

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

**Planning Board Meeting Minutes
April 18, 2013**

The Village of Central Square Planning Board met at the Village Hall on April 18, 2013. Members in attendance were Chairperson Stephen Williams, Maryellen Commisso, Zita Bookman, Burt Alm were present. CEO Dale Hodge, Mayor Murphy and James Cullinen with Oswego Health was also present.

Call to Order:

The Meeting was called to order by chairperson Stephen Williams at 7:00PM followed by the Pledge of Allegiance.

New Business:

Stephen Williams and the Planning Board reviewed the site proposal for the Medical Center. There was discussion about where they would place the lights and they are going to go on the front on route 49 on the blue print where the lawn is. The other one is going to go in the grass off the handicap towards 81 and Dunkin Donuts. Burt Alm moved to approve and Maryellen seconded and the board was polled and was unanimous to approve the revised site plan to add the additional lighting to the Oswego Health Center.

Old Business:

Stephen Williams went back to old business to review the March 21, 2013 meeting minutes. Changes made to the minutes on pages 1 and 3. Burt Alm was left out of voting on the changes for Chad Penoyer with the Village Laundromat sign and so Burt Alm also was put in for the voting and added on page one. Maryellen Commisso mentioned the change to add. Stephen Williams moved to approve the minutes as revised by Maryellen Commisso, and Burt Alm seconded and all in favor "AYE" the board was polled unanimously.

Stephen Williams: Comprehensive Plan.

Heather Stevens has added changes on Page 21 with the last bullet stating possibly continue to explore the creation of an arterial road connecting RT.49 at Walmart to Hungry Lane. This would involve cooperation with the Town of Hastings. **Stephen Williams and Maryellen Commisso** remembered going back and forth on this and drawing on a map sometime ago.

Maryellen Commisso thought there was some discussion that it couldn't happen and she stated that she thought there was a discussion that it is not possible.

Mayor Murphy corrected and said "That it is a possibility."

Page 19 Zita Bookman found on section three Under Community goals and recommendations that had a typo. Homeowners should be presented with the plaque at a village Board meeting and encourage to display on their home.

Page 23 Goal #4 Enhance Overall Structural Appearance of the Village.

Stephen Williams replied that (Heather Stevens) assumed that she restructured the introductory paragraph. The Planning Board members all agree that the paragraph was all ok. The paragraph was highlighted.

Page 26-Goal #8 Make some Provision for Preserving Village History and Artifacts.

Maryellen Commisso thought that paragraph was ok because basically that is what is going on.

Page 27- Recommendations for Achieving Goals. Stephen Williams: Read the second paragraph in that goal regarding that the Village should consider appointing a person to be charge of overseeing the carrying-out of decisions and plans made by the Board of Trustees.

Maryellen Commisso: stated that she just don't think that should be something that needed to be in the Comprehensive Plan. **Mayor Murphy:** If this is the administrative part it basically doesn't have to be the Comprehensive Plan because it is a choice that the Board can make by the how the corporation is set up in State. **Maryellen Commisso:** I just do not see it, right now why add a position like that right now and put more money in the budget. **Mayor Murphy:** Well it doesn't need to be in there because if you decided to do it it's a choice of the Trustees and then New York State gives you the right. **Stephen Williams:** It says the Village should consider. It is not the opinion that the committee created. **Mayor Murphy:** You can strike out what you want to strike out or add what you want to add in the Comprehensive Plan and then it goes to a hearing. **Stephen Williams:** I am more concern about the plans going to the Board of Trustees but making sure that decisions or recommendations that the Zoning Board or the Planning Board makes that and it gets heard and considered. I thought we had talked about that in here somewhere, but it's been awhile since I have looked at this.

Burt Alm: If it was worded differently I could deal with that. I suggest it get changed to: If deemed warranted, the Village could consider appointing a person (Village Administrator) in charge of overseeing the carrying-out of decisions and plans made by the Board of Trustees.

Burt Alm: Stated that he could find the change more acceptable. **Stephen Williams** and the rest of the Planning Board members all agreed to Burt Alm decision.

