

Village of Central Square

Planning Board

October 18, 2007

Present: Dr. Harry Penoyer, Shirley Jones, John Metzger, Jerry Kirker, Roger Crouse, Mayor Murphy, Mike Kraus, Rebecca Watson, Steve Williams

Meeting was opened at 7:12 with the Pledge of Allegiance, led by Chairman John Metzger.

Mr. Metzger: Since last meeting, Mike Wildrick resigned from his position of Code Enforcement Officer and Mike Kraus has replaced him in that position through a municipal agreement between the Village of Central Square and the Town of Hastings. Mike Kraus has been reviewing the code book and is well informed.

Although we currently do not have a fire inspector, Mike Kraus is a trained fireman and may qualify for the position of fire inspector, but need to determine logistics.

Minutes of Meeting from August 18, 2007 were reviewed. Motion was made by Mr. Crouse to accept the minutes. Motion seconded by Mrs. Jones. Motion carried.

Mr. Metzger received a profile from the legal firm of Hiscock and Barclay, LLP which contains information about each of the attorneys in the firm. A resume was also received from Atty Scott Chatfield.

Board will request pay scales for both Mr. Chatfield and Hiscock and Barclay. An interview is required and should be at no charge to the Board. Each board member should review the packet provided to them by Hiscock and Barclay.

Mr. Metzger indicated that he had a discussion on September 29 with Mayor Murphy regarding the budget for the planning board. Mayor Murphy stated that the board needs to consider all of the budgeted items in the \$5000 budget, including the pay to each of the members of the board.

Mayor Murphy stated that during a development process, much of the attorney fees, as a rule, will get charged back to the developer.

Mr. Kirker questioned the billing of the Walmart Project, and Mayor Murphy stated that it was split and charged back to the developer and the village ended up with an expense of a couple thousand dollars.

Mr. Kirker is concerned with Hiscock & Barclay sending different people from the legal firm to the meetings, and having a lack of consistency in our representation. Mayor Murphy assured Mr. Kirker and the board that Andrew Leja would be the lead representation but could send

someone else depending on the issue at hand and the attorney with the best expertise in that area.

Mr. Metzger – the Planning Board could also consider Kevin Caracoli, but since he is the attorney for the Village Board, it may not be in the best interest of the planning board to hire him and could be a conflict of interest.

Mr. Chatfield has been with the planning board for a long time and has demonstrated that he is available for meetings. He has assured the board that his commitment to the meetings will continue.

Dr. Penoyer – Mr. Chatfield has been a pioneer in zoning. He is easy to talk to and is regularly available. He works as an advocate for the board and has first hand knowledge of the subject matter. His original proposal was at no charge to the planning board. He has been actively working on updating the ordinances.

Mayor Murphy stated that Mr. Chatfield was recently dismissed by the Town of Clay and the Town of Schroepfel.

Mr. Metzger stated his experience has only been with Mr. Chatfield and has none with Hiscock & Barclay. However, his observations are that H&B are very deep in experience, but Mr. Chatfield's availability is a plus. There are advantages in both situations.

Also need to note that attorneys can be replaced at any time. The board is not locked in to any agreement with any attorney. The attorneys must also understand that they can be dismissed at any time. The Planning Board has not had any problems with Mr. Chatfield, but he also has not been involved in any large projects with the board.

Mr. Metzger wants to keep costs down, and the board should not be paying more for representation than necessary.

A motion was made to hold a special meeting on November 8th at 7:00 to interview and make a decision about who will be the legal representative for the Planning Board. Motion made by Jerry Kirker and seconded by Shirley Jones. Motion carried.

Mayor Murphy stated that the village received a grant of \$25,000 from the Tug Hill Commission for DOT Study of Route 49. He stated the need for access roads out of the village – Gertrude Drive and road behind Walmart.

Mr. Kirker expressed that the board needs to get back on streamlining forms for the meetings. Form 10 and Form 20 should be used at each meeting to make the recording process easier. The forms will be researched and made available as soon as they are located. Mr. Metzger indicated that NYS may be able to provide a checklist for the planning board.

Mr. Metzger inquired about Mr. Dillenbeck's site plan that was originally scheduled for tonight's meeting. Mr. Kraus indicated that Mr. Dillenbeck has put the project on hold. He was originally planning on having used cars for sale on his property. It is zoned commercial, but the code requires buffers.

Mr. Metzger inquired as to whether an environmental study is needed and asked who is currently selling cars on that property. Tom Weatherup currently is selling cars there and no arrangements have been made with Reymore to sell cars there either.

Mr. Kraus also brought to the boards attention, the site plan being worked on for replacing the tower behind the village office. The tower is owned by Midlakes Communication. The board has the right to evaluate fees and rents at the conclusion of that project.

There was discussion about the new phone listing, which is being worked on and updated for the Emergency Management Plan. This list will be completed within a few days and sent to everyone by the deputy clerk.

Motion was made by Shirley Jones to adjourn the meeting. Seconded by Jerry Kirker. Meeting was adjourned at 8:05 PM.