

**Village of Central Square
3125 East Avenue
Central Square, New York 13036
October 29, 2019
Zoning Board Meeting
Agenda**

Call to Order

Pledge of Allegiance

Old Business:

A. Approval of the April 23, 2019 Zoning Board Appeals minutes.

New Business:

A. Request for the Following area variances in a Residential Zoned District. The applicant is Antonio Romeiro at 3206 East Ave., Central Square, NY 13036, Tax Map #276.10-02.04.

- 1.) Reduced side yard setback on the North side of existing detached structure from 5' to 1' for the construction of an open lean to addition.
- 2.) Reduced rear yard setback on the rear of existing detached structure from 30' to 1' for a 35'x 40' addition.
- 3.) Reduced side yard setback on the South side of an existing small garage from 5' to 1'.

Code Enforcement: Comments or questions for Ed Cusato or any updates in the Village.

Adjournment

**VILLAGE OF CENTRAL SQUARE
3125 EAST AVENUE
CENTRAL SQUARE, NY 13036
ZONING BOARD OF APPEALS
OCTOBER 29, 2019**

ZONING BOARD OF APPEALS MEETING

The Village of Central Square Zoning Board of Appeals met at the Village Hall on October 29, 2019. Members in attendance were Michael Sperling, Keith Lindstrom, Andy Smolnik, and Chairman Jacques Monica. Also present were Wayne Skinner, Antonio Romeiro, Gregg Tweedy, Ed Cusato, Village Code Enforcement and Michelle Hamer, Secretary. All members and guests were signed in.

Called to Order

ZBA Chair Jacques Monica called the Zoning Board Meeting to order at 7:00 p.m. The meeting started with the Pledge of Allegiance.

New Business

Antonio Romeiro: Application and request for 3 Variances on his property at 3206 East Avenue, Central Square, NY, Tax Map #276.10-02-04:

The Board and guests including Antonio Romeiro and Gregg Tweedy, discussed the Application for requests for three variances on the property owned by Antonio Romeiro. Gregg Tweedy is Mr. Romeiro's son-in-law, and the contractor for the property. Mr. Tweedy presented most of the detailed information to the Board and Ed Cusato. Discussions were held at length by all regarding the requested variances.

Guest, Wayne Skinner, addressed the Board. He is in favor of Mr. Romeiro and Mr. Tweedy's requests for variances. In a separate statement, Mr. Skinner also discussed with the Board, concerns he has brought to the State, Town and Village regarding water. The ZBA advised Mr. Skinner that he needs to address those concerns with the Village Board. The Zoning Board of Appeals members recognize the issue and would like the Village Board to pursue this matter further.

Variance 1: Request for east (downhill) side-yard reduced from 5' to 1':

Following significant questioning of the applicant by the Board, and feedback from its members, the ZBA Chair Jacques Monica developed a Motion for Variance 1 to reduce the east side-yard setback from 5' to 1', for a new garage and a second story room on the pre-existing garage's east wall footprint. Based on discussions between the applicant, Mr. Skinner, and the ZBA members, the applicant agreed to control water run-off from the applicant's property to the rear of the applicant's property via a French drain and meeting all current fire code for the reduced setback. The Motion was seconded by Andy Smolnik. The Board Members were polled and all members were in favor and the Motion carried.

Variance 2: Request for west rear-yard to reduce the side yard setback from 5' to 1':

Following lengthy discussion and questioning of the applicant by the Board, and feedback from its members, the ZBA Chair Jacques Monica developed a Motion for the Variance to reduce the west side-yard setback from 5' to 1' for the purpose of adding an addition to the west side of the existing circa 1860 barn at the rear of the property. Applicant agrees to use it for storage of personal equipment and there would be no commercial use of the structure. The motion was contingent on saving the existing circa 1860 barn structure and would be nullified if the applicant did not save the structure with its pre-existing visual presence from the roadside (public) view. The Motion was seconded by Michael Sperling. The Board Members were polled and all members were in favor and the Motion carried.

Variance 3: Request for rear-yard setback reduced from 30' to 1':

Lengthy discussion took place regarding decreasing the requested setback from the requested 1' to 5' or 10' so that the Village might protect the "forever wild nature" of its neighboring property, but yet meet the needs of the applicant. Applicant felt strongly that he required a 35' x 40' structure and offered to relocate it further in to the property. This would have no longer required a variance, but would have required the destruction of the circa 1860 barn structure, thus changing the historic character of the property, which the Board felt was key to their decision. Michael Sperling made a Motion for Variance 3 to reduce the rear-yard setback from 30' to 1' for the creation of a new 35' x 40' single story structure which would be attached to the rear of the existing circa 1860 barn, contingent on saving the existing circa 1860 barn structure, and contingent on approval of the Village Attorney's ruling on the Villages original intent to protect the forever wild environment of their adjoining property. The Motion was seconded by Keith Lindstrom. The Board was polled and all members were in favor and the Motion carried.

Ed Cusato will contact the Village Attorney immediately regarding the contingency on the request for Variance 3 and will confirm if a 1' or 5' setback is allowed.

Old Business

The Board reviewed the Minutes from the last meeting of April 23, 2019. A Motion was made by ZBA Chair Jacques Monica to accept the Minutes of April 23, 2019. The Motion seconded by Michael Sperling. All Board members were polled and in favor and the motion was carried.

New Item of Business:

The ZBA Board discussed that they need a fifth member. Chairman Monica emailed Mayor House a few weeks ago requesting he appoint a fifth member for multiple reasons including, but not limited to, a stalemate tie vote with an even number of members, and the potential that a ZBA member might leave at any point leaving the Board without the needed quorum to approve Motions.

Close Meeting

Chairman Monica closed the meeting at 8:50 p.m. Chairman Monica made a Motion to adjourn the meeting at 8:50 p.m. Andy Smolnik seconded the Motion. All members were polled and in favor and the Motion carried. The meeting closed at 8:50 p.m.

Respectfully submitted,
Michelle A. Hamer, Secretary