

VILLAGE OF CENTRAL SQUARE

3125 East Avenue
Central Square, New York 13036

Village Planning Board Public Hearing
Regarding the Proposed Site Plan Approval for Waterworks Landing
County Route 12, Central Square, NY 13036
January 27, 2011

The Village of Central Square Planning Board met for Public Hearing at Village Hall, on January 27, 2011, at 7PM. Members present were Chairperson Stephen Williams, Maryellen Commisso, Dee Sperling, Burt Alm, Barbra Davis.

Also in attendance were Mayor Murphy, Trustee Heather Stevens, Trustee John Urbaniak and Robin Urbaniak, Trustee Kathy Wildrick, Zoning Officer Mark Bombardo, Two Plus Four Construction Representative Sue Kimmel, Jim Weatherup, Mike and William Avery.

The meeting was called to order by Chairperson Stephen Williams, followed by the Pledge of Allegiance.

Chairperson Stephen Williams read the Legal Notice and opened the Public Hearing at 7:03PM, regarding the subdivision and site plan for Waterworks Landing (Senior Citizen/Family Housing). Mark Bombardo gave a brief review and commented on working in conjunction with all entities to meet Village Codes. No Site Plan is necessary – Building Permit Site Plan

Sue Kimmel discussed the wetlands issue and the resulting revision to flip the building to the opposite side of the parcel so as to not disturb the water basins and the aesthetic value. She also stated mutual communications with the Village Engineer and Site Engineer with specific regard to width of parking spaces and the subsequent revision based on those communications.

Mark Bombardo stated that the MS4 is being addressed.

Sue Kimmel stated the request for approval on the Final Plat and the March 1, 2011 deadline to begin this project was the financial entity's guideline.

Question was raised regarding the existing building on the parcel. Mike Avery stated that the building would be removed.

Sue Kimmel explained the subdivision, as displayed on the Plat, as Parcel 1 owned by the Village of Central Square, Parcel 2 would be maintained by Two Plus Four Construction and Parcel 3 would be owned by Central Square Seniors. Barbra Davis voiced concern regarding the "L" shape on the Plat where trees were planted by local Boy Scouts. Sue Kimmel stated that the "L" shape would remain in its natural state and was not a part of the construction site at this time.

Burt Alm brought forward the existing entrance and its relationship to the snowmobile trail and it was clarified that the trail was on the edge of the parcel, far south of the entrance. It was also clarified that there will be a maintenance agreement for the well basins.

At this time, Chairperson Stephen Williams asked for public comments regarding the project. John Urbaniak voiced his favor of the project and proposed subdivision. Jim Weatherup stated as a neighbor of the proposed project and Town of Hastings Supervisor, he was in favor, as well.

A short discussion regarding the generation of more travel by senior citizens residing at this site and eastbound traffic concerns. The suggestion of a possible access road exiting near Walmart was discussed. Chairperson Williams stated that the Fire Company and SOVAC had given their okay to the project as planned. Sue Kimmel stated that OCO has entertained the idea of office space on site for satellite services. Mayor Murphy made comment regarding a plan to address traffic concerns in that general area is expected in about a year. Mark Bombardo stated that all communications with Oswego County Engineers has been favorable.

Burt Alm commented on his favor of the project with just a concern regarding ample parking for residents and their visitors at particular times of the year (i.e., holidays). Sue Kimmel felt that there was ample parking and clarified that there would be 42 spaces for 32 apartments and each would be ten feet wide. John Urbaniak on parking space per the plan could be changed. Sue Kimmel stated that they are sensitive to impervious space and protecting "green" space which may or may not result in difficulty to accommodate visitor occasions, but the advantage is that the parcel is not landlocked and more space can be created from land already owned if warranted.

Chairperson Williams asked for any other public input, and with none, made a motion to approve the Waterworks Landing subdivision breaking the parcel into three (3) lots per Final Plat provided by C.T. Male Associates for project approval #10.1028 , 1/25/2011. Maryellen seconded the motion, the Board was polled and the motion passed unanimously.

Chairperson Williams moved to close the Public Hearing. Dee Sperling seconded the motion, the Board was polled and the motion passed unanimously.

The Public Hearing was closed at 7:32PM

Respectfully Submitted,

JudyAnn Trombley
Planning Board Secretary

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CALL TO ORDER:

The meeting was called to order by Chairman Stephen Williams, at 7:33PM and the Pledge of Allegiance was carried over from the Planning Board Public Hearing.

APPROVAL OF MINUTES:

Chairperson Stephen Williams made a motion to approve the minutes of the November 18, 2010 Planning Board Meeting, with the noted corrections. Maryellen Commisso seconded the motion, the Board was polled and the motion passed unanimously.

OLD BUSINESS:

Crime Study: There is no change since the consignment shop opened. There is no copy of the original, but based on notes, there has been no increase in the two (2) years it has been open.