Page 21: Zita Bookman: on 1E the last paragraph, reading about the alternative route for a Central Drive at south edge of property to come out on Burdick Tract at US Route 11 or establish a bypass due south to Gildner Road. You can already get to Gildner Road from the development, it is a zig zag. **Stephen Williams:** Burt Alm and I got the map out on one night and we drew out a easier loop to go out to come on route 11. **Mayor Murphy:** there is a track right there. **Zita Bookman:** You would have to go through people's property.

Mayor Murphy: That is where you will run into a real problem. **Zita Bookman :** There is a lot of property owned. **Mayor Murphy:** It could take years to do. **Stephen Williams:** Right, we were trying to bypass that and we had drawn on the maps but I do not see them attached in here. I drew routes and they should be attached so it can clarify our worded description. Do you know what they did with them? **Mayor Murphy:** “No”, I am trying to imagine in my mind what the reasoning for that would be to loop from Central Drive out to route 11. **Stephen Williams:** Who else was here with the Planning Board that night? **Barb Davis and Maryellen Commisso** was both here that night. **Mayor Murphy:** All of our plans that we talked about so far is Gertrude here which follows parallel to the tracks coming out on Corporate which opens up much more. It gives you your emergency escape route bypass plus it opens up the industrial property for the Village, its own industrial. Even more so it opens up the Town of Hastings.

Stephen Williams: There was a reason and I forgot why were against this. **Barb Davis:** I Know! **Mayor Murphy:** If you go that way, you have two things to consider, the railroad track and the wetlands. You cannot avoid them. **Stephen Williams:** Is the map still upstairs? **Dale Hodge:** I do not remember seeing any map up there regarding aerial or google map. **Stephen Williams:** So are you saying Zita Bookman that we do not need that in there? Well right now, when the train derailment happened and they didn’t want people to go out onto Route 11 from our neighborhood because that where the derailment happened was right near the top by Central Drive. **Stephen Williams:** This road was going to come down by the propane tank place and I remember that right? **Burt Alm:** We do get the problems with the railroad tracks, no matter what. **Mayor Murphy:** You got the railroad right of way and then before you even get to that you got wetlands to go through. Your best escape route is not there but using Carly Court , taking it out that way.

Page 21 on Comprehensive Plan 1E.**Stephen Williams:** Read -consider working relationship with Town of Hastings to follow through with Alternative #3 as identified in 2010 Traffic Study Final report. **Stephen Williams and Maryellen Commisso:** In which the Traffic Study is not attached. We think it should be attached. **Zita Bookman:** But right now, you can still get to Gildner Road from our neighborhood by going to Dry Bridge to Elderberry and Gildner then go out to 12 or Route 11. This is the route we had to use and worked well and still does.

Stephen Williams: The Traffic Study needs to be attached because it refers to it several times in the Comprehensive Plan. The whole page is flooded with references to that. **Mayor Murphy:** Is there an appendix in the back? **Stephen Williams:** “No” there is maps. **Mayor Murphy:** Is the maps appendices? **Stephen Williams:** No they are not appendices. **Mayor Murphy:** The Traffic Study would be in the appendix too. It should be the first one on the appendix because there is so much reference to it. **Stephen Williams:**We also need the Zoning Map dated 2009. **Zita Bookman and Maryellen Commisso:**” Yes”, the Zoning map is dated 2009 in the back. **Stephen Williams:** so we will label it one of the appendix numbers and Village Zoning Map.

Back to Page 21 of the Comprehensive Plan: **Stephen Williams to Zita Bookman:** What was your point in bringing that up? There already was a route, as I am concerned. I don’t know where you can put another road. **Maryellen Commisso:** What she is saying, alternative route and there is a route is what she is saying. **Burt Alm:** The plan is to go to Dry Bridge to Gildner and down right? **Zita Bookman and Burt Alm:** It goes Dry Bridge to Elderberry, then you take a right and down to Gildner. Elderberry goes both ways.

Burt Alm: Were we thinking something parallel to Dry Bridge that was right straight down?

Stephen Williams: I would have to get the maps. Without looking at the maps to see what were referring to. **Maryellen Commisso:** It keeps referring to in the Comprehensive Plan.

Stephen Williams: So if we could find the maps it would clarify that. It wouldn't make it in here unless we thought it was relevant. So we definitely need the traffic study and have you got anything else we need to refer too.

Maryellen Commisso: The only other thing we talked about time and time again. I don't know why the first tattoo parlor in the Village was put in. **Stephen Williams:** I thought we struck it.

