

Village of Central Square
3125 East Avenue
Central Square, New York 13036
August 14, 2013
Planning Board Meeting

The Village of Central Square Planning Board met at the Central Square Fire house on August 14, 2013. Members in attendance were Chairperson Stephen Williams, Maryellen Comisso, Barb Davis, Burt Alm, Zita Bookman and Kim Cusson, Village Secretary. Guests that came and were excused were Robert Gardner and Vincent Cossack.

Call to Order: The meeting was called to order at 7:00PM by Chairperson Stephen Williams followed by the pledge of Allegiance.

New Business:

Steve Williams called Attorney Steve Primo to give an overview of the Subdivision Local Law filing review. Steve Primo amended the existing Code section to address the most important things as well as the important items pointed out by previous Mayor (Mudd Murphy) to modify some of the sections.

Section 2/ 216-9 A. Local Law Subdivision. Our existing subdivision code speaks to drainage, erosions control plans. Now you need SWWPS which is storm water, pollution correction plans. Rather to go through each provision it has got something in there where higher standards are required and put in the section of the laws that applies. It gives the Board the ability where it is appropriate and imposes things that are warranted and reasonable but might not be in the code.

B. This is the laundry list of the different sections and I went through the existing Subdivision regulations wherever there were specific standards. This gives the ability to the Board to modify by resolution or regulations. I went through every section and what applies and listed it. The resolutions modifying these specific sections could be by a case by case basic just for a specific subdivision or you might identify a class of subdivisions. One of the provisions might be update arcaded or not applicable and by resolution it can be changed across the board. The case is we do not have to go filing local laws going through Publications and Public hearings.

Section (2): Second Page Waiver in respect to subdivision. This gives the Planning Board to waive authority with respect to sight plans and this is not intended to limit waiver authority. It is already there under Village Law 7-730(7) and also referred to our Village Code. **C).** Once the Comprehensive Plan is done we provision to whatever comes out the plan that might relate to the Subdivisions. It's not something that would be particularized in a local law. It gives the Board the ability to incorporate into a plan with some sort of objective.

Stephen Williams: These are your recommendations and we are going to look at these and give our suggestions to the trustees as to whether or not any or all goes in.

Steve Primo: Yes, this is something the Board would want for the future.

Section 3G: Steve Primo talks about the trees, lighting and the mailboxes for a future look.

Section 4: Clarifying what the procedure would be, going forward with a sketch plan and pre-application. All plans and sketches would be considered these and submitted before the Planning Board because it has to fit the code before the Planning Board meets. We wouldn't want the Boards time wasted by someone who hasn't followed through on their plans so this is a way of elimination.

Section 5: Waivers and variances that might be included with your application.

Section 6 and 7: This section comes out because it is replaced by the other section of code that says whatever is required. Sometimes you have storm water pollution correction plan and sometimes you just have a storm water report.

Sections 8: Sidewalks width of five feet and shall be required on one or both sides of a street and this references to the Comprehensive Plan.

Section 9: Inspections. How security is deposited and inspections are done.

Section 10: Renumbering of a section from 216-40 to section 216-45.

Section 11: Subdivisions reduced that from 5 lots to 3 lots or involving fewer than three lots.

Section 12:A. This is a flexibility tool to allow you to grant a recommended subdivision where you get really unique site conditions. **B.** This gives the flexibility and restrictions. Keep it contrary to the Comprehensive Plan.

Section 13: Large Scale Development Address development which you had something in the code already but this address commercial and mixed commercial uses. It gives you a flexibility to craft something without being constrained by you subdivision local law.

Section 14: Conditions to waivers and modifications it gives the right to impose conditions to grant waiver for modifications. It gives authority similar to the ZBA in a waiver situation.

Section 15: Conflict with Local Laws, ordinances and Regulations, the most restrictive or highest standard shall apply.

Section 16: Illegality/ Severability this is seen in every local law.

Stephen Williams: Steve Primo ended his conversation with describing the Local Law on Subdivisions. He has come up with several things we should adjust in the Chapter 216 and Chapter 250 of our Local Law. Steve read out loud Section 3G. "All lots shall include at least two trees of not less than three inch in caliper in the front yard area (one in each front yard if a corner lot) and shall include (1) each of a uniform lighting unit and mailbox upon such design as established by the Village Board and as directed by the Planning Board."