Proposed Pawnbroker Law: Review of the proposed Pawnbroker Ordinance – Draft Two
Chairperson Williams read the proposed ordinance with the following comments and notations:

- #4 Denial of License to Convicted Persons – question raised by Dee Sperling as to whom a license would be issued to. It was clarified that a license would be issued to “the facility.”
No objection, recommend as stated.
- #9 Renewal of License – short discussion regarding addressing any suspicion and making a mutual decision to renew or not. No objection, recommended as stated.
- #12 Record Book – a short discussion regarding the need for regular communications to the Village. A delegate should be selected by the Village to acknowledge the record book and content and report on a routine basis. No objection, recommended as stated.
- #15 Restriction on Sale of Pawns Articles – Trustee Heather Stevens commented on the November 30, 2010 Village Board letter to the Planning Board, requesting input on #15 with regard to the sale of vehicles and ATV equipment. No objection, recommend as stated.
- #17 Receipt of Articles From Certain Persons Restricted – Discussion was raised regarding “proper identification.” Dee Sperling commented on a specifying a verified address and providing ID confirming the address given. Burt Alm commented on requesting a

thumbprint on items above and beyond a certain value. It was mutually agreed that this addition should be made directly after “physical description of said person” **and street address (P.O. Box is unexceptionable).**

#23 Daily Report to Police Chief – Discussion regarding “twenty-four (24) hours immediately preceding the delivery of such report,” with concern over weekend hours to include Sunday. It was mutually agreed to leave it to the interpretation of the Chief of Police. No objection, recommend as stated.

#25 Locations – A. Short discussion regarding the clarification of “adult entertainment” location. Chairperson Williams commented if a tattoo parlor would be classified as an adult location. Trustee Heather Stevens read the definition in Chapter 54, Adult Uses of the Village Code Book. It was mutually agreed that a specific location (a bar, e.g.) should be removed. The recommended change is to remove “(a bar, e.g.).

Chairperson Williams read Burt Alm’s additional notes with suggested changes and reference to adopting national research as a standard (copy attached). Burt Alm read suggestion to add #14 B to reflect the issue of motorized vehicles, as was also a concern in the Village Board letter of November 30, 2010, with the insertion of: **No pawnbroker shall receive in pawn any motorized vehicle such as an atv, motorcycle, snowmobile, auto or truck nor shall the pawnbroker receive or keep on premises any tool or appliance containing volatile fuel or fuel mixture. (examples not limited to chainsaws, lawn mowers, wood splitters, snow blowers, generators, weed eaters, rototillers, power washers, leaf blowers, or other gas driven tools, etc.) due to potential pollution, fire hazard, and/or unsafe storage issues.**

Chairperson Williams suggested the change of Draft Three from Draft Two and the addition of the Whereas clauses below:

WHEREAS, pawnshops provide an additional source of credit especially for small borrowers left unserved by the banking and other financial institutions in the country;

WHEREAS, there is no specific law in Central Square, N.Y. that governs pawnshop establishments, particularly providing definite and uniform standards for their operation;

WHEREAS, the Village Board Of Central Square, N.Y., strongly advocates the enactment of a law regulating pawnshops beyond the NY State General Business law.

NOW THEREFORE BE IT RESOLVED THAT THE FOLLOWING ORDINANCE SHALL BE ADOPTED AND MADE A PART OF THE PERMANENT RECORDS OF the Village of Central Square, Oswego COUNTY, New York that:

Burt Alm made a motion to approve the Pawnbroker Ordinance Draft Three as revised and submit it to the Village Board with the recommendation to move forward with this proposed Village Law. Barbra Davis seconded the motion, the Board was polled and the motion passed unanimously.

Chairperson Williams read the Village Board Letter of November 30, 2010. In reference to #1 of the letter, the Chairperson stated he traveled the village and found two (2) carports. A short

discussion regarding Summerhill and the question of permanency of a carport there. The question expanded to the legality of garage doors vs. a vinyl tarp. It was mutually agreed that a fact-finding was necessary and consultation with Mark Bombardo for clarification. It was further requested that the secretary make specific request to Mark Bombardo from Chairperson Williams regarding his interpretation. Comment was made that a resident of Summerhill had a building attached to their mobile home with a garage door. In reference to #2, *“Is there a need for regulation in the village?”* Trustee Heather Stevens will request Mark Bombardo’s input on this issue, as well. In reference to *“Alternative/renewable energy sources,”* Mayor Murphy commented on windmills specifically and the anticipated need for clarification in the near future.

Chairperson Williams highlighted an objective for the next meeting being to define temporary (tarp) or carports (garage door), if there are existing codes specifically for LED lighted signs, and signs with regard to a section east and west of the old and new railroad.

Chairperson Williams announced the next Planning Board meeting date as February 17, 2011, at 7:00PM.

Chairperson Williams made a motion to adjourn the meeting. Maryellen Commisso seconded the motion, the Board was polled and the motion passed unanimously.

The meeting was adjourned at 8:48PM.

Respectfully Submitted,

JudyAnn Trombley
Secretary