Maryellen Commisso: "No" it's still in there and it's not an important factor. We don't want that to be in there. On page 42, The First tattoo parlor opened in Village. We want that out of there we don't want that in there, we don't want that in our History. **Mayor Murphy:** It is a fact and there is a Local law for it so it is a part of our History. **Maryellen Commisso:** So why can't we say when it was closed? **Mayor Murphy:** You got to open it first and it was here.

Maryellen Commisso: Can't we say we closed it? **Mayor Murphy:** No we didn't, they closed.

Maryellen Commisso: They closed themselves. The first, Second and whatever the third!

Burt Alm: I do not see that is relevant history. **Mayor Murphy:** It is relevant only to the point that you have a local law to the tattoo Parlor and that is History for the Village. **Burt Alm:** Then we could put in the Local laws and the date it was passed. **Mayor Murphy:** Again, this is just a synopsis of the History of what has happened. **Burt Alm:** Does it matter why we have these logs in the book? **Mayor Murphy:** "Yes." **Stephen Williams:** We should have the Urgent Care listed in the History there as well and to add the opening. **Maryellen Commisso:** As time keeps rolling on we can keep adding history. **Mayor Murphy:** That's why you have a hearing too.

Stephen Williams: Before we have the hearing we have to have the traffic studies pulled out and identify a couple of appendix's here so, we are ok with all the changes that Heather Stevens had made here. **Maryellen Commisso:** Well we made the one adjustment that Burt Alm rephrased on that and a couple of typos. Zita and the traffic study. **Maryellen Commisso:**

"Yes" and the traffic study to find out what we said and why we said it and to review it again. **Stephen Williams:** Where the new Laundromat is there, it was going to be a road. On the vision, it was to move the intersection down.

Mayor Murphy: Schedule your Public Hearing and that information will be there before you have your hearing. It has to go to another Hearing after that anyway. **Stephen Williams;** I do not have a problem with that. I have not gone through the Comprehensive Plan from front to back. **Maryellen Commisso:** I did the last time I came out.

Burt Alm: with the proviso that somehow we get the Traffic study include in the Comprehensive Plan. **Mayor Murphy:** I would suggest you could do it on May 9th and we have our Board meeting on the 13th and we could schedule our Village public hearing which has to follow yours and try to have our Public Hearing in the end of the month so we can get this passed in June before this fiscal year is out. Or if you want to have it a different night, that's up to you. **Stephen Williams:** The 9th of May works. **Mayor Murphy:** You can move your official meeting up to that night also. Have your Public Hearing and have your meeting the same night.

CEO Dale Hodge: It would possibly have a revised site plan for Matt's Motors. They are talking about submitting a revised site plan for the amount of vehicles they have. Bob Gardner is having problems with the violations. **CEO Dale Hodge:** I can try to coordinate it for that night.

The Planning Board would like to get a copy of the map with the lines printed yellow, blue and red. **Mayor Murphy:** I have to mention when we were doing all those overlays they were different suggestions and a lot of them will just reject just because of the impracticality of them.

Stephen Williams: We are going back a year now and some of the things we came up with were not on the maps, like you know where they just built the house across the high school, the old bus garage on Route 12. We were talking about having a road end up there looping around throughout towards the cemetery and then it would have to stop because of the cemetery and across the street between Reymore's and that house was going to be loop to go out to county Route 12. We were envisioning this bypass. **Mayor Murphy:** You already have this road that is proposed by Battles House that takes you up by the old Goettle Lumber Mill that is Penoyer's property. You are talking about the implacability comes in when you get behind the house by Reymore's there you are getting into the muck lands. Trying to do that is almost cost prohibited. **Mayor Murphy:** These are all the things we look for with the Committee on the Traffic study and the stuff we discussed.

Maryellen Commisso : If this alternative 3 is no good then we would just take the Paragraph right out because it says right here to consider to follow through with Alternative number 3 as to defined in traffic study. So if Alternative #3 is not even possible we would want to look at it first and see what we need to do. **Stephen Williams:** You do not need the entire traffic study just the maps? The study needs to go with the plan and we need to see the maps to refresh our memory. **Maryellen Commisso:** We need to know what alternative 3 was to know that.

