VILLAGE OF CENTRAL SQUARE

3125 East Avenue
Central Square, New York 13036

Planning Board

September 29, 2011

The Village of Central Square Planning Board met at Village Hall on September 29, 2011. Members present were Chairperson Stephen Williams, Barbra Davis, Maryellen Commisso, and Burt Alm; also JudyAnn Trombley, Secretary. Also in attendance were Mayor Murphy, CEO Dale Hodge, Nate Buczek, Dr. Dan Walsh, Roy Clark, Brian Gristwood and Ann Woodward.

CALL TO ORDER:

The meeting was called to order by Chairperson Stephen Williams, at 7:00PM followed by the Pledge of Allegiance.

APPROVAL OF MINUTES:

Board member Barb Davis made a motion to approve the minutes of the July 21, 2011 Planning Board Meeting as written. The motion was seconded by Maryellen Commisso, the Board was polled and the motion passed unanimously.

OLD BUSINESS:

Application for **Site Plan Review** was received for Dr. Daniel Walsh of 544 South Main Street, Tax Map #353201-276-014-0003-008. A brief review of Dr. Walsh's business, Central Square Chiropractic, at this location and his intention to eventually fill two additional business spaces as pictured in format on his paperwork, as well as notation of passing the environmental study. CEO Dale Hodge reported no negative impact by observation or report on the community and that the space previously was a mercantile. It was recommended in discussion to change mercantile to business status and single use to multiple use occupancy. Burt Alm commented on property owner's responsibility to meet and comply with all ordinances of the Village.

Chairperson Steve Williams made a motion that the **Site Plan approval** be **Granted** on this application, according to the plans submitted and the property be classified as "multi-use" occupancy. The motion was seconded by Burt Alm, the Board was polled and the motion passed unanimously.

Application for **Sign Permit** was received for Dr. Daniel Walsh of 544 South Main Street, Tax Map #353201-276-014-0003-008. Details on his sign permit show an 8X4 single-sided, colored PVC sign (background white with red lettering and black symbol) to replace an existing sign above the doorway on the building (picture with permit). Also

included is a map with property location, sign placement, direction sign will be facing and sign lettering and image format.

Chairperson Steve Williams made a motion for **Sign Permit approval**. The motion was seconded by Barb Davis, the Board was polled and the motion passed unanimously.

Application for **Site Plan Review** was received for McDonald's USA. LLC, located at 3001 East Avenue. T.Y. Lin International representative, Nate Buczek, was in attendance with hardcopy proposed building changes, sign changes and site changes for each board member to review. After presentation from Mr. Buczek, discussion yielded clarification to questions regarding the wooden fence relocation, concern over the fox dens, storm-water management pond, existing/additional green space, existing culverts, LED and canopy lighting, curbing and striping, and calculations on existing drainage. CEO Hodge will research requirements regarding painting on curb and there was assurance by the representative that McDonald's will comply with the requirement information CEO Hodge provides.

Chairperson Steve Williams made a motion that the **Site Plan approval** be **Granted** on this application, according to the plans submitted and with the following conditions:

1. Contactors' information must be provided to Village Codes Enforcement Officer along with completed insurance forms prior to beginning work.
2. Provide details of ADA corrections to the Village Codes Enforcement Officer.
3. Perform inspections during construction to identify fox dens and relocate if necessary.
4. Color of building to match rendering (brown) shown at this meeting.

The motion was seconded by Maryellen Commisso, the Board was polled and the motion passed unanimously.

Application for **Sign Permit** for McDonald's USA, LLC located at 3001 East Avenue. Details on the sign permit and site plan represent a reduction in sign area with additional informational signage/branding is proposed associated with the side-by-side drive thru. A brief discussion regarding placement and lighting was included in the site plan presentation above.

Chairperson Steve Williams made a motion for **Sign Permit approval** on this application according to the plans submitted. The motion was seconded by Barb Davis, the Board was polled and the motion passed unanimously.

Application for **Sign Permit** for Kimco Realty, LLC (Dunkin Donuts) located at 3041 East Avenue. Details on the sign permit and pictures represent replacement of existing (same size) reader board with red letters on black background. Roy Clark, property

owner, was in attendance and shared information on his other businesses (Dunkin Donuts) in close proximity (Parish, Mexico) with the Board and his working relationship with those municipalities. Mr. Clark stated that he does not/will not advertise for other businesses. With regard to individual groups, he will commit to working with a Village official (person of contact) as he does in Parish and Mexico, with regard to advertising community groups.

