

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

**PLANNING BOARD MEETING
JUNE 15, 2017**

The Village of Central Square Planning Board met at the Village Hall on June 15, 2017 at 7:00 PM. Members in attendance were Chair Maryellen Commisso, Zita Bookman, Craig Wilson and Maggie Kirkby. Tom Rinefierd was absent. Guests present were Millard Murphy, Ed Cusato Jr. and Kim Cusson.

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 started the presentation. When we spoke last, I talked about conceptual layout for the O'Reilly. What you see before you tonight and what I submitted is a complete function storm water design; landscaping and lighting design is complete. Bohler submitted everything to the Village and to Paul Sheneman. We have initiated the work with D.O.T. as far as getting them to sign off on trips, traffic and the traffic movement. **Maryellen:** But that is not confirmed yet? **Josh:** No, we don't have a response from on that yet. Our Phase I has been submitted. The first Phase is in review with them and we are coordinating that with them. **Maryellen:** OK. **Josh:** Beyond that we can talk a bit about the storm water. It is pretty straight forward and it is decreasing discharge during all design events versus the existing condition for the mandate the state has for us and increases storm water quality for the required amount and proposed a small infiltration pond in the front. It is only a foot in a half deep when it has water in it and it is not a wet pond, it drains out. We also proposed the rear of the parking lot what we call is a hydrodynamic separator. It is a vortex unit that basically allows for debris and solids to settle out of the storm water. That will actually travel out to a gravel diaphragm at the toe of the slope then across the site in a matter that is consistent with hydrology today. Currently there is a swale between the Medical Center and behind the apartment building. There is a significant amount of volume that goes down there. We are eliminating our site discharge for that. It should be a decrease to the side of the site and a decrease to the right of way versus the existing condition. We do have an area toward the rear of the property that is sloped. The corner of the parking lot is above the existing grade and does drop off toward the rear and will continue to do that. The foundation will be exposed a bit in the rear of the building so it acts as a retaining wall as opposed to bringing in a lot of fill or building a wall. Overall on the grading we end up with a cut site, the way we designed it. As you are aware there is a lot of fill material up there and it is unknown quality as far as for construction purposes. There are obviously chunks of concrete and construction debris sticking out of ground. We have designed it to spoil it off site if need be if they encounter something that is not workable. **Craig:** How far down will you be digging down? You are not looking for it but at the same token. **Josh:** The bulk of the removal as far as the spoil is concerned comes from the driveway as you know there is a big knoll out there. We did have an issue designing that with site line in mind so we are proposing to cut down

the base of the berm on one side and actually cutting through the berm to get the driveway in. When you look at the whole site the more significant portion of the cut happens to accommodate the driveway. **Craig:** What is the angle of the driveway that it is now? **Josh:** I do not believe that it exceeds six percent of the slope coming in. It really is a long rise to a point going out opposed going straight up the bank. We do show on our property a lot of this berm (the corner) that we are removing because this is where the site line issue is. You are looking to your left as you leave. Currently, along East Ave storm water drains along the edge of pavements so we are proposing a culvert to bring the storm water under the driveway so it doesn't wash the driveway out. There is not a lot more than this to present. Paul Shenamen comments were pretty minimal. I do have plans that are revised to reflect his changes and I will send additional copies to the Planning Board.