Stephen Williams: Will hold the meeting and ask that they post the Public Hearing for Thursday May 9th Thursday at 7:00 PM. This means that if we are able to act on it, the Village would meet on Monday the 13th. **Burt Alm:** The May 16th meeting will not happen. **Mayor Murphy:** You want to change your meeting date on May 9th also after the hearing. **Stephen Williams:** Do we formerly propose that?

Stephen Williams: MOTION: Burt Alm that we move the May 16th planning board meeting to May 9th, **Maryellen** seconded. All in favor "AYE" and the Board was polled unanimously. Following the Public Hearing will call to order the regular normally scheduled May 16th Planning Board meeting, immediately following the public hearing for the Comprehensive Plan on Thursday May 9th. **Stephen Williams:** I will give the secretary notes for the revision and notes for the changes.

Stephen Williams: The Planning Board accepts the highlights on the Comprehensive Plan with the changes they have on Page 3, page 19, page 21, page 23, page 26, page 27 and page 42.

Zita Bookman: On page 11, the pie chart we cannot read one of the pieces of the pie. **Stephen Williams:** The revision can be fixed on the pie chart.

Stephen Williams: Carports? **CEO Dale Hodge:** November 19th 2009 Code Officer Mark Bombardo treated the carports as an accessory structures. I did look at two neighboring Villages which was Parish and Mexico. They do not have any specialized restrictions to carports they are also treated as accessory structures. That is all I can present on carports.

Burt Alm: I was visiting a friend in the village and driving through suddenly I was seeing carports I do not remember seeing. There is one on Central Drive by Ruth Road. There is a carport there that was previous constructed. **CEO Dale Hodge:** They obtained a building permit.

Burt Alm: Around the corner from there is another carport. **CEO Dale Hodge:** It's not really a carport anymore because she put a side on it. **CEO Dale Hodge** is basically dealing with that and she did put a side so it would not be considered a carport anymore. **Burt Alm:** If you go down to Northland a little ways- the old Parsonage at 119, now someone has a carport on it.

Zita Bookman and Dale Hodge: They have a building permit for the carport.

Zita Bookman: Are couches supposed to be outside? **CEO Dale Hodge:** Absolutely no diguarded garbage. On 162 Northland there has been a couch outside for a long time. **CEO Dale Hodge:** It can't be discarded. **Zita Bookman:** I do not know who lives there it has changed hands a couple of times. **CEO Dale Hodge:** As long it's not out to the curb and discarded.

Burt Alm: What is the latest on two tattered blue roof houses? **CEO Dale Hodge:** I am getting the laws together on what I can do as far as sighting and will go after the last people that were on the deed. That is the route I am taking now. **CEO Dale Hodge:** There are two of houses I am working on, one is on Central and one is on Northland Drive. **Zita Bookman:** The pool needed to be filled in because it is completely caved in the back and there is standing water there.

Zita Bookman: I can see it from my property and it's got a lot worse. The stuff blows all over from the blue tarp. The roof was not that bad to begin with so I do not know why they put the tarp on. **CEO Dale Hodge:** I think the reason they put the blue tarp up was to contain the moisture build up because I am sure there is moisture build up all the way through the house.

Zita Bookman: There are mushrooms growing on the ceilings. **Burt Alm:** Weren't you talking to Steve Primo about how and when you can put some teeth into buildings like that?

CEO Dale Hodge: "Yes". **Mayor Murphy:** If fact I was at a meeting last week with the First Vice President of NY State Conference of Mayors and they come with this outfit called "Safeguard." Safeguard we thought was just somebody that maintained buildings, but what they are is the lead agency that goes after and finds out which bank owns it. Banks are selling to other banks which make that a problem. Once we got them into our hooks and go after them like the one on Hillcrest last year. We had a public hearing went in there cleaned the place up and goes onto their taxes. Safeguard gets paid by the bank and does not come from the Village.

Zita Bookman: The Pool at Hillcrest is full again everyone discussed at the neighborhood watch meeting. **Mayor Murphy:** We had Lou's come in and pump out the water because it was contaminated and we will call again to have it pumped.

Stephen Williams: Last month we asked **CEO Dale Hodge** about Beltone and you were going to look into whether or not they got the permit. **CEO Dale Hodge:** That is the right size for the dimensions. If you look at the other one right next door, it is exactly the same size.

