

VILLAGE OF CENTRAL SQUARE

3125 East Avenue
Central Square, New York 13036

Planning Board

January 19, 2012

The Village of Central Square Planning Board met at Village Hall on January 19, 2012. Members present were Co-Chairperson Maryellen Commisso, Barbra Davis, Zita Bookman; and JudyAnn Trombley, Secretary. Also in attendance were Mayor Murphy, CEO Dale Hodge, Mike Avery, representatives of Oswego Hospital Health Jeff Coakley and Jamie Cullinan, representatives of Hayner Hoyt Corporation Sam Doss and Ben Nelson, John Donohue, David and Sheila Turverey, Mark and Katie Monica, Gary and Linda House, Valerie Grant and Debbie Bilello.

CALL TO ORDER:

The meeting was called to order by Co-Chairperson Maryellen Commisso, at 7:00PM followed by the Pledge of Allegiance.

APPROVAL OF MINUTES:

Barb Davis made a motion to approve the minutes of the December 15, 2011 Planning Board Meeting as written. The motion was seconded by Maryellen Commisso, the Board was polled and the motion passed unanimously.

OLD BUSINESS:

Co-Chairperson Maryellen Commisso gave a brief summary and the Board reviewed updated hard copy Comprehensive Plan draft of additional revisions suggested at the previous meeting. One suggestion was to search for the "Development Constraints Map" referred to in Section 5: Land Use Policies and include it in the final draft. Although the search for said map in previous years' Plans was unsuccessful, information was offered that maps specific to the headings in Section 5 of Wetlands, Steep Slopes and Hydric Soils might be found and viewed on specific webpages containing regional area information. It was requested that contact be made with Paul Baxter for assistance in acquiring the webpage information for these maps.

One other item to be edited was brought out regarding "5.3 Alternatives" taken from the 2010 Final Report: Traffic Circulation Study, and found on page 27 of the

Comprehensive Plan draft. A correction to original text from the Traffic Circulation Study Final Report of January 2010, in the second paragraph beginning "Alternative 2" text reading "...Webb Ave/NYS 49..." should read "...Webb Place/NYS 49..." It is intended that after these two changes are made, the draft can be sent on to the Village Board members.

NEW BUSINESS:

Application #12-003 for 3045 East Avenue was discussed and reviewed. A PowerPoint presentation described the building layout as proposed by Oswego Hospital Health representatives Jeffery Coakley and James Cullinan for the urgent care facility. The lower level will house physical therapy suite and physical therapy registration, women's health imaging, primary care, mechanicals, community and administrative spaces, and the existing pharmacy will remain along with the entrance/exit. At the State Route 49 level, the design showed urgent care suites, nursing corridor and support staff spaces, radiology wing (new addition), phlebotomy (lab) department and physical therapy, with a new entrance design and canopy. The proposed service hours of 9am to 9pm for seven days per week is subject to change, but was notably working well at another area urgent care, therefore was chosen as a beginning point. Recruiting of primary care will be on-going, however there is existing primary care services available which they intend on making additions to.

Barb Davis commented on the traffic impact and asked if there was a completed traffic study, with the response that there was no study being undertaken at this time.

Comment was made that they were very aware of the Village Comprehensive Plan's vision to maintain the original structure aesthetics within the State Route 49 corridor. They propose blending outer surface color, texture and form to achieve the closest match possible which will involve replacing cedar surface and re-staining to bring back the original look of the building. Sam Doss and Ben Nelson, representatives of Hayner Hoyt Corp. offered input and responses, as well.

Discussion regarding the existing signage brought out upgrading the information to show a listing of services, with illumination. Upgraded plantings and mulch will add green-space without sacrificing parking spaces. David and Sheila Turverey, representing SOVAC, gave additional comments regarding the need for additional space when backing up the ambulance as the turning radius differs from that of a typical car and the seasonal snowbanks from plowing will provide another obstacle for maneuvering in and/or out. A suggestion to establish a pylon to designate space was followed by request to bring an ambulance to the site to visualize the space needed and make necessary adjustments for an easier transition of patients from ambulance to facility. It was agreed that sacrificing several parking spaces may have to be a

reality. The canopy was sited as extremely appreciated by SOVAC representatives and the patients they serve.

