

Village of Central Square Planning Board

November 18, 2010

Attendance: Chairman Stephen Williams, Board member Maryellen Commisso, Board member Barbra Davis, Board member Dee Sperling, Sue Kimmel (Two Plus Four Construction), and Secretary Brandy Warren-Hickman.

Stephen Williams leads the Pledge of Allegiance.

Stephen Williams makes motion to open the meeting at 7:00 p.m.

Old Business: Minutes from 10/28/10 are read and it is agreed that a correction to the spelling of Sissy's Tattoo needs to be made. The correct spelling and name of the business is Sissyz Ink. The change is made. Stephen Williams makes motion to approve. Barb Davis seconds the motion. Board polled, all in favor.

New Business: Planning Board requests that the Village Board of Trustees prepare a crime study on an approximate one mile radius surrounding Barnzys consignment shop. He would like it broken down into two time frames. Time frame No. 1) Since Barnzys first opened to the current present day. Time frame No. 2) The 3 years prior to the date of their opening. Crimes to be categorized i.e.: drugs, theft, and vandalism. They'd like it done in time for the January 20, 2011 meeting. This request is relevant to the research on the pawnbroker ordinance.

Sue Kimmel updates us on the development of the Water Works Landing senior housing. She is the president of Two Plus Four Construction which purchased 7 acres of land from village. She also manages Green Acres (2 brown buildings behind Fulton Savings Bank). Sue explains that 2.9 of the 7 acres will be used for the senior housing project. She is not sure what will be done with the rest of the land. Her company received \$2.4 million from New York State through a housing grant and will get an additional \$3.8 million from an equity investor.

Sue is also working with SEQR (State Environmental Quality Review) and with Village Code Enforcement Officer Mark Bombardo.

She presents plans regarding the well. It's an artesian well and runs continually so she can't cap it. If she did then the water would run out somewhere else, creating a problem. The well will be cut down and will feed the pond on the property. The Village will be responsible removing the pump house.

The building will have a total 32 units (28 two bedroom and 4 one bedroom) with onsite parking. The building will meet design standards of New York State. There will be a community center for socialization and entertaining.

Green building initiatives are being used. I.E. low VOS paint, specialized ventilation systems for proper air movement, neighborhood fabrics, energy star appliances and lighting. Kim says the green initiative costs slightly more than regular building costs.

Garbage will be combined into one dumpster that will be surrounded by a vinyl privacy fence. Recycle totes will be kept inside the building. All utility cables will be located underground.

Barb Davis asks Sue Kimmel if any consideration was given to the effect the project will have to the traffic on Mallory Road. Sue says yes, but the seniors normally drive at off peak times.

Sue goes on to say that 1 pet (up to 30 pounds) will be allowable but, the tenant will have to sign a pet lease. This helps keep barking and nuisances to a minimum as the lease clearly states what is tolerated & the consequences if the pet becomes a problem.

Sue will make sure that services are brought into the building like Office for the Aging, blood pressure screening, nutrition guidance (not only for the residents, but also other seniors in the Central Square community). Age requirements for residents are 55 and up. All heating, air conditioning and hot water included in rent. Sue wants to clarify that this is affordable housing not low income housing. There will be no rental assistance offered. The 2 bedroom unit is \$600.00 a month and the 1 bedroom is \$525.00 a month. The entire building will be built onsite. Each unit has patio or porch. The units will have screens on the windows. The units will be 700 sq. feet of living area. As a security precaution the tenant will have to let their guest(s) into the building. Each unit will have an emergency pullcord in the bathroom and the bedroom(s).

Dee Sperling asks Sue what kind of rent control, if any. Sue says they will submit a budget to New York State yearly and that a rent increase has to be approved by the state, but is usually only \$5.00 a year.

Dee Sperling says she heard that there's a minimum income requirement. Example: a tenant's spouse dies & their income drops could they still live there? Sue says that New York State requires that rent can't be more than 48% of a senior citizen's income, but that if a tenant's family helped out then the tenant could stay. As long as rent is current they will not be evicted.

Construction is due to start on this project March 1, 2011. Sue proposes the building will be finished in April 2012.

About 40 people have called office wanting to be on the list.

Stephen Williams moves to close the meeting at 7:42 pm. Barb Davis seconds the motion.

Respectfully submitted,

Brandy Warren-Hickman, Secretary