

VILLAGE OF CENTRAL SQUARE

3125 East Avenue
Central Square, New York 13036

Planning Board

February 16, 2012

The Village of Central Square Planning Board met at Village Hall on February 16, 2012. Members present were Chairperson Steve Williams, Burt Alm, Maryellen Commisso, Barbra Davis, Zita Bookman; and JudyAnn Trombley, Secretary. Also in attendance were CEO Dale Hodge, John Urbaniak, Robin Urbaniak, John Donohue, representatives of Oswego Hospital Health Jeff Coakley and Jamie Cullinan, representatives of Hayner Hoyt Corporation Sam Doss and Ben Nelson, Tom Weatherup, John Dobreski representing Burdick Ford, James Hickey, and David and Sheila Turverey.

CALL TO ORDER:

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

APPROVAL OF MINUTES:

Maryellen Commisso made a motion to approve the minutes of the January 19, 2012 Planning Board Meeting as written. The motion was seconded by Burt Alm, the Board was polled and the motion passed unanimously.

OLD BUSINESS:

A brief discussion regarding status of the 2012 Comprehensive Plan Draft. There is an awareness that the Village Board of Trustees has questions regarding the draft and that a joint meeting to discuss those questions was not successful.

Discussion with Tom Weatherup, David and Sheila Turverey regarding an existing portion of parcel at 8 Gertrude Drive being donated by Mr. Weatherup to SOVAC. It is the intention of the Planning Board to make a referral in writing to the Zoning Board of Appeals. Once the process for a Variance is initiated, including completion and submittal of all necessary requirements by the applicant, it is the intention of the Planning Board to make a favorable recommendation to the ZBA for a relocation of the boundary line between Commercial and RM area 302.408 to be moved south, parallel to include the 100X100 square foot parcel being donated (map attached), citing the enormous community interest that will be served in such a positive way with this change.

It was requested of CEO Hodge to furnish current village zoning maps for each Board member.

Application #12-003 for 3045 East Avenue for Site Plan Review continued discussion as Oswego Hospital Health representatives gave a brief overview for Board members absent from last month's meeting. John Donohue briefly commented on the updated plan package addressing the comments on initial review e-mail submitted January 16. It was noted that applicants provided revised drawings and additional information requested (Donohue/Hodge Memo attached) with only a few more items in need of attention.

In discussion regarding parking, it was established that the existing parking spaces are 9ft.X18ft., which currently do not meet Zoning Law requiring 10ft.X20ft. It was felt that a compromise could be met for spaces of 10ft.X18ft., that would not sacrifice numerous spaces in the lot. It is the intention of the Planning Board to make a referral in writing to the Zoning Board of Appeals. Once the process for a Variance is initiated, including completion and submittal of all necessary requirements by the applicant, it is the intention of the Planning Board to make a favorable recommendation to the ZBA for a change in parking space size of 10ft. X 18ft. at 3045 East Avenue.

The concern regarding site distance for cars turning out of the parking lot onto State Route 49, gave improvement alternatives to be explored. Discussing the issue with NYSDOT, as prior approval must have been met on existing entrance/ exit; determine right of way on the adjacent property with the steep slope and discussion on issue with Tom Weatherup, adjacent property owner and State DOT with the possibility of cutting back the slope; and lastly, discussion with National Grid regarding buried gas line of unknown depth in that area.

Comments regarding emergency power brought out that there were no requirements found, but the applicants are working with the electrician to incorporate future emergency power (i.e., self contained diesel generator) and possible grant funds are being investigated for this issue, as well.

A copy of Village Code STORMWATER MANAGEMENT; EROSION AND SEDIMENT CONTROL §210-11, Performance guarantee, A. Construction completion guarantee (copy attached), as related to Sidewalk Fund and application review fees was briefly discussed. CEO Hodge was asked specifics relating to amount and check payable to information, which he was requested to obtain and share findings. Barb Davis referred to an excerpt from April 21, 2011 Planning Board Minutes "...the cost of a sidewalk on the south front of the property will be determined and that amount donated to the Central Square Sidewalk Fund for use on a planned future sidewalk for Route 49..."

Brief comments suggested improvement to the lighting in the rear area of this property. A double-head lamp light was initially brought out, but it was agreed that any

additional lighting facing south on the existing pole would improve illumination in the lower parking lot and rear entrance/exit area and therefore lessen the safety concern.

It was further suggested to make the existing "footpath" between the parking lot and adjacent business (Dunkin Donut) a permanent egress (i.e., stairs, ramp, etc). An example comparison was made to the connecting stair set between MacDonaldds and FasTrac. It was also suggested by the Board to consider future expansion for parking space in back of the building. It was agreed with the increase of services available from the new Urgent Care facility, there will be a future need for more parking, as well.

General discussion regarding the existing 12ft sign directory and a proposed new 15ft sign directory. It was made known to the Board that the sign permit will be completed separately. Concerns were raised regarding line of sight impairment as the proposed signage is covered completely to ground level and square footage questions were asked of the Oswego Hospital Health representatives. The same sign as proposed is standing at the site of the Urgent Care Facility in Fulton and a request by Board members to submit pictures with future application for the sign permit, of the existing sign directory at various angles to give them an improved visual perspective to consider.