Burt Alm made a motion for **Sign Permit approval** on this application according to the plans submitted with the following conditions:

1. No flashing or other distracting graphics.
2. No advertising other businesses or "for-profit" groups.

The motion was seconded by Barb Davis, the Board was polled and the motion passed unanimously.

On the topic of the Comprehensive Plan, Trustee Heather Stevens sent request regarding solid revisions/additions to the Comprehensive Plan submitted to the Village Board by October 20. She sited specific detail to Goettel Park, i.e., making playground age appropriate, improvements that will better meet community needs (expanding and restrooms) and meet ADA standard for pavilion/buildings and possible solar lighting information for a possible park grant, as well.

Planning Board memo of August 4 (from July 21 meeting) to Village Board regarding "No Right On Red" sign on Fulton Street at the intersection of State Route 11 will be resubmitted to the Village Board, on the Chairperson's request, for their next scheduled meeting of October 11.

Chairperson Steve Williams asked the Board about their vision for long-range future in Central Square. Comments were shared regarding business and family-friendly environment.

Emphasis on traffic flow is a the highest priority, so additions to Goal #1, Strategy #1D and of #1G keep within the overall traffic topic while being individually specific. It is agreed that an alternative safety route with regard to the State Route 49 side of the railroad track must be found and traffic redirection by means of new roadway off Route 12A (Walmart Road) should be considered, as well. The traffic circle/round-a-bout is a possible future alternative to intersection of Fulton Street, US Route 11, Mallory Road, East Avenue and County Route 12, with the intention of easing traffic flow and fostering a safer village center. Enlarging the intersection will have to be considered for this type of traffic alteration. The buildings closest to the intersection may have to be eliminated for the space a round-a-bout/traffic circle requires and that will permanently change the complexion of the middle of the village. Large trucks and snow removal will also be major considerations. Mayor Murphy will research the

round-a-bout overlay and other specific information that was part of a presentation with the initial traffic study of 2005 to share with the Planning Board.

Mayor Murphy encouraged the Board to make the Comprehensive Plan revision clear, concise and thought all the way through to a long-range plan. He offered a village tour for Board members on October 6, to share village history, and all members planned to attend.

The Mayor also commented on information shared from the Town of Cicero regarding "Head Shops" and their ability to sell drug paraphernalia in areas without laws in place. He suggested the topic warranted research into developing specific village code and close observation. CEO Hodge believes Barnzy's Consignment & Pawn Shop is already selling items at their Central Square location.

There being no other business, Chairperson Williams moved to adjourn the meeting at 8:44PM. The motion was seconded by Barbra Davis, the Board polled and the motion passed unanimously.

Respectfully Submitted,

JudyAnn Trombley
Planning Board Secretary

GOAL #1
IMPROVE TRAFFIC FLOW FOR CARS AND PEDESTRIANS. KEEP THE VILLAGE "PEDESTRIAN FRIENDLY".

It is recommended that the Village government, particularly the Planning board, adopt a very clear approach toward new development with regard to moving automobile traffic efficiently through the Village. Project developers of all sizes should be encouraged to contribute positively to the resolution of current traffic congestion and hazards. Some potential solutions may include, but are not limited to, limited curb cuts, service roads, traffic lights, sidewalks and crosswalks.

Strategies

1A. **Place a "No Right On Red" sign at the corner of Fulton St. and Rte. 11 (heading south) to allow easier movement of traffic turning off Rte. 12 (Caughdenoy Road) during peak traffic times**. *Has not been attained although written request / recommendation sent to Village Board (Aug and Oct 2011).*

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1B. **Establish sidewalks or walkways (separated from the road by a painted line) on all Village streets and roads including in any existing and new developments**. *Has not been attained. Some existing Village sidewalks are not ADA compliant and there is an extreme need for additional sidewalks, especially in the Route 49 vicinity. Make all sidewalks as child-safe and handicap-safe, as well as in good repair. Maintain/improve the space between the sidewalk area and roadway (Route 49 especially) with regard to sand/silt sifting down from top of the incline.*

1C. **Identify and reclaim all sidewalk areas that have been paved over, such as those on the west and south side of the Jreck Subs building**. Landscaping could be used in such areas to buffer sidewalks from parking areas and streets.

