

**Village of Central Square
3125 East Avenue
Central Square, NY 13036**

Planning Board
December 13, 2012

The Village of Central Square Planning Board met at the Village Hall on December 13, 2012. Members in attendance were Chairperson Stephen Williams, Maryellen Commisso, Zita Bookman, Burt Alm and Barb Davis was present. CEO Dale Hodge and Mayor Murphy, Lisa Kaseman with Conifer, Thomas Tydings with Conifer, Roger Langer with NH Architecture, Marie Kammerer with Meadowview, Karl Waelder with Posser Associates and Village Attorney Stephen Primo was also in attendance.

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:

The Board Members reviewed the November 15, 2012 meeting. Burt Alm moved to approve the minutes for the meeting, Zita Bookman seconded, and the Board passed unanimously.

OLD BUSINESS:

CEO Dale Hodge responded to the request for more information on carports. Dale found only one comment in zone 250-5 section D, percentage of lot coverage. CEO Dale Hodge replied that they need to follow setback requirements and that applies to most zones. CEO Dale Hodge believes that the two, they do not apply and are industrial and commercial.

Maryellen Commisso asked if the sheet was handed out was specifically for carports. CEO Dale Hodge said, no this is the only place in the code where it mentions carports and the car ports cannot be greater than 400 square feet under mobile homes.

Barb Davis and CEO Dale Hodge looked up the section in the codes book for mobile homes and found section 250-21-15b. The Board will revisit the subject of carports between now and the next meeting on March 21, 2013.

NEW BUSINESS:

Stephen Williams asked CEO Dale Hodge to set our objectives for tonight. (Meadowview) This is a pre submission meeting; Dale Hodge has the permit application. We do not have a site plan application. Stephen Williams asked CEO Dale Hodge if we had a SECR, permit or such. Barb Davis asked if we have a sign application. Thomas Tydings said the sign application was submitted. Attorney Steve Primo said a public hearing is required, then this has to go to county planning. Lisa Kaseman said Steve Primo asked what zoning district they were in and CEO Dale Hodge thinks the multi residential district. CEO Dale Hodge left the meeting to specifically verify this information. Barb Davis looked at the January 2004 existing Zoning map and determined multi residential. Attorney Steve Primo: when they were built? Tom Tydings said 2004. Steve Primo: It is of the opinion that a public hearing is not required here and he would be happy to do that.

Adjourn for an executive session for advice of counsel based on Attorney Steve Primo review at 7:25PM. Burt Alm moved to go into executive session. Zita Bookman seconded the board was polled and unanimously approves. Steve Williams called the meeting back to order and resumed at 7:35PM.

Steve Williams explained we believe they did not have a public hearing. Zita Bookman said the call system for emergency is not hooked up to 911. Marie Kammerer said an alarm goes off in the office and she calls 911.

Zita Bookman are you relying on the residents?

Roger Langer: Ninety-nine percent of the pull cord call system does not call out. It is there for someone falling. Barb Davis it is as a courtesy and it is the same way waterworks landing is. Roger Langer: The problem is there are frequent false alarms with kids and cats.

Zita Bookman did not like the smoking. Attorney Steve Primo: confine comments to land use. If there is a code requirement, it is fair game. We do not regulate their business.

Burt Alm stated the parking was 9X18. CEO Dale Hodge said the new parking is 10x20. Burt said that when his mother lived there in the winter, snow builds up and the parking lot was limited. Burt Alm would like to see them make a deal. He would like to see the ability to see air conditioner slots. Burt thought the AC slots

would be a good trade for parking slots. Karl Waelder said slots for phase 1, fifty seven including the handicapped slots and phase 2. Lisa Kaseman and Karl Waelder said are proposing a reconfigure of the existing parking for the lots and paths for handicap. Barb Davis replied they should be able to get ten feet wide to make it easier to get in and out. Thomas Tydings said they might lose nine spots. Lisa Kaseman and Steve Primo replied air conditioning sleeves are nice things; there are contingencies for things that are necessary. There is asbestos on some of the ceiling tiles. Air Conditioning is not something they can put in the budget. Barb Davis is concerned they are doing a lot of work and five to ten years down the road someone may want to have air conditioners.

CEO Dale Hodge: There are seventy units, they thought eight six units.