Maryellen: Was that on the construction for the parking lot? Paul Shenamen just wants the details on the proposed parking lot for timber rail. **Josh:** So we have a guiderail along the side and along the rear. It is a 8x 8 post with a rough in 2x8 board across the front of it bolted on so there is details for the construction of that guide rail and he ask for some clarification on the slope stabilization. We don't do anything greater than three on one generally for areas that are traversed. It safe to walk the property and easy to mow but generally speaking people would not be walking off the road we don't go anything greater than three on one. It's really not steep but for this parking lot we do not expect to have a lot of pedestrian traffic through there. It does require at least initially some additional stabilization so you do not have erosion issues. Paul's question pertains to our method of stabilizations which is a mat that you roll out over the soil. It breaks up rainfall and allows your grass to take hold and roots to be established on the slope and is biodegradable. **Kim:** Is that for the building as well? **Josh:** No just around the side of the parking lot. One thing we haven't resolved last time I was here was how I was handling the utilities. We are bringing our water off the road and the sewer is going out the rear. As noted, Josh shows everyone the shape of the parcel from the map. We will be providing a new structure on the other side of the road, gravity sewer to it and that will go to the pump station. We have been working with the sewer department here at the Village to see if it acceptable. **Mudd:** Is this going to be a separate line or will be the existing one coming from the Medical center? **Josh:** It is going to be a separate line. If we connected to the existing it would then become a main, it would require dedication and we would have to go through DEC for approval. We rather maintain it as a private lateral instead of a new sewer main. It is simpler for everyone. **Mudd:** What size pipe are they going with? **Josh:** I believe a four; it's sized appropriately for water demand. **Josh:** I really do not recall off hand be it can be a six at most. Aside from that we are relocating a pole for overhead power (telcom) and from there it goes under ground and into the building. I think that covers the bulk of the changes and the refinement. Does anyone have any questions? **Maggie:** What's the term of the construction for something like this? **Josh:** It is about four months. **Maggie:** Where will they park all the equipment and trucks? It is not a very big lot. **Josh:** Sure as a component as our storm water study and our erosion sediment control plan we actually have to make a statement about that. What they basically do is a rough earth work first. They will construct the driveway and make it passable; they will install construction entrance on there so you do not bring sediment and debris on the road. Once they have that established they will start the rougher earth work to get the right shape and they will construct the building at that time. Once the slab is poured for the building they will go in and put the sub base in for the parking areas. I would not expect to be much construction traffic per say, they will make deliveries and there will be heavier equipment there at times. You will see excavators and bulldozers there for a short period of time over the course of the whole project. It is phasing and they short have that done within a month. **Maggie:** So no parking along side of the road? **Josh:** No there will not be any of that. It will all be on the site. Everything is on the site and all the entering and exiting traffic is through that construction entrance. **Maggie:** Like a temporary driveway. **Josh:** Right, that is so we comply with the state regulations we cannot bring mud out on the roads that gets washed into the drainage system and ends up in the river. **Maryellen:**

Does anyone have anything else? So we are all set. **Josh:** We can set up the public hearing correct? **Maryellen:** I will set up the public hearing for July 20th at 6:45pm. We will all be attendance for this. **Josh:** We will hold off on finalizing SEQR and such. **Maryellen:** “Yes” **Josh:** Great, He gave the escrow account check for \$4000.00. The one updated copy of the plans went to Ed and Josh will send over more copies and will send over by July 10th at the latest. **Maryellen:** We just need two for the board and we can share them. Josh O’Connor is all set and we will see him July 20th for the Public Hearing.

New Business

Maryellen: Did anyone have a chance to look over May 18, 2017 Planning Board minutes? **Kim:** It has your corrections on it Maryellen. **Maryellen:** Tom had some questions but will have to wait on this, they were for O’Reilly. **Craig:** Under Old Business, the second line accepts that’s it. Maryellen asks what time the public hearing will be on July 20th. **Kim:** It will be at 6:45pm and the regular Planning Board will be at 7:00PM. **Maryellen:** Would someone like to make a motion to accept the minutes? Zita made a motion to accept the minutes and Craig seconded the motion. All were in favor.

