

**VILLAGE OF CENTRAL SQUARE
3125 EAST AVENUE
CENTRAL SQUARE, NY 13036
PLANNING BOARD MEETING**

January 18, 2018

The Village of