

Village of Central Square
3125 East Avenue
Central Square, New York 13036

Planning Board
November 15, 2012

The Village of Central Square Planning Board met at Village Hall on November 15, 2012. Members present were Chairperson Stephen Williams, Maryellen Commisso, Zita Bookman, Burt Alm and Barbara Davis was absent. CEO Dale Hodge, Kim Cusson and Mayor Murphy were also in attendance.

CALL TO ORDER:

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

APPROVAL OF MINUTES:

The Board Members reviewed the September 20, 2012 minutes. Maryellen Commisso made a motion to approve the minutes, Stephen Williams seconded the motion and the board passed unanimously.

The Board Members also reviewed the October 18, 2012 minutes. Zita Bookman made a motion to approve the minutes and Burt Alm seconded and the board passed unanimously.

OLD BUSINESS:

CEO Dale Hodge said “that he just saw the request from the September 20, 2012 planning board meeting regarding the code interpretation on the “car ports” with a poly tarp door and fixed wooden garage type door. CEO Dale Hodge said he would have the information ready for the Planning Board meeting next month.

NEW BUSINESS:

Zita Bookman opened the floor to ask questions on Meadowview which will be renamed as Orchard Park 1. Zita Bookman asked CEO Dale Hodge if there

were smoke alarms in the apartments. Dale Hodge responded that CO2 detectors are not required because of the hot water heaters are electric and the kitchen appliances will be electric. Zita Bookman asked if there was a smoking building versus a non smoking building. CEO Dale Hodge replied "No".

The Board members visited one vacant apartment at Meadowview on Wednesday November 14, 2012. Maryellen Commisso noted that these are two vacant apartments at Waterworks Landing.

In absence, Barb Davis submitted questions and statements:

1. Does the parking meet code and if not do they need a variance or are they ok because they are not making changes to the parking lot itself?

CEO Dale Hodge stated he had no time to work on the question today.

2. What are the Landscape Design plans? Tom Tydings the project manager mentioned there would be some upgrades but they were not in the plans.

CEO Dale Hodge is unaware of the landscaping. Mayor Murphy would like to see some privacy bushes, barriers or some kind of fencing between the residential area and the apartments. The people that live in the residential area that surrounds the entrance to the apartment complex have stated that people have cut through their properties. A row of shrubs or other barrier could deter people from walking through the yards of some of the homes adjacent to the property. However, the area near the Meadowview entrance is part of the other apartment community.

3. We did not see what they are proposing for the signage. Barb Davis wants to be sure it is consistent with the codes.

CEO Dale Hodge said they are replacing the signs and parking signs and he is expecting a permit.

4. Air Conditioning readiness would be nice. I like how they were not only at the comfort of the residence but also the potential structure and energy efficiency of the units if air conditioning is added in the future.

Burt Alm stated that his major concern is that they should have air conditioning and it will not be installed. Burt Alm doesn't think they have the

ability to move smokers and non smokers around to other apartment buildings. Burt Alm also noted that 9x18 does not give us 200 sq. ft. He suggests that a trade of parking for limitations could verses the air conditioners. Burt states that air conditioning is more important to have for the health the people who live there especially the elderly.

Zita Bookman and Burt Alm state that smoking verses a non smoking building would be nice. However, the people may be used to living near the people that smoke.

Can we suggest “No Smoking” in the common areas like hallways, laundry rooms and such? Burt Alm thinks that air conditioning should be available to every resident and that should be first choice. He also thinks the living room should be air conditioned. Burt mentioned the housing apartment where his mother in law lived had air conditioning in the main room and a sleeve in the bedroom if they wanted to add one.

5. Do we know the color of the new siding? I assume it is going to be something pleasing and not crazy. Maryellen said white with green siding, the conifer colors.

6. Confirm the enclosure around dumpsters to be sure it meets code. CEO Dale Hodge and Stephen Williams mentioned the dumpster areas must be enclosed. The Board noted in the project manager will be pouring concrete pads for the dumpster areas. The dumpster areas should have a latch on them as well. Board members -we were laser specific with them to know it should be latched.

Thus was the end of Barb Davis Questions.

Zita Bookman mentioned that there should be a railing coming off the decks for people to walk off the deck more securely. Zita Bookman was concerned that they should have a rail and she didn't think they would install the rail. CEO Dale Hodge said he would check into it to put rails up. CEO Dale Hodge said that was a total separate issue where they did not pull a building permit. Zita Bookman didn't like the fact that the laundry was in a separate building and that it was a concern for the elderly to go outside to another building in the cold.

CEO Dale Hodge noted we have hoarding regulations. Indoors we have a reason to get in the apartment. Once in they have to have open egress to the doors because of fire code. CEO Dale Hodge has inspected all seventy apartments.

Steve Williams noted there should be enough electrical receptacles in the kitchen for appliances like microwaves, coffeemakers and such and I think there should be GFCI's in each kitchen area.

Stephen Williams asks Burt Alm if he saw anything in the blueprints that gave him a pause and Burt said no. It looks like the kitchens are going to change for the better.

Mayor noted that the complex was developed by the HUD 508 program.

CEO Dale Hodge said there is twenty four hour maintenance however there is not someone on site all day.

Maryellen Commisso noted that they said there would be handicap bars on all of the bathrooms.

Zita Bookman is concerned that all the doors should be wide enough to allow a wheelchair to get through the doors. Zita would like to suggest that they make all the doorways large enough to allow for a wheelchair to fit through. We should ask: What happens if a tenant comes home from the hospital and cannot fit through the doorways?

Maryellen Commisso noted these are not senior apartments, they are government subsidized. There are a lot of handicapped and disabled seniors that live there.

Zita Bookman asked about Water Works Landing, if they were all senior apartments. The Mayor replied they are strictly senior apartments.

CEO Dale Hodge said that some of the fire detector wires were cut. This was because of them going off and the tenants were cutting them. He noted there were four apartments that they cut. CEO Dale Hodge stated we should propose they upgrade the smoke detectors outside the bedrooms and we should make that a priority for safety.

Maryellen Commisso noted that the fire department inspects them once a year.

Zita Bookman asked about getting pull strings. Maryellen Commisso said it calls 911 and 911 contacts SOVAC and the Fire Department and they have keys for the complex.

CEO Dale Hodge asked to have "No Smoking" in the common areas such as the laundry room, hallways and meeting rooms.

Stephen Williams noted they intend to replace all the windows with modern ones. Stephen also suggests they should have garbage disposals.

The Next meeting is December 20, 2012. If we do not have any scheduled business by December 10, 2012 we will cancel the December 20, 2012 meeting.

Stephen Williams move to adjourn at 8:12 PM, Maryellen Commisso seconded and the Board polled and passed unanimously.

Respectfully Submitted,

Kim Cusson
Secretary