Ed –Code Enforcement

No real report tonight for you tonight just a couple updates. Brian Warden has had no change. Nathan Stokes their addition is moving along and just talked with him. The church; I have to sit down with father Chris and the committee and go through the punch list that needs to be finalized at the church. **Maryellen:** What is he doing over by his house? He tore up all the blacktop. **Ed:** Just leveling that. **Craig:** That is his residence. **Maryellen:** Someone said he is building a garage or something. **Ed:** Not that we know of but we will monitor it. Two things of the Planning Boards interest; John Wilbur’s property “Trucks R Us,” the board did not discuss the recommendation to add vehicle sales to the commercial properties. **Maryellen:** Ed, I sent you an email and asked you to look in the comprehensive plan on page 33. That is what we talked about and the strip here is where we want to keep the auto sales. **Ed:** It should have been moved in the ordinance. **Maryellen:** When we did the Comprehensive plan that was the object to keep auto sales down here so why can’t he come in for use variance? **Ed:** because it is not an allowed use yet until it’s added in the normal ordinance. **Maryellen:** So why do we have a comprehensive plan for? **Ed:** It should have been in both places. **Maryellen:** What should have been in both places? **Ed:** vehicle sales, it’s mentioned in the comprehensive plan but it’s not in the actual description within commercial zoning uses permitted. The Village Board is going have to set a Public Hearing to add that to that. **Maryellen:** Is that in the works? **Ed:** Not as yet. That was my recommendation at the board the other night. Mr. Murphy and I met with Bernie English to advisor to re describe the zones in the Village. This corridor will be the spot where we will put the Village sales. That is coming, but right now he will have to move the vehicles. **Maryellen:** Which ones? **Ed:** On the new piece. There is some question on whether or not his status is legal nonconforming where the car wash is in question. **Maryellen:** This guy has been here for years doing this. We are here to keep people in the Village and not to drive business out so we have to give and take too. **Ed:** Yes, but it has to be done in a legal matter. **Mudd:** The thing is the other piece of property is not his. **Maryellen:** I totally get that and things got messed up in the comprehensive plan and it does not match the codes, I do not know why. I do not think you should do anything to his property that he has been using. **Zita:** Not the new part, that is not original. **Ed:** I am just informing you that his nonconforming status, just because he has been there for years isn’t necessary legal nonconforming in the states eyes. I am not saying that I am going to make him move things out where the car wash is, I am giving you the full story as what

goes on there completely on both parcels. On the Rocklyn Construction property those vehicles, until the Village Board acts on adding vehicle sales he will have to move those. Once the Village Board sets a hearing and decides if they are going to add vehicle sales to commercial property identification then he will have to go through all legal steps, go to the Planning Board for site plan review and the whole works. Until then because it is taken so long it cannot be ignored. **Maryellen:** Let's go back to "Kars" on Route 11. He is nonconforming also? So we are not going to allow him to but any more cars on that lot. **Ed:** Yes he is legal nonconforming as well. **Maryellen:** so we are not going to let him do anything more. **Ed:** I can't say that we are not going to but I will look into it. **Maryellen:** Let's be fair. **Ed:** I am all about being fair. **Maryellen:** If Wilbur cannot use that land then let's not the other guy do anything more either. **Ed:** Whether it is a small operation or a big operation we have got that, Adam's Auto for years and going back in years to figure out how far been it has been allowed. It has been difficult. **Maryellen:** Was it ever allowed in the commercial? If going back code and code books back, were they grandfathered in? **Ed:** I really do not know the answer to this. I am trying to give you the whole scope of things. **Maryellen:** I am going to ask you lots of questions. **Ed:** I just want to give you the overall history of things and want to keep the board updated. **Craig:** In these come in incumbently sizes like you would allow on a certain place is it based upon square footage, it is based upon guessing their going to sell? **Ed:** There is a formula for O'Reilly's auto has to have. There is a formula for how many parking spaces you have to have for a square footage of a building. There is somewhat a formula for car lot sales, what it is, I do not know off the top of my head. **Craig:** He would really like to know the formula's to figure them out. **Mudd:** Talks about the car businesses in the village and about the revenue some of them bring in. **Ed:** The tower (on the side building of the Village offices)-my recommendation for the next Village Board meeting is this particular project is for the board to make a resolution for them to make an exempt tower. **Maryellen:** Yes I had asked you what it was and you are going to make it exempt. **Craig:** What does that mean? **Ed:** It means they do not have to go for a site plan or a special permit application. They are not changing the tower, the changing the size of the pad they are redoing the cable and changing the antennas on top and adding a 2x2 transfer box on the existing pad. **Maryellen:** The code said any alterations has to come with a site plan and the whole nine yards that's why they are making it exempt. **Ed:** We are going to make it exempt so they do not have to do that. **Mudd:** We have a contract with Spectrum and the contract says they are allowed to have tenants up there. If the tenants make changes to the tower and Spectrum comes to us to name all their tenants so we have a list on who they are and they can add to them. **Maryellen:** What about Kevin Dailey on Tucker Ave. with the ham radio tower? **Ed:** He is holding it off on putting it up and has a small amount of time that I will give him. **Maryellen:** Does anyone have anything else? Zita made a motion to adjourn the meeting and Craig seconded to adjourn the meeting. It was unanimous. The meeting was closed at 7:48pm.

Respectfully Yours,

Kim Cusson