

**Village Planning Board Public Hearing  
Regarding the Proposed Site Plan Approval for Express Rentals Inc.  
3041 East Avenue  
Central Square, NY 13036  
Thursday, May 13, 2010**

Meeting was called to order by Stephen Williams at 7:00 pm.

**Pledge of Allegiance:**-was led by Chairperson Stephen Williams

**Attendance:** Mayor Murphy, Trustee Heather Stevens, Stephen Williams, Maryellen Commisso, Burt Alm, Dee Sperling, Mark Bombardo, Michael Sperling, and Steve Ratliff.

Stephen Williams opened the meeting and read the legal notice.

**New Business:**

**Steve Ratliff** President of Express Rentals proposing 5 buildings, 6x6 and 10x10. Place on gravel beds and have an area for the cars to park. The sheds are made in Hemrod NY and are shingled and painted. They offer them for sale, rental, and lease purchase option. There are rental payments. They do this in the Baldwinsville Express Rental Stores that have been there for 15 years.

**Mark Bombardo:** If they are purchased what happens?

**Steve Ratliff:** They are removed mid to late October and return in the spring. They are strictly displays.

**Mark Bombardo:** Currently we have to remind the company who owns the lot to mow the grass. Would they continue to be responsible to maintain or would you?

**Steve Ratliff:** They are responsible, however I will maintain it myself if needed.

**Maryellen Commisso:** What about an office there?

**Steve Ratliff:** It would be unmanned.

**Dee Sperling:** How would you maintain the lot from preventing weeds and grass growing?

**Steve Ratliff:** Landscaping fabric will be placed.

**Burt Alm:** Do you have any signs regarding no parking in the lot?

**Steve Ratliff:** It would accommodate 3 safely.

**Burt Alm:** to Mark Bombardo..Are there any signs on the access road for no parking?

**Mark Bombardo:** Not currently it is a private road.

**Stephen Williams:** Why here and not the Village Pharmacy?

**Steve Ratliff:** It targets the village and the north shore communities on the lake and camps.

**Stephen Williams:** asked Mark Bombardo if someone buys a shed that lives in the village do they meet the code for the village.

**Mark Bombardo:** I would need to study this.

**Dee Sperling:** What about long term look? Would it be feasible to make the parking lot larger?

**Steve Ratliff:** We could bring in extra gravel to level and take away the walkways.

**Mayor Murphy:** How long would you be leasing the lot?

**Steve Ratliff:** May 15 to October 15. We would renew the lease as long as the lot does not sell.

**Mayor Murphy:** That is a prime piece of property that would benefit us. There is a vacant lot next to truck-are-us.

**Dee Sperling:** Will you lease this for only one year until it works out or will you lease this year after year?

**Steve Ratliff:** The lease is for this summer and we intend to return each year until the property is sold.

**Dee Sperling:** How often will you check the lot?

**Steve Ratliff:** We will check on it daily or every other day.

**Burt Alm:** Will the sheds be left open?

**Steve Ratliff:** We can lock them.

**Stephen Williams:** What about lights?

**Steve Ratliff:** There are no lights.

**Dee Sperling:** Are there windows on the sheds?

**Steve Ratliff:** There are small windows.

**Burt Alm:** I am still concerned about parking and blocking the road.

**Mark Bombardo:** To Steve Ratliff.. As the applicant would you be opposed to putting up a sign that says no parking on the road?

**Steve Ratliff:** No, That is okay.

**Stephen Williams:** I would almost rather see this business in a different spot on RT 49 and save that area for a different type of business.

**Burt Alm:** On the other hand having something there looks a lot better than a lot with weeds.

**Stephen Williams:** The shed legend is 6x8 and up to 8x12. Will they always be limited to 5 on the lot?

**Steve Ratliff:** Correct, always 5 on the lot.

**Mark Bombardo:** If you do approve this, I would like to see something in here that would state that the business is responsible to mow the grass all the way to the road per village code.

**Steve Ratliff:** I will do it myself if I have to.

Stephen Williams made a motion to adjourn the Public meeting, Burt Alm seconded the motion, the board was polled and the motion passed unanimously.

The meeting was adjourned at 7:29pm.

Respectfully Submitted by,  
Betsy Stedge  
Village of Central Square Secretary