

**VILLAGE OF CENTRAL SQUARE
3125 EAST AVENUE
CENTRAL SQUARE, NY 13036**

**PLANNING BOARD MEETING
JULY 20, 2017**

The Village of Central Square Planning Board met at the Village Hall on July 20, 2017 at 6:45 PM. The public hearing for the O'Reilly Project was canceled at 6:45PM. Members in attendance were Maryellen Commisso, Maggie Kirkby, Zita Bookman and Craig Wilson. Guests present were Ed Cusato Jr., Kim Cusson, Joshua O'Connor and Chris Piston with Napa Auto Parts.

Called To Order

Maryellen Commisso called the meeting to order at 7:00pm followed by the Pledge of Allegiance.

Old Business

Joshua O'Connor with Bohler Engineering. **Josh:** Chris from Napa Auto do you need to see the full presentation for the O'Reilly Project? Chris replies "no I am good". **Josh:** Nothing has really changed in material ways since last presentation. (Status of the project)- We have submitted our application to the D.O.T for the driveway. There was a little scuttle going around about O'Reilly going to tie into the driveway at Oswego Health. I think that came from D.O.T because their initial comment letter which was not an official letter and was stating us to require doing that because they were under the impression it was a public road. On Google maps it shows Oswego Health driveway as Daniel Drive but it isn't dedicated so I clarified that with D.O.T and we are fine with the way it is. They do consider it an improvement to the condition moving the driveway closer to the apex of the turn and it increases the site line for the east bound traffic. Also, we are all set with our drainage study. So at this point it is just a matter of time, these were conversations that we had earlier on this week. I am hoping the sign off is in the next couple of weeks. **Maryellen:** So your driveway is the existing driveway you are not using that one you are using the one facing west? **Josh:** The existing driveway is sensually where it is at grade, it kind of flat. **Ed:** Shows the board where the existing driveway is located. The scuttle was a question from an adjoining property owner and didn't come from the D.O.T. What the purpose of that was, the anticipation from the D.O.T limiting curve cuts in the future on East Avenue. It was approached as an option. **Josh:** I understand. O'Reilly is not interested in that option either way by achieving an easement with a time line. This can take considerable time and sometimes people ask for money and lots said with that but D.O.T. is ok with that. Last time I was here we had addressed some comments from Paul Sheneman (Village Engineer) and we conducted our internal QAQC in construction check on the project with some minor tweaks here and there for our internal review. Aside from that line grade, layout is the same as it was. If anyone has any questions I will be happy to answer. **Maryellen:** Chris I know we did not have the Public Hearing, did you have any questions for Josh? **Chris:** "No" **Ed:** Josh you indicated where the free standing signage is going to be and that is compliance with our setback regulations and everything else? The size of the sign and sometimes people do submit the square footage during site plan, I assume you have researched that is going to be within our sign regulations. **Josh:** To the best of my knowledge they have a compliance sign package. I do not actually do the signage. You know the location aside from that; the vendor will take care of that. **Ed:** If it needs it then, it will go to the zoning board.

Josh: Understood. **Maryellen:** Is everyone all set? I guess we are. We still have to have the Public Hearing correct Kim? Yes. We will plan that for August 17, 2017 at 6:45PM for the Public Hearing.

