

**Village Planning Board Meeting
Thursday, May 13, 2010**

The meeting was called to order by Stephen Williams at 7:30pm.

Pledge of Allegiance: was carried over from the Planning Board Public Hearing

Attendance: Mayor Murphy, Trustee Heather Stevens, Stephen Williams, Dee Sperling, Burt Alm, Maryellen Commissio, Michael Sperling, Mark Bombardo.

Approval of Minutes for April 15, 2010 for Public Hearing #1 regarding the proposed site plan approval for Anthony and Collena Orlando dba Sissy Ink at 2182 Co Rt 12 in the Village of Central Square NY:

Maryellen Commissio made a motion to approve the minutes with the noted corrections. Burt Alm seconded the motion, the board was polled and the motion passed unanimously.

Approval of Minutes from April 15, 2010 for Public hearing #2 regarding the proposed site plan approval for an addition by John Adams at 121 Tucker Ave in the Village of Central Square NY.

Stephen Williams made a motion to approve the minutes with the noted corrections. Dee Sperling seconded the motion, the board was polled and the motion passed unanimously.

Approval of Minutes from April 15, 2010 for The Planning Board.

Stephen Williams made a motion to approve the minutes with the noted corrections. Dee Sperling seconded the motion. The board was polled and the motion passed unanimously.

New Business: Express Rentals Inc. 3041 East Avenue, Central Square NY 13036

Stephen Williams: Do the sheds Express Rentals is proposing to sell meet the village code? If this is approved and they do not meet the code, they must notify the customer that the building does not meet the village code. Additionally if they live in the village, Steve Ratliff must advise the customer that they must go to the village office to get a building permit.

Dee Sperling, Burt Alm and Mark Bombardo recommends the photo to be Exhibit 1, that the buildings are limited to one sign on each building. They are 2x3 with 8 inch lettering.

Stephen Williams: In the past we discussed the possible requirement of manning the business during the day? Are we creating an issue if we do not require this? The car lot business, how did we handle that?

Mark Bombardo: The DMV required having an office inside for the car lot.

Burt Alma: I suggest we look at security. Due to liability I would clause if there is no attendant on the premises, the buildings must be locked up after x hour of each day.

Mark Bombardo: Should have the business come back to lock up in the evening, and require them to maintain the lot of trash and ensure the grass is mowed to the height of the village code during the months of April to October.

Dee Sperling: Have them add approximately 50 feet wide of gravel in a semi circle modifying the site plan, add signs stipulating parking is for customers only and parking is not allowed on the bypass road.

Stephen Williams: I suggest the applicant be informed that the permit can be revoked after it is found that the business does not keep up to the permit as described.

Mark Bombardo: There will be no additional lighting. No additional lighting can be installed without prior approval of the planning board.

Dee Sperling: The lock up time should be dusk or before and the sheds should be opened no earlier than dawn. Essentially the buildings will be locked from dusk to dawn.

Dee Sperling: If the buildings are vandalized does the village have liability?

Mark Bombardo: No all the buildings should be in sound condition.

Michael Sperling: If the sheds are open during the day, no attendant there, what if someone gets inside and gets locked in and can't get out?

Steve Ratliff: They can not be locked with out a key and if you are inside you can unlock the door.

Dee Sperling: Are these the exact styles?

Steve Ratliff: Yes these are the exact styles. Exhibit #4, made by the Amish may not be on site right away, they are behind schedule.

Stephen Williams: I would like to see five in there all the time until they are removed in the fall.

Dee Sperling: What is the time frame for the Amish model?

Steve Ratliff: about 2 weeks.

Steve Ratliff: Should I be required to have a trash can?

Mayor Murphy: I would discourage that.

Mark Bombardo: You need to declare yourself lead agency for the purpose of S.E.Q.R.

Maryellen Commissio made a motion to declare us the lead agency on the S.E.Q.R. Burt Alm seconded the motion. The board was polled and the motion passed unanimously.

Stephen Williams made a motion that after reviewing all environmental impacts, the planning board hereby makes a negative declaration as it pertains to S.E.Q.R. Maryellen Commissio seconded the motion, the board was polled and the motion was passed unanimously.

Stephen Williams: I move to approve the site plan for Express Rentals with the following stipulations:

1. The Express Rentals representative shall inform all customers who are residents of the Village of Central Square that the customer shall obtain a building permit from the Village Office.
2. Per attached Exhibit 1, the buildings are limited to one sign on each building. They are to be no larger than 2 by 3 vinyl signs with 8 inch letters.
3. Per attached revised site plan, Exhibit 2, a semi circle will be filled with gravel and landscaping cloth in the area drawn.
4. The lock up time should be dusk or before. The sheds will be opened no earlier than dawn. Essentially the buildings will be locked from dusk to dawn every day.
5. A representative of Express Rentals will visit the site at least once a day and ensure the immediate area is free of debris and trash.
6. A representative of Express Rentals will ensure the grass is mowed on the entire area on the site plan to the height of the village code.
7. Express Rentals will work with Mark Bombardo to post signs stating "Parking for Customers Only" and a second sign stating "No Parking on the By-Pass Road" to be placed with the advice of Mark Bombardo.
8. There will be no additional lighting. No additional lighting may be installed without prior approval of the planning board.

Burt Alm made a motion to approve the site plan, Dee Sperling seconded the motion, the board was polled and the motion passed unanimously.

Mayor Murphy: The Village Board has approved a purchase of an updated E-Code Book. The Village Board approved reducing the planning board from 7 members to 5 members. They have contacted the attorney to come up with a local law to be sent back to the village board.

Stephen Williams Made a motion that we as a Planning Board send our recommendation for a new Tattoo Parlor Ordinance per attached to the Village

Board with our recommendation for modification of our new local laws. Burt Alm seconded the motion. The board was polled and the motion passed unanimously.

Stephen Williams: The June meeting will have an agenda item for our proposals for Pawnbrokers, second hand and consignment shops ordinance.

Burt Alm made a motion to adjourn the meeting. Dee Sperling seconded the motion. The board was polled and the motion passed unanimously.

The meeting was adjourned at 9:47 pm.

Respectfully Submitted by
Betsy Stedge
Village of Central Square Secretary