 1981 and there was a storage shed already there. I thought this wouldn't be a problem particular with the property north of me but then the ten foot between my garage and storage shed but like you said there is not going to be combustibles in there. **Andy:** You are going to have a metal roof on the shed? **Frank:** Yes. **Jacques:** So it is not a side yard setback, it is a reduction in the fire

prevention building code that says a minimum of ten feet from your main structure. You want to reduce that to five in a half feet he saying about four feet from the main structure. **Frank:** the distance it would be on that tarviet path it would be in excess of a little more than 5 feet. **Mike:** Did Ed explain why to have this minimum of ten feet? Because to me I would think it would the other way around. **Frank:** He simply said building codes that is all he explained to me. **Mike:** Is there any reason you couldn't put that shed on the back part of your property on the East side? **Frank:** It would be a hassle, there is a hill up there and brush and would be hard. **Jacques:** So we know that you are not putting any combustibles in there, it is just a storage shed. **Frank:** my question is I do not understand the fire code. I don't understand the fire code and the reasoning behind ten feet from my existing structure to a storage shed being a violation of fire. I understand it is there but I don't quite understand the reasoning behind it. **Andy:** I would surmise but if someone was to store combustibles in there, they would be so close to the house. **Frank:** there would not be any combustibles in there at all. **Andy:** What would happen if you sold your house in the future and the new owners put combustibles in the shed catches fire and the house goes up too. Is the Village liable for this because we provided the variance? **Jacques:** It a set precedence; Frank's neighbor could do the same thing too; they got a four feet approval so why can't we get one. Once you say yes it is very difficult to so no to the next person. **Jacques:** The homeowner would be liable if there was ever a fire and not the Village. Does the board have any other questions? **Andy:** If the shed was going to be prebuilt? **Frank:** Yes it will be done by North County Builders. **Jacques:** is that the preexisting place where you had it once before? **Frank:** Yes. **Mike:** What about wind? Is there any chance from the open road in and it could blow it sideways? **Frank:** The wind is predominately southwest and I wouldn't think it would be a problem. **Andy:** A shed 12x12 has a little bit of weight to it. **Jacques:** It will have a metal roof. If there are no other questions or comments, I will make a ***motion*** that the property at 157 Pleasant Avenue. The motion will be a four foot variance from the ten foot New York State fire building code. Andy seconded the ***motion*** and all were in favor. It was ***unanimous and passed.***

OLD BUSINESS

The approval of the May 22, 2017 minutes, which was a request for a variance at the Fine Line Barbershop 652 South Main Street, Central Square. **Andy:** Made the ***motion*** to accept the minutes and Keith seconded the ***motion***. All were in favor. It was **unanimous**. **Jacques** made a ***motion*** that the meeting was adjourned at 7:23pm, all in favor, it was ***unanimous.***

Respectfully Submitted,

Kim Cusson

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

**Zoning Board of Appeals
May 2, 2017**

The Village of Central Square Zoning Board of Appeals met at the Village Hall on May 2, 2017. Members in attendance were Chairman Jacques Monica, Keith Lindstrom, Mike Sperling and Andy Smolnik. Guest's presents were Heather Stevens, Joshua Pierce, Rich Christiansen and Ed Cusato.

Call to Order:

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

New Business:

Fine Line Barbershop Variance for Sign: 652 South Main Street, Central Square, NY 13036

Prior to the Barbershop coming in, this location had one primary business. There were two variances previously for the current signage on the property. One was in regards to the freestanding sign to exceed the 9 square feet allowance and the second is the front "awning" style sign on the front of the building to exceed the ten percent of wall allowance. The two current signs have a current square footage of 84 square feet. The third sign would add an additional 14 square foot to that for a total of 98 square feet of signage.

The applicants Joshua Pierce and Rich Christiansen proposed a smaller sign than what is temporarily in place now for the Fine Line Barbershop. It would be on vinyl construction but framed out in wood to match and blend into the exterior of the building.

One reason for the need of a sign variance is because the barbershop is a separate business from the salon and has a separate entrance. The Barbershop sign helps to identify their business and the entrance to the rear.

Members of the board confirmed that this sign would be vinyl, the current sign would be removed and if approved that the new sign would be framed. They also confirmed that there would be no lighting to this sign. The sign would be black background with white lettering. After going through the checklist of environmental and other potential issues the ZBA made the determination that there would be no significant environmental impact from approving this sign. The ZBA as lead agency, Jacques Monica chairperson, for the Village of Central Square, located at 3125 East Avenue, Central Square, New York, and Village Offices at 315-668-2558. In regards to the variances for a sign at 652 South Main Street (Fine Line Barbershop) has determined that the proposed action will not have a significant adverse environment impact. The SEQR form for the Negative Declaration Notice of Determination of non-Significance was signed by Ed Cusato describing the action and supporting reason for the sign variance.

Old Business:

Jacques Monica asks requested a motion to approve the minutes as written from the December 21, 2016 ZBA meeting. Andy made a motion to approve the December 21, 2016 minutes. Keith seconded the motion, all in favor. It was unanimously approved. Jacques: Can I have a motion to adjourn the meeting? Keith made a motion to adjourn and seconded by Mike. The meeting was adjourned at 7:35PM.

Respectfully Submitted,

Kim Cusson, Administrative Assistant