1D. **Undertake a study of particular traffic challenges, the solutions to which will make traveling through and parking in the Village much less problematic**. Situations requiring in-depth study include:

- the establishment of a road that connects Mallory Road and State Route 49 (see Future Roads Map, in the Appendix);
- the creation of an arterial road connecting State Route 49 at WalMart (12A) to Hungary Lane; Continuation of Gertrude Road *to extend up to the Middle School;*
- *the possibility of moving the STOP line/light on US Route 11 and State Route 49 in both directions as well as the addition of a traffic signal light at the intersection of County Route 12 and US Route 11 and Mallory Road and State Route 49 would enable a shorter cycle, but allow respective turns and safer traffic flow;*
- "Stop Here On Red" sign/line at the intersection of County Route 12 and East Avenue;
- "Stop Here On Red" sign/line at the intersection of old Post Office (corner) on US Route 11 and County Route 12;

- public parking lots in old Village areas;
- prohibition of parking on sidewalks;
- the possibility of an additional Interstate Route 81 off-ramp between Central Square and Parish;
- the improvement of Webb Avenue traffic issues; traffic counter and reports are needed once again and make it "One-Way" traffic only;
- alternate safety route with regard to railroad tracks at State Route 49.

1F. **Develop a communication liaison with the area Department of Transportation offices, perhaps appointing one trustee or Planning Board member or other community volunteer as a contact person, in order to apprise the DOT of our interests and to keep up to date on their plans**. As this project extends beyond Village borders and would benefit the whole Town of Hastings, it would be most advantageous for all parties involved to partner on such projects.

1G. Identify traffic study for round-a-bout/traffic circle as a future alternative to intersections of Fulton Street, US Route 11, Mallory Road, East Avenue and County Route 12, with the intention of easing traffic flow and fostering a safer village center. Enlarging the intersection will have to be considered for this type of traffic alteration. The buildings closest to the intersection may have to be eliminated for the space a round-a-bout/ traffic circle requires and that will permanently change the complexion of the village center. Large trucks and snow removal will also be major considerations.

GOAL #2
INSIST THAT ANY NEW DEVELOPMENT OR REWORKING OF EXISTING DEVELOPMENT ONLY POSITIVELY IMPACTS CURRENT VILLAGE LIFE AND FUTURE VILLAGE GROWTH.

It is a widely accepted belief that villages are important, valuable, irreplaceable and worth-protecting commodities. Central Square's major capital asset is its "quality of life". Depleting that precious resource through poorly made choices would be like treating the Village as a business that's being liquidated, creating an uncertain or diminished future for our children. It's entirely possible that nothing – no building, no set of buildings, or businesses of any sort, could be as valuable to Central Square as her quality of life. Growth that is not seen as able to support and/or enhance village life and future potential as a 'liveable community' may be of questionable value to the community as a whole, and should be regarded as a detriment to be avoided. *Inform community regularly about plans, responses and results. New businesses in the center of town on Route 11 should be made to feel welcome and valued by the community and its officials.*

Strategies

2A. **The Planning Board should carefully and realistically examine all potential new developments to weigh the pros and cons of the project based on what the Village's current infrastructure will support**. Each new project introduced to the Village should be looked at from several possible impact perspectives, including:

- Village water (quality and volume)
- Sewer and roads
- Village traffic
- Air and water quality
- District schools and School taxes
- Police and fire protection
- Village taxes
- Vandalism and/or crime
- Dramatically driving up or lowering area real estate prices
- Making it increasingly difficult for "locals" to stay in their homes and community

2B. **The Village should consider conducting a survey of owners of large, still undeveloped parcels, to discover what plans they may have regarding development of their properties**. An effort should also be made to review what is planned for land around the Village in the Town of Hastings. The two government groups should work together for the good of the total community. *It will be important to share knowledge amongst Village/Town officials and community.*

2C. **Carefully plan for new development in the area east of the railroad tracks, on both sides of State Route. 49**. Plans should:

- allow for arterial connectivity to areas north of the village;

- take into consideration the quantity of the land in those areas for buildings, roads, drainage, etc., as dictated by elevations, wetlands and soils (see Soil Suitability for Small Commercial Buildings map in the Appendix);

- ensure the appropriate placing of commercial and residential areas.

GOAL #3
INCREASE THE TAX BASE AND CREATE NEW JOBS IN A WAY THAT WILL TRULY ENHANCE THE VILLAGE.