Maryellen Commisso: I have a problem with the lighting. I do not know why you would have to put one light on the tree.

Barb Davis: I do not think it has to be on the tree.

Stephen Williams: It's my understanding that the Planning Board can say, we are not comfortable with that language. The Planning Board members all feel the same way about the Section 3.

Barb Davis: I do not think that we should be so specific. I think something should say like more to the effect of the lot having natural landscaping that would go along with the community or area that it would be in.

Burt Alm: I think the whole thing is too restricted for the Village.

Maryellen Commisso: This looks like a plan community type of plan.

Steve Williams: This has to do with the Subdivisions Law. This would apply to new places. I like the concept of the trees but we are not comfortable with the light and the mailbox if we had something in our plan and picked that design and suggested that personally it would look good.

Barb Davis: We are not a planned community.

Steve Williams: The recommendation to the trustees is that in the proposed amending chapter 216 section 3 item G, we are suggesting that we do not add that language into the Code. This is a unanimous suggestion from the Planning Board. Do we have a suggestion for what G should say? Our suggestion to replace erasing section G and submitting version: All new subdivisions should be compatible with a character of adjacent subdivisions of similar zoning in the Village. Considerations should be made for trees, lighting and mailboxes as appropriate.

Barb Davis: Recommended Section 4 B. Referred to the secretary of the Planning Board.

Stephen Williams: We would like to see the definition of the Secretary either added to the appendix or the word is described as something else like the Village Clerk. It is the recommendation of the planning Board that the suggested modifications that we unanimously agree the rest of these goes to the trustees for recommendations to approve.

Old Business:

Stephen Williams: B&M Used Cars, 3015 East Ave. On July 30, 2013 the reading of the letter from Walter Hanmer. Tom Weatherup had delivered the letter to CEO Rolf Beckhusen. The letter read” whom it may concern, I , Walter Hanmer (owner) of B&M Used Cars, we are no longer interested in pursuing site plan presented to town on 6/27/13. I will stay in compliance with the town for eight vehicles for sale in my lot, sincerely Walter Hanmer”. With respect to the car dealership that has been presented in the last couple of months I would like to adopt a resolution dismissing the application as a result of the applicants request to withdrawal dated July 30, 2013.

Barb Davis: Steve I have a question on the withdraw letter. Do we have to ask them to resubmit a letter because we are not a Town we are Village. This is for legal matters is that an issue?

Stephen Williams: We will send a written correspondence to Steve Primo, a spirit of the letter is acceptable or does he need to request that Walter Hanmer needs to reword the letter saying the site plan presented to the Village of Central Square as opposed to what the letter says now the site plan presented to the town. We will leave the resolution open until next month until we get clarification.

Barb Davis: Along with asking Steve to clarify the need to change it from Town to Village of Central Square. I would like some clarification whether we can take this opportunity to make sure that he will stay in compliance with the eight cars but he doesn't say anything about utilizing the back of the parking lot and on April 17, 2008 it was brought up in the Planning Board meeting that was the way the traffic was suppose to flow. My thought is whether it's this car dealership or someone else there in the future this issue is not going to go away. I think we need to have something documenting that this is important to us.

Old Business:

Reading of the minutes from July 18, 2013. Recommendations were made for corrections and handed to the Village secretary. Vincent Cossack (attorney for Bob Gardner and Bob Gardner) were both here tonight in regards to the B&M used cars request. Steve Williams explained to them there was a withdrawal letter that came to the Village. They were excused from the meeting and did not have to stay. Maryellen Commisso made a *motion* to close the Public Hearing for B&M and Zita Bookman seconded all in favor "AYE". The Board unanimously polled.

Burt Alm made a *motion* to approve the July 18, 2013 and Barb Davis seconded the approval of the minutes. All in favor "AYE". It was unanimous the Board passed the minutes. Is there any new business? No. The next Planning Board meeting is Sept. 19th. Maryellen Commisso made a *motion* to adjourn and Zita Bookman seconded and all in favor "AYE". The meeting was closed.

Respectfully Submitted,

Kim Cusson