Burt Alm: When you rehab a building are their new codes required to keep public areas in non smoking? Roger Langer: New York State has not passed any laws for multifamily residential building. The hallways are non smoking. They do not allow smoking in the hallways. Burt Alm: Are the new doors more airtight? Thomas Tydings, replies "yes" it would be hard not to.

Barb Davis asked on the parking issue: Are the residents able to park easy?

Lisa Kaseman said the parking seems to be ok. Sixty percent of the residents have home health aides and in the summer it can be tight. Burt Alm said his mother lived there for twenty years. Thomas Tydings request is to keep the parking 9x18.

Barb Davis spoke about the dumpster. Thomas Tydings asked if they need to put a gate on it. Lisa Kaseman and Thomas Tydings said they would put a gate on it and they would need something where the residents can gain access to. What about an L shaped access? Roger Langer said it is like an airport restroom, no door but you cannot see in.

Barb Davis asked if there was going to be adding any landscaping. Lisa Kaseman said there is about four hundred dollars per unit in their budget for landscaping. Bard Davis we are taking that into consideration with everything.

Attorney Steve Primo asked if they are changing the area of the dumpster. Tom Tydings replied "Yes". Steve Primo will review the code and work with CEO Dale Hodge to substantially comply with that.

Burt Alm: There are times when you have to adjust for the people who live there.

Roger Langer: The area would be typically eight foot high, white vinyl to make it easy to clean.

Steve Williams: Is there more than a duplex in the kitchen? Roger Langer replies that there is no current plan.

Barb Davis: Do you see a lot of residents with coffee makers, microwaves and such?

CEO Dale Hodge, replied one outlet is code.

Roger Langer showed a graphic on foam board of the elevation and the colors and re reviewed the six different colors that make up the building back deck color.

Roger Langer replies that the deck raining is pre finished composite reducing the maintenance. There is wood there now and it will be replaced by a composite.

Maryellen Commisso: Were you doing anything for the decks? CEO Dale Hodge said they will need a permit for the decks. Lisa Kaseman replies we have a site plan.

Karl Waelder: He has a site plan and the primary goal is to adapt standards, proposing grading area changes by changing the slope five percent, and one foot for every twenty feet. This is reasonable elevation for a wheelchair. The intent was to avoid a rail and ramp if necessary. Lisa Kaseman does not want it to look like a hospital. Roger Langer to avoid a big one slopes so it is not hard to navigate.

Karl Waelder there is an official designated pathway and in addition the site will have the parking lot resurfaced and striped with yellow lined. The last change or real significance specific area for recycling totes and the pads will be reinforced concrete so the trucks do not stress the pavement. Phase 2 has the same intent.

Stephen Williams: Will they expand or resurface it? Tom Tydings mill or resurface it?

Steve Williams: Are they going to have new roofs? Thomas Tydings replies already less than a year old. Dale Hodge: Only replacing the office auxiliary power?

Barb Davis: is it on a wish list.

Burt Alm: How many residents are on oxygen and back up? Marie Kammerer: Yes nine are on oxygen and they have back up power already. Burt Alm: My overriding concern is the air quality of the seniors. Burt Alm would like to see the sleeves put in especially for the existing units.

Steve Williams: Are they changing the windows? Tom Tydings "yes" there is extra insulation in the attics and new windows. In Malone and Lafargeville very few use

the air conditioners. There is air condition in the community rooms. Marie Kammerer: outputs up signs to tell the residents.

Burt Alm: When my mother lived there the air quality was a big concern for her, she would roll up a carpet and put it by the door.

Stephen Williams noted with the new renovations would that have made as big an impact. Tom Tydings said air conditioners are on the ten top of the list.

RL Architects: The sleeves are an add alternative if funding permits. They do make vent less. Burt Alm is concerned about the exchange of air.

CEO Dale Hodge: One code concern is the cutting of the smoke detector. There are four rooms where they have smoke detectors. Burt Alm suggests there should be a paragraph in the lease. Marie Kammerer replied they have three inspections per year. Thomas Tydings noted their inspection sheets will have the smoke detector added to the checklist. It will be a lease violation and they need to kick them out.

CEO Dale Hodge was very concerned with the smoke detectors and the false triggering. There are better operating smoke detectors in the bedrooms and electrical in one room. Steve Williams; what is our code for carbon monoxide detectors? CEO Dale Hodge replies all electric and no carbon monoxide required.

Burt Alm: About how many smokers do you have?