Burt Alm made a motion to make a **Negative Declaration** on the **SEQR** Assessment form as determined by the Board and that the Co-Chairperson be empowered to sign and date the form to so indicate. This being for Tax Map #276.11-02-04. The motion was seconded by Barb Davis, the Board was polled and the motion passed unanimously.

Barb Davis made a motion that **Site Plan Approval** for Application #12-003 for 3045 East Avenue be **Granted** with the following conditions:

1. Apply to ZBA for a Variance for parking spaces to be 10ftX18ft.
2. Investigate gaining improvement to site distance at main entrance/exit involving NYSDOT, National Grid and Weatherup property representative.
3. Investigate additional lighting to south-facing side of existing pole in back to illuminate lower parking lot.
4. Investigate permanent egress connecting property (building/parking lot) to existing adjacent property (Dunkin Donut).
5. Donation to Central Square Sidewalk Fund for use on a planned future sidewalk.
6. Obtain, complete and submit all necessary and required permits.

The motion was seconded by Burt Alm, the Board was polled and the motion passed unanimously.

NEW BUSINESS:

Application #12-006 for **Sign Permit** was received for Kevin Burdick of 3004 East Avenue, Tax Map #276.08-01-23. Details on this sign permit show replacing an existing 32 sq.ft. changeable copy sign with a 25.67 sq.ft., double sided, full color (red lettering) LED message center with aluminum cabinet, electronic operation (from existing poles) and east/west facing direction was also indicated. Charles Signs was represented by James

Hickey, in attendance. It was visually described as being in close comparison to the business sign at 3041 East Avenue (Dunkin Donut). John Dobreski, representing Burdick Ford, commented that it would be a slow-moving message promoting their business only, with possibility of an occasional community message.

Burt Alm made a motion for **Sign Permit approval** on this Application #12-006, Tax Map #276.08-01-23 located at 3004 East Avenue be **Granted**, according to the plans and photo submitted on 1/26/12 and with the following conditions:

1. No flashing or other distracting graphics.
2. Cannot be operated as a billboard to advertise other businesses or "For-Profit" groups.
3. No political messages.
4. Continuance to observe and comply with Village Zoning Laws.

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

CEO Dale Hodge commented that the Village Sign Code is in need of being updated to include Electronic LED Message Centers and like items.

Training opportunity was briefly touched on and each Board member completed the registration form for the 23rd Local Government Conference (copy attached) and submitted their choices for the March 29 training at JCC.

The next scheduled meeting date of March 15, 2010 was announced. There being no other business, Chairperson Williams moved to adjourn the meeting at 8:58pm. Maryellen Commisso seconded the motion, the Board was polled and the motion passed unanimously.

Respectfully Submitted,

JudyAnn Trombley
Planning Board Secretary

VILLAGE OF CENTRAL SQUARE

P.O. BOX 509 3125 EAST AVE.

Planning Board

Stephen Williams
Maryellen Commisso

Barbra Davis

Burt Alm
Zita Bookman

TO: Zoning Board of Appeals Members
FROM: Planning Board Members
RE: Referral for Variance - 3045 East Avenue – Parking Spaces
DATE: February 23, 2012

At the February 16, 2012 Planning Board meeting, it was brought out that the existing parking spaces, which were laid out originally on the 1979 site plan for the health center, are 9ft X 18ft which do not meet the current Zoning Law definition for parking (requiring 200sqft or 10ft X 20ft). The applicant has noted that a variance would be needed to allow the continued use of the smaller spaces.

After some discussion, it was determined that parking has been known to be a problem in the past and making spaces larger would significantly reduce the number of spaces. It was felt that a compromise might be met for parking spaces of 10ft X 18ft that would accommodate without sacrificing numerous spaces. It is this compromise that is sent as a referral for ZBA consideration.

Upon initiating the process for a variance, including completion and submittal of all necessary requirements by the applicant, it is the intention of the Planning Board to make a favorable recommendation to the ZBA for a change in parking space size of 10ft X 18ft at 3045 East Avenue.

If you require further information or have questions/concerns regarding the above mentioned material, please contact me.

Sincerely,

Steve Williams
Chairperson

VILLAGE OF CENTRAL SQUARE

P.O. BOX 509 3125 EAST AVE.
CENTRAL SQUARE, NEW YORK 13036-0509
PHONE: 315 / 668-2558 FAX: 315 / 668-7037

Planning Board

Stephen Williams
Maryellen Commisso

Barbra Davis

Burt Alm
Zita Bookman

TO: Zoning Board of Appeals Members
FROM: Planning Board Members
RE: Referral for Variance – 8 Gertrude Drive – Donated Parcel
DATE: February 23, 2012

At the February 16, 2012 Planning Board meeting, SOVAC representatives as well as the property owner, Tom Weatherup, attended and conveyed his intention of donating a 100ft. X 100ft. piece of property and shared description and map with the Board. It was mutually agreed that moving the boundary line between Commercial and RM area 302.408 south, parallel to include the piece in question (map attached) is a practical option. It is this option that is sent as a referral for ZBA consideration.

Upon initiating the process for a Variance, including completion and submittal of all necessary requirements by the applicant, it is the intention of the Planning Board to make a favorable recommendation to the ZBA for relocation of the boundary line between Commercial and RM area 302.408 south, parallel to include the 100X100 square foot piece being donated at 8 Gertrude Drive.

If you require further information or have questions/concerns regarding the above mentioned material, please contact me.

Sincerely,

Steve Williams
Chairperson