Stephen Williams: "OK"

Burt Alm: Just the letters are bigger. **Dale Hodge:** It is in compliance.

Burt Alm: Do we need to do something specifically and address in the code about carports?

Maryellen Commisso: How did we get off from that carport subject?

CEO Dale Hodge: Essentially that is all the information that I have regarding carports.

Stephen Williams: That is all CEO Dale Hodge has. **Maryellen Commisso:** So what are we doing on them are we acting on them?

Mayor Murphy: Are you doing carports the ones that are hanging on to people's houses or the canvas ones? **Burt Alm:** That's a separate issue and I've already presented something a while back on the temporary canvas buildings. I do not think that ever went anywhere.

Maryellen Commisso: No it didn't. So the carports are the ones without the sides, just the top.

CEO Dale Hodge: A roof with posts. **Stephen Williams:** Last month we were trying to get definitions of what carports were and CEO Dale Hodge has done that. Also, we want to clearly define in the code what a carport is and what a garage is. Dale Hodge has looked at the adjoining municipalities and they have nothing on the carports. **CEO Dale Hodge:** As far as adding new restrictions to the code, I think the reason why it was addressed for the mobile homes was because they state for themselves as having restrictions on carports that are attached to mobile homes. I think that's why that was addressed separately especially in the Summer Hill Village. As far as a residential wood frame construction house they just have to follow the setbacks as discussed in last month meeting.

Stephen Williams: The last meeting we ask CEO Dale Hodge to research carports and garages and come back with what the definition should be and then with that in our hands we can make a decision. **Burt Alm:** How do you as CEO feel about is that something that should be in

definition? **CEO Dale Hodge:** Having definitions and follow without any additional restrictions,

you can define them as defined in the dictionary. **Burt Alm:** If we put those definitions in our code, they would be considered as an accessory to the building. **Burt Alm:** It would be a reference to where it would be treated as an accessory structure. Do we want to fine tune that?

CEO Dale Hodge: It isn't with other municipalities. **Mayor Murphy:** In most situations right now, if anyone has a carport they have to come in front of the Zoning Board or to get a variance.

What happens with this is it might be going on the side of a house where it is out of bounds or limits here and you can issue your property lines. This way with that, you are getting the opinion of the neighbors when you have the ZBA here. Some people, depending on where the carport might be, especially on the side of the house where their bedroom is and they would not want a carport there. It would be nice to have a definition of what the carport is to be with no sides but at the same time it's not so bad to come in front of the Zoning Board either.

CEO Dale Hodge: You can certainly make a law that says that with the Village Board. If they made that all carports must be reviewed by the Zoning or Planning Board and this would make more sense to have the definitions. **Maryellen Commisso:** You are confusing me now so why

are you discussing this if it's something the board would do?

Mayor Murphy: It has to start from here. **Maryellen Commisso:** So we write sometime up give it them and they discuss it. **Mayor Murphy:** I think the biggest concern is over the canvas

garages rather than the carports. **Maryellen Commisso and CEO Dale Hodge:** "No", those are

garages. **Zita Bookman:** There is one up on Webb Ave. **CEO Dale Hodge:** That is a garage. I tried explaining to the Board there is no temporary anything. It is treated as a permanent garage.

If it is in within 10 feet it has to have fire separation and those do not qualify. If they are up before I got here then I would have to say that they would have to take it down.

Stephen Williams to Dale Hodge: Put together a proposed addendum that specifically address portable garages to the codes book. We will send it to the Code Enforcer before the next meeting (the 9th) and then come back after the Public Hearing when we have our Planning Board Meeting, send it to the trustees to review and let us know if we have to make changes to it and then we can make a recommendation. There will be portable document attached and to

be returned to **CEO Dale Hodge** which he will bring to the 9th meeting. **Stephen Williams:** Talked about the Penoyer Laundromat sign. **CEO Dale Hodge** said it was going to the Zoning Board. As there anything else we need to talk about tonight?

Stephen Williams: I move to adjourn the meeting at 8:27PM Maryellen Commisso seconded it and all in favor "AYE" and the board was polled unanimously.

Respectfully Submitted,
Kim Cusson
Village of Central Square Secretary