The Village government is generally uncomfortable with traditionally used methods of tax-base enhancement, i.e. enticing a large company to settle in Central Square by offering tax breaks or whatever other incentives. It is felt that such measures could cause irreparable damage to the Village's infrastructure, quality of life and emotional well being, as well as ultimately be the cause for future tax increases. Village trustees are strongly urged to explore alternative, nonthreatening possibilities for economic enhancement, such as described in "Paying For Growth, Prospering From Development" in the Appendix.

Strategies

3A. **Create an "economic development council" to help the Village make positive changes in its economic growth**. All money re-spent in the Village provides all the benefits of outside money with none of the negative side effects of growth. An economic development council could consist of a blend of residents and business owners, with a mission of:

- Identifying local growth opportunities
- Identifying and curtailing "economic leaks"

- Encouraging support of local businesses, and raising awareness of the value of spending money locally
- Creating more "local wealth" by using existing recourses more effectively.

Studies and information on economic renewal and sustainable development are available from The Rocky Mountain Institute. Available publications include: Economic Renewal Guide: A Collaborative Process For Sustainable Community Development by Michael J. Kinsley; Community Energy Workbook: A Guide To Building A Sustainable Economy by Alice Hubbard and Clay Fong, and Homemade Money How to Save Energy and Dollars in Your Home) by Amory and Hunter Lovins. (Rocky Mountain Institute, 1739 Snowmass Creek Road, Snowmass, CO 81654-9199 ph. 970-927-3851).

GOAL#4
ENHANCE OVERALL STRUCTURAL APPEARANCE OF THE VILLAGE

Strategies

4A. **Develop a design plan for the center of the Village, complete with infill building locations, façade improvements, landscaping, use of planters, buried wires, improved parking, etc**. *College student interns can be utilized for this process and will benefit all concerned. Several local community colleges and State university programs will correspond well with this need. Invision what should be in place for next 50-60 years and keep consistent with existing architecture.*

4B. **Amend the zoning law to incorporate design standards for the center of the Village**. *Enforcement of existing zoning law should achieve what is expected before changing laws.*

4C. **Develop guidelines for private property appearance and maintenance**. *Provide information to owners and conversation regarding the expectations of all concerned.*

4D. **Research methods to provide property tax relief for homeowners upgrading their properties**. *Investigate process in the plan.*

4E. **Bury utility wires whenever possible**. *Discuss with utility carrier with special regard to the center, more historic part of the Village. Use solar power whenever possible, such as on street lamps, etc.*

4F. **Establish a Village-wide clean-up day**. *Ongoing with Arbor Day clean-up annual event. Use variety of media to deliver information to the community and encourage participation.*

GOAL #5
ENHANCE NATURAL ENVIRONMENT OF VILLAGE THROUGH LANDSCAPING.

Strategies

5A. **Improve landscaping whenever possible through plantings and use of planters**. *Discuss with a committee (Project Bloom, presently) the expectations and long-range plans.*

5B. **The Village government should encourage developers to set aside some land in their development for the express purpose of providing strategically located green space for**

some type of park or playground, or simply as a relief to the eye from all the buildings. *Incorporate as part of the approval process through the Planning Board to ensure ongoing commitment.*

5C. **Re-tree the Village**. The Village should:

- Develop an overall village design plan to replace trees that have been cut down along US Route 11 and East Avenue;
- Continue a tree replacement program funded by citizen contributions to a "Tree Fund" and utilizing volunteer help such as Project Bloom, presently;
- Establish a village budget item for tree planting and maintenance *and check into State-funded programs or grants available*;
- Adopt a policy to replace all trees that are cut down, damaged or otherwise lost in public areas.

5D. **Protect natural areas of State Route 49/Mallory Road land with the exception of portions directly along the lot frontage**. *Exception of wetlands- Named the Route 49 Park recently to Crossroads Park and Nature Preserve.*

5E. **Plan for the improvement of Village parcel on South Main Street (diner at this time).**

GOAL #6
IMPROVE THE QUALITY OF COMMUNITY FACILITIES

Placement of a municipal building in a location which is convenient, centrally located and most importantly, easily accessible for all citizens including the handicapped would enhance the relationship between citizens, businessmen and village officials. Currently, the office of the Code Enforcement Officer is on the second floor. Although the CEO can come downstairs to the clerk's counter to talk with handicapped clients, there isn't an area where wheelchair-bound persons can maneuver around in this room. Also, meeting rooms currently on the second floor are not handicapped accessible and use of the downstairs facilities have to be worked around court dates, Village Board and other Board uses.