The topic of parking continued with questions regarding the number of parking spaces required and how many would be unavailable with the plan for a new addition. Other topics entertained were the entrance with regard to drainage, how to control what is allowed into the treatment plant as well as anticipated volume. It was suggested that signage within the building will educate the public and stipulate what would be appropriate with respect to diapers, feminine hygiene products and other items, etc. The road entry/exit was also briefly discussed with regard to site distance and what specific requirements are in place with regard to entry/exit onto a State road. A suggestion was made to make the entrance from State Route 49 a "one way in." All agreed that the entry/exit issue is a safety concern that needs to be addressed along with other traffic concerns, as well with regard to its location (slight corner, incline, entering from westbound lane, etc). Comment was made that there would be no name change at this time, but may be subject to change as the project moves forward. A brief discussion raised the possibility of a back exit being a safer alternative and possibly a "one way out" was suggested as well. The issue of site-line distance at a rear entrance/exit was also commented on.

Plans for a back-up power source in the event of a power outage had not been worked through at this time, but moving forward to find possible solutions. A deadline of September 30, 2012 was made known with regard to the HEAL NY grant funds and their desire to readily move forward with this project. It was also mentioned that between 40 and 50 of the employees working on the structure changes and renovations will be local Oswego County residents.

Public relations was mentioned and the importance of introducing the concept of this urgent care facility in a positive and clarifying way to this region. Specific pamphlets were available and reviewed briefly. The intention is to hold community forum, municipal meeting, direct mailing, etc. in an effort to educate the public. Debbie Bilello brought out the importance of reaching the senior citizen population, especially, with the uniqueness of an urgent care facility, what is available and covered for them, etc. Linda House commented on the new Waterworks Landing housing providing more local seniors that may utilize the facility and the importance of having assistance available for their specific health needs, as well as education from other resources that may impact their livelihood and choices. Although all regional population will need education, it was agreed that this specific area of population would need most efforts in assistance with regard to understanding how these changes might influence their lives.

Barb Davis made a motion to proceed with the interior demolition and renovation of the building with the following conditions:

1. Provide updated Site Plan including parking changes

2. Improve driveway enter and exit
3. Drainage – soil erosion plan
4. Statement regarding air quality
5. Traffic study
6. List hazardous materials
7. Specific information educating public regarding septic
8. Landscaping plan
9. Other specific areas sited as per January 16 memo from John Donohue to Dale Hodge (copy attached)

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

A brief discussion between mayor and Mr. Coakley regarding the Sidewalk Fund and their contribution to it.

Dave and Sheila Turverey brought a map (copy attached) showing the existing parcel of land at Gertrude Drive where SOVAC is located. The owner, Tom Weatherup is donating a 100X100 square foot piece. Mr. & Mrs. Turverey came to inquire as to the process and procedures necessary to possibly use this piece as an extension to an existing parking lot. They explained factors leading up to the needed space with increased call volume being one of those important factors. It was explained that the zoning for that specific piece would have to be determined and if any changes were necessary in that regard, it would be up to the owner of the donated piece of property to initiate that. On the topic of the proposed changes to the existing health center, they expect their increased call volume will find utilization of the urgent care facility a significant reality and are very appreciative for the canopy and invitation to bring an ambulance to the site to evaluate the distance for maneuvering safely.

Katie Monica attended this meeting as part of a requirement for Participation in Government class and the Board provided her with a required signature toward the end of the meeting.

Co-Chairperson Maryellen Commisso announced the next scheduled meeting on Thursday, February 16, 2012 at 7:00PM. She moved to adjourn this meeting at 8:55PM. The motion was seconded by Barbra Davis, the Board polled and the motion passed unanimously.

Respectfully Submitted,

JudyAnn Trombley
Planning Board Secretary