

**VILLAGE OF CENTRAL SQUARE**  
**3125 East Avenue**  
**Central Square, New York 13036**  
**Planning Board Public Hearing • March 19<sup>th</sup>, 2015**

The Village of Central Square Planning Board met at the Village Hall on March 19, 2015. Members in attendance were Chair Steve Williams, Co-Chair Maryellen Commisso, Burt Alm, Liz Rotundo and Zita Bookman. Guests present were Heather Stevens, John Mason, Steve Pinkerton, Chris Kamar, Amanda Brewer, Gary House and Alison Woods.

**Call to Order:**

The Public Hearing was called to order by Chairperson Steve Williams, at 6:52pm followed by the Pledge of Allegiance.

**Public Hearing:**

The Public Hearing was in regards to the proposed Taco Bell at 3016 East Ave.

Maryellen Commisso raised a question in regards to the location of the dumpster in proximity to the drive-thru exit. She wanted to know if it was possible to move it down a ways to avoid potentially clogging the drive-thru line. In regards to the dumpster, Steve Williams was concerned with the fence possibly blocking or encroaching upon the traffic of cars through the drive-thru. Chris Kamar, PE with APD Engineering and Architecture, speaking on behalf of Hospitality Syracuse stated that the dumpster is to be recessed and will keep the traffic flow clear. Steve Pinkerton with Hospitality Syracuse offered to set the dumpster a little further back to help ensure clearance for traffic. The reason the dumpster is located where it is, is due to the potential of future cross access from further development. The dumpsters are planned to be 8'x6' and 4'x6' and side by side in the dumpster area.

Steve Williams asked for clarification as to the line east of the drive-thru lane. Steve Pinkerton stated that is an exit lane.

Steve Williams asked whether the road and parking layout would allow for delivery trucks. Chris Kamar demonstrated the path the delivery trucks would take. Steve Williams then asked if the deliveries would be early enough that they wouldn't obstruct customers. Steve Pinkerton stated that they always try for night or morning deliveries and that the latest delivery time would be 10am. The three parking spaces that may cause an issue for delivery and garbage trucks have stripes as opposed to a curb with the exception of a curb to the east of the three parking spaces which encloses around a light pole.

Steve Williams asked about the storage/disposal of used shortening. Steve Pinkerton stated that there was a filter inside and that there was a planned enclosure in the dumpster area. Chris Kamar stated that there is also a planned grease trap in the sanitary pipes.

Steve Williams asked about the size of the entry into the parking lot. Chris Kamar stated that the entry is now planned to be 35'. Maryellen Commisso made the observation that the Planning Board should have received updated plans to reflect this change. Chris Kamar further

demonstrated changes in the plan on his presentation board. The changes made were striping in the entry of the parking and the entry road now being 35’.

Zita Bookman asked that if the business were to fail or leave the area what would happen to the building, if it would be torn down or left there. John Mason replied that the land owner, Steve Thomas, would retain the building. Zita Bookman’s concern was that a building would just sit there vacant for a prolonged amount of time. John Mason stated that their deal with Steve Thomas is for a 20 year lease. If they back out before the 20 years are up, they are required to settle with the owner for the lease owed. They also have a 20 year obligation with Taco Bell. Steve Pinkerton states that the parent company of Taco Bell, Yum! Foods, wouldn’t give their approvals if they felt the location wouldn’t succeed. John Mason also said that Taco Bell can take the location over if it is not managed appropriately.

Heather Stevens updated the Planning Board on the status of the Zoning Board sign variances. All of the paperwork had been submitted and taken care of; as a result all variances were formally approved. At the Zoning Board meeting they were conditionally approved pending said paperwork. Heather Stevens also demonstrated the pylon sign variance involving two pylon signs on one property as Walmart already has a pylon sign on the property. Steve Pinkerton stated that Walmart has certain deed restrictions including: requiring no signs on their sign, thus the need for the second pylon sign, and requiring a certain viewing corridor. Heather Stevens added that Walmart has to approve the lot layout and plan as part of the deed restrictions. Steve Williams asked about the date on the variance as it was March 18, 2015 and the variance was approved March 17, 2015. Heather Stevens said that per Jim Stever, the date needs to be the date all was received which was March 18, 2015.

In regards to the Planning Board not having an updated site plan, John Mason offered his copy of the most recent plan for the Planning Board to have for their decision and the application.

Board member Steve Williams made a motion to close the public hearing regarding the Taco Bell site plan at 3016 East Ave. The motion was seconded by Zita Bookman, the board was polled and the motion passed unanimously.

The Public Hearing was closed at 7:20pm.

Respectfully Submitted,

Alison Woods  
Planning Board Secretary