From Code Enforcement

Ed Cusato: I did not submit a report for you tonight. I have been getting a lot of pool and deck permits and normal permits. We have a couple of projects going on in the Village- next to the Florist shop, the house next door. The couple that owns the Florist shop owns the house; Ryan Maychek is converting it back into two apartments. It is an allowed use and that is what it was originally and somewhere down the line they made the office space. They are changing some windows and things. The floor plan is exactly the same. **Maggie:** It was already set up for two units. **Ed:** I allowed him to start cleaning some stuff out of there. He will be putting together a set of drawings together, just a description of work. Also, at 622 South Main Street, Jessie Corsette bought Howard Strong Sr. house. There is a big dumpster at the house and is remodeling and throwing out junk. It will stay a two family and she will be moving in there in a couple weeks. I went over everything with her. There is a lot of property maintenance right now, high grass, junk debris etc. **Maryellen:** What happened to Bridgeland Auto? **Ed:** There are still there, it is changing over to Cheap Cars R US every sign has Bridgeland Auto on it. Bernie English, Ed, Heather and Mudd will be reviewing the zoning maps. I would encourage everyone here for your opinion on the zoning or some suggested changes and will have a Public Hearing on it. One of the things we had talked about at the last meeting is where do we put car sales? It is in the Comprehensive Plan but it never got put in the Zoning regulations. At the last Village Board meeting I proposed a moratorium on expanding vehicle sales. That means, because a question came up what about Bridgeland Auto, because they don't have any. They have been established. **Maryellen:** I was concerned because the sign is gone, did they leave. **Ed:** I don't consider them expanding because they are already there and they already got an approved site plan. This is more for some areas that have not been in compliance, although we have allowed them to do it. One is "Kars" and the other is "Trucks R Us". There is some kind of agreement with "Trucks R Us" on the one property but now he has expanded. Until we can look at the zoning maps make our suggested changes, make a legal decision on all that. It is better to go moratorium, that holds him in place and I can still put some conditions on him, he can't expand more than twenty cars and I am going to make him move those cars back onto the lot and hold everything in place until we have a Public Hearing on discussing and excepting the new zoning changes. That is where I am at with this. **Zita:** What lot are you going to make him move it to? The new lot he built illegally or the existing one? **Ed:** He has the existing car lot where the car is, that is legal. Wherever that line starts for the open property that he expanded on over the years whether it was one car or twenty cars we allowed him to do that. This did not occur over night. I think it is an appropriate place for car sales but that is not his property. Do we make him buy the property and join lots now it is one big property? Or do we make the actual owners which are Rocklyn Construction and John Wilbur to come in front of the Planning Board and then at the same time we have to explore whether there should be a building on the separate piece of land? **Zita:** Does he have a license to sell cars? **Ed:** To be honest with you I have not confirmed that yet. He has been in business for years. **Zita:** I think you need a license with the state. **Ed:** I know he has a dealer's license over the door. The point being we have to do a lot more research on how we do the vehicle sales and how we incorporate it into the current zoning laws and then explore whether or not if we have the right as a Planning Board to say you have to have a structure. We need to look at these things. **Craig:** Is there a difference in a car lot and the interpretation between whole bucket loads of trucks sitting there with no cars or should it be cars and trucks? **Ed:** Vehicle Sales. **Craig:** That's all I needed to know. **Ed:** Which brings up another thought, John Wilbur has a recreation camper down there. That is a vehicle. We will have to set certain conditions on the property and John Wilbur will have to come in for a site plan. He might have to come in for a revised site plan on the whole entire properties. That stops him from increasing anything. **Craig:** I heard you talking about perhaps forcing the man to put up a second building up. **Ed:** "Yes". **Craig:** The only purpose I can see in that is forcing him to have more expense.

Is there anyway instead doing this is to force him to one piece of property. **Ed:** I do not think so. **Maryellen:** First you would have to get him to buy the property. **Ed:** He is renting the land. **Maryellen:** He would have bought that years ago but the owner never wanted to sell it. **Craig:** So why are we going to force him to put another building on this property? **Ed:** Because there are some ordinance that requires you to have a structure on a particular property in order to run a business. **Craig:** even if they are separate? **Ed:** "Yes". **Zita:** He doesn't have an office now does he? **Ed:** Yes, he does the one to the far left. **Zita:** The red one? **Ed:** "Yes" and at one time he expressed an interested in building up a bigger place. **Zita:** He came here and asked us, what he would have to do if he wanted to expand. We told him that you needed to get a site plan, have a public hearing and he said ok, I am not going to it. **Ed:** I did see the notes in the file and this brings me back to my original comment that we allowed him to it. **Maryellen:** Is there anything else going on? **Ed:** No.

Review of the minutes

Maryellen: Craig made a motion that we except the June 15, 2017 minutes as read and seconded by Zita. All were in favor, the motion is carried. Craig made a motion to adjourn and Maggie seconded. All were in favor. The meeting was adjourned at 7:35PM.

Respectfully,

Kim Cusson
Administrative Assistant