

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

**PLANNING BOARD MEETING
November 21, 2024 – 7PM**

**PLANNING BOARD MINUTES
APPROVED 12/19/2024**

The Village of Central Square Planning Board met at the Village Hall on Thursday, November 21, 2024, at 6:45PM. Board members in attendance were Chairwoman Maryellen Commisso, Robin Hansen, Maggie Kirkby, Susan Welke and Matthew Stevens.

Additional attendees include Codes Enforcement Officer Ed Cusato, Village Attorney Joseph Frateschi, and Village residents/property owners Agatha and Gregg Tweedy.

Call to Order:

Chairwoman Maryellen Commisso called the meeting to order at 7PM and started with the Pledge of Allegiance. All Board Members and guests in attendance were signed in.

New Business:

Chairwoman Commisso opened the floor to Mr. Gregg Tweedy regarding his zone change application submitted for properties located at 3206 and 3208 East Avenue. Mr. Tweedy noted the address corrections from the original agenda. Mr. Tweedy began by stating that other homeowners on East Avenue would be submitting zone change applications as well. These homes are from Lyon's Dentistry office down the hill towards the properties noted above. He'd like to see this area changed to a multi-family/commercial zone since there are homes that are currently multi-family that have been "grandfathered" in. He further states that East Avenue has more traffic than US Rt. 11 and that it really shouldn't have single family homes on it and that it makes more sense for this stretch to be multi-family/commercial properties.

Mr. Tweedy said that there are 4 carriage houses on the properties noted on East Avenue that can be renovated nicely and still not utilize more than 30% land/lot allowance. These would then be "usable" accessory dwelling units (ADU) for renters or for in-law homes. With the wording in the original accessory dwelling units from the Planning Board to the Board of Trustees, it states that these properties would have to be owner occupied. And what would happen if the original owner sold the property? These existing carriage houses would fit the needs of the NYS "Smart Housing" by re-using existing structures and rehabbing them to ADU apartments. 4 ADU apartments wouldn't bring too much more traffic onto East Avenue.

Gregg is looking to have a total of 3 units on the property located at 3208 East Avenue consisting of the main house which is multi-family with 2 separate apartments and then adding the carriage house as a separate apartment/ADU.

He would also like to change the property located at 3206 East Avenue to contain the main house (which is a single dwelling) and utilize the (already) modified carriage house as an ADU to have a total of 2 livable structures on the property.

Chairwoman Commisso thanked Mr. Tweedy and said that the Planning Board would send their recommendation to the Village Board of Trustees.

Mr. Tweedy asked Chairwoman Commisso to wait until all other property owners submitted their zone change applications before submitting their recommendation to the Board of Trustees.

Codes Enforcement Officer Ed Cusato stated to Mr. Tweedy that the fees of \$1,500 from the previous zone change application would be sent back to him but the \$250 planning board fees are non-refundable and that no interest would be awarded. Mr. Tweedy stated that the original \$1,500 should have been sent back within 90 days after the Board's decision and it was not. Codes Officer Cusato said that there would be an additional \$250 for the planning board fee and Mr. Tweedy asked the Planning Board to please consider waiving this fee and exited the building.

Codes Officer Cusato said that he would make copies of the original document from Oswego County on the spot zoning for the Planning Board. He has not given the Certificate of Occupancy for the carriage house since its original use was for office/storage only. Mr. Tweedy did go before the Zoning Board and receive an area variance for the "garage" expansion to be close to the property line but since he's renovated it is uncertain if this variance is still legal as a livable ADU.

Codes Officer Cusato went on to say that if someone bought one of these properties after changing the zone to multi-family/commercial then the original structure(s) could be bulldozed and made into large apartment buildings.

Joe Frateschi noted that with increasing the "density" of the East Ave. corridor that there would be additional need for police, fire, etc. and that the additional taxes may not cover the increase.

Codes Officer Cusato stated that the current "grandfathered" properties on East Avenue wouldn't be able to be re-built as multi-family in case of a fire or other damage because the original structure wasn't deemed as multi-family.

Maggie Kirkby is concerned about the additional traffic the ADU's would have on East Avenue and since Mr. Tweedy doesn't live on those properties is skeptical about the upkeep.

Old Business:

Chairwoman Commisso asked Codes Officer Cusato when the new Fairway Physical Therapy building was approved to be two stories since the original plans didn't note it. The rendering that was proposed also didn't note it being a 2-story dwelling. Codes Officer Cusato stated that the rendering did show the dormers at the top and that the top floor is to be used as a yoga studio.

Joe Frateschi will send samples of resolutions to site plans to Chairwoman Commisso.

Chairwoman Commisso would like to have all site plans and renderings together so that if this comes up again, it can be easily spotted.

Codes Officer Cusato stated that the site plan also didn't have a proper egress location for emergency vehicles. There is not enough of a turning radius for fire trucks from the East Avenue driveway. Chairwoman Commisso said that there must be a gate on the egress road onto Webb Avenue since the Planning Board made approval of the build strictly without a route onto Webb Avenue. Codes Officer Cusato understood her concern, but that decision was made by the fire department and now that we have an attorney that is present at these meetings, those are the details that he will be looking at. Maggie Kirkby noted that the driveway is an issue but future apartments above the physical therapy building are also a concern.

Chairwoman Commisso brought up Trucks R Us and the number of vehicles on the property including an RV. Codes Officer Cusato said that the 2 roofs were removed, and that Mr. Wilbur has been put on notice about the other vehicles on the lots and their location. Maggie Kirkby said that she counted 26 vehicles. Codes Officer Cusato stated that there was no actual number associated with the vehicles on that particular property, but the car washing property shouldn't have vehicles on it.

Regarding the New Auto repair at 518 South Main Street. Codes Officer Cusato will continue to work with the shop. NYS DMV is aware that the shop doesn't have the proper placard on the outside of the building. Joe Frateschi noted that it's NYS law and that the NYS DMV should be the entity to enforce those laws. The Village laws can't trump the NYS laws and if the DMV doesn't enforce it, there is really nothing the Village can do. Maryellen Commisso would like Ed to send a notice to the shop on the cars being parked too close to the side of the road and being a hazard.

Codes Officer Cusato said that Codes Officer Hamacher is almost finished with his inspections and should be able to help with other violation properties in the Village.

The old Walgreens located at 3031 East Avenue has been split in half. The current liquor store will be moving into one half and the other half is currently vacant and the old liquor store location will be as well.

Sue Welke asked if anything was going on with WellNow since there was a for sale sign on the property and Codes Officer Cusato hadn't heard anything new.

Chairwoman Maryellen Commisso asked the board members to review last months' minutes.

Motion was made by Robin Hansen to accept October 10th, 2024, Planning Board Meeting minutes. Maggie Kirkby seconded Motion. Chairwoman Commisso, Robin Hansen, Matthew Stevens, Maggie Kirkby and Susan Welke were all in favor. Motion carried.

Next Scheduled Meeting:

Chairwoman Commisso would like to schedule the next Planning Board Meeting on Thursday, December 19th at 7PM.

Close Meeting:

Motion made by Chairwoman Commisso to adjourn the meeting and seconded by Robin Hansen. Chairwoman Maryellen Commisso adjourned the meeting at 8:30PM.

A comprehensive plan workshop was originally scheduled but was dismissed by Chairwoman Maryellen Commisso.

Respectfully submitted,

Krista Ruzekowicz,
Planning Board Secretary