The library is currently located on Main Street in the Village of Central Square. In 1981 an addition was built onto the library nearly doubling its size. This building has reached its capacity and has no direction on the small village lot in which to make any more additions. Recently a handicapped ramp and a small, off-street parking lot were added to the back of the facility. Although the parking lot did ease the parking situation somewhat, at times it is still difficult to park when the funeral home next door has a large attendance.

Strategies

6A. **Explore a plan for a new municipal building to house the Village office and personnel**. The possibility exists for merging the library with the Village Offices which could prove beneficial to both parties. The library is constantly facing cutbacks in finances. By pooling its resources with the Village, both could benefit by sharing the building and grounds maintenance responsibility. This has been successfully done in Pulaski, New York. The Village already owns the property and the Municipal Hall could be Phase One of the Park. The current offices of the village could give expanded office use to the police department and highway maintenance groups. A building fund should be created. *Investigate odor at present building site and continue to monitor.*

GOAL #7
IMPROVE DISTRIBUTION OF IMPORTANT INFORMATION TO CITIZENS.

Comments in the surveys lead the Village to believe that important village-related information is not reaching citizens via the local newspaper as well as it might. The Village should explore alternate methods of getting information to citizens.

Strategies

7A. **Mail a quarterly newsletter with the sewer bills**. A newsletter could not only distribute information, but also help to further build a sense of community and networking. It could also help to educate new and longtime citizens about the workings of the Village and who to contact in the event of an emergency. *This process has worked well when the information is available and should be continued.*

7B. **Continue to disseminate Information via the Village website and keep it up-to-date**. *Offsite point person has been able to update the website in a timely manner. Onsite point person (Trustee) is able to make contact and deliver updates quickly.*

GOAL #8
CONTINUE TO SOLICIT VOLUNTEERS TO HELP WITH VILLAGE ORGANIZATION, UPKEEP AND ENHANCEMENT.

As has historically been the case in Central Square, citizens are often more than eager to make some sort of voluntary contribution toward the upkeep of their community. They simply need a specific task and/or direction in which to go. A volunteer program could give that direction, and the Village, in general, could reap the harvest of their labors. Furthermore, someone with the interest and ability to communicate and organize could serve as a volunteer coordinator.

Strategies

8A. **Devise a simple volunteer program to provide citizens with an opportunity to make enriching contributions to the organization and enhancement of their community**. All sorts of backgrounds and talents can be sought and utilized. *More groups should be encouraged and their information should be listed on the website in one section with their person of contact, as well as for groups to find a source of community service needed by other groups, businesses, etc. and place to input the seekers name, phone number, etc.*

For example:

a. people with experience or interest in grant writing can be given the opportunity of researching and applying for grants;
b. scouts seeking projects could begin defining trails and identifying plants in the new park area;
c. an individual with an interest in landscape architecture could develop a plan for replanting trees in the Village;

GOAL #9
MAKE SOME PROVISION FOR PRESERVING VILLAGE HISTORY AND ARTIFACTS.

Strategies

9A. **Establish a historical committee to collect and preserve any and all pertinent artifacts**. If it is not practical to house such a collection in the municipal building, a separate building to be a village museum would be ideal. *In keeping up with technology, the preservation of written artifacts is being scanned and saved on the computer. The collection (Trustee) is submitted to the Village Office and processed (Archivist) for future generations.*

GOAL #10
PROTECT NATURAL ASSETS.

Because the natural assets of Central Square – parkland, open fields, and wetlands as natural habitats for herons, ducks and other waterfowl – are part of what draws people to this area, and keeps people here, every effort must be made, on a continuing basis, to protect these priceless commodities. When it is difficult to preserve a whole large piece of land in its entirety, in its natural state, effort must be taken to blend the man-made in with the natural, and to retain the natural effect. These efforts will, in the long run, have been more than worthwhile as the Village of Central Square retains its simplicity, and its natural beauty, and therefore, its quality of life.

Strategies

10A. **Seek to retain natural features of development sites, where appropriate, through the site plan review and State Environmental Quality Review (SEQR) process**.

Hillside Cemetery write-up (similar to Park paragraph on page 18 of Comp Plan)
Updates to Parks – i.e., new name for Route 49 park (Crossroads Park & Nature Preserve), Goettel Park (page 18 in Comp Plan) improvements/additions

Build up – Condos with garages and Rec Center – more support for Seniors and healthcare services.

Bike Paths ad Snowmobile Trail