Marie Kammerer: approximately twenty five percent of tenants do smoke.

Barb Davis to CEO Dale Hodge: Have you seen the sign permit?

Steve Primo: The sign permit will be outside of this.

Lisa Kaseman: They may have to look at the sign code and review. It may be a little larger and work through. They are changing the name to Orchard Park 1 and 2. Burt Alm: for Clarity we have determined a public hearing is not necessary.

Steve Primo: The Dumpster, sign ordinance and the parking is shown as existing parking. Burt Alm: In the interest of cooperation, waive any changes.

Speaker Lisa Kaseman said she needs the spots.

Burt Alm strongly believes the options should be available if the desire it for a health point. Barb Davis: The changes you are proposing are better for the community.

Zita Bookman is concerned about the step off the deck. Roger Langer said there is a one foot drop off. The codes say three feet.

Tom Tydings: There are a number of units that are handicapped accessible.

Roger Langer: A unit may be adaptable to make things more assessable for Lisa Kaseman is looking at the issue of the step off. They are looking at that as an issue. The ramp goes to the grass. CEO Dale Hodge: They are not required to have a ramping unless there are three or more steps.

Barb Davis and Zita Bookman: The biggest difference between this and waterworks is seniors. Orchard Park is low income. CEO Dale Hodge said thank you to the team that they responded quickly.

Steve Williams: Let's pretend you are CEO Dale Hodge, Does he sign the permit?

Barb Davis "Yes" and look at the dumpster.

No SEQR is required.

Steve Primo are you looking for a permit right away? Lisa Kaseman: "Yes". Steve Primo: Do you want an as built? CEO Dale Hodge: I need a permit after that fact. That is a separate permit and as far as the decks. CEO Dale Hodge would like them before he signs the permit. Steve Primo: Do you want as built or the same plan you would have gotten for a building permit? Mayor Murphy: Will all decks be separate from this? CEO Dale Hodge replies "Yes" with any deck that will be changes with a separate permit. Steve Primo: Where are the decks? They should be on the plans LK 2nd floor. They will work out the fee. RL: They will provide a separate permit.

Steve Williams and Steve Primo: What else should we consider?

Mayor Murphy: Let the emergency service know there is a new name.

Thomas Tydings: There are two signs now.

Marie Kammerer: The sign for her will be a new sign.

Maryellen Commisso: Somewhere in the process there needs to be a sign out front that shows Orchard Park sign towards the back.

Karl Waelder will look on the survey to see if they can put a sign on the road off Webb Avenue. Lisa Kaseman would be pleased with more clarification for the signs. The funders require us to put of the signs with who is funding the project.

Steve Williams: It is the opinion of the board that the building permit should be issued after the last revisions come before the decks. The plans should reflect the changes for the wood and the existing new decks and dumpsters.

Mayor Murphy: Has there been any discussions about the project in the future?

Lisa Kaseman: They do a matrix of a capital need assessment. Each year it looks at the useful life of items and those reserved are allocated every year.

Mayor Murphy: For the safety of the area, good housekeeping for our citizens is important. We would like for the police to not have to visit there. The Community should be safe. Lisa Kaseman wants to be a good neighbor. They listen to the residents and the community and our property management team is strong.

Tom Tydings: They built it to keep it and they put in good solid plans to maintain so they can stay here. They are putting in things that last a long time and look good to keep residents happy and reducing turnover.

Steve Primo: Did you have existing reserves? Lisa Kaseman: "Yes" there were reserves. Roger Langer: typically there are thirty year cycles. The problem is things seem to not run the full thirty years.

Mayor Murphy : What program were these built under? Lisa Kaseman: The 538 building plan. Roger Langer: The old 538 was poorly built. Lisa Kaseman : They want to be conservative with how they use the taxpayer money.

Other New Business:

Maryellen Commisso clarification to comments made in the November meeting: The Fire Department did not do annual inspections. This is solely up to the Town or Village. Mayor Murphy: It is up to the Village and the Codes Enforcement cannot do schools. Maryellen Commisso: Also the pull strings in Meadowview soon to be Orchard Park are not connected to 911.

The plan is to pick back up on the carports for next month.

Barb Davis moved to adjourn at 8:58PM, Maryellen Commisso seconded and the board polled and passed unanimously.

Respectfully Submitted,

Kim Cusson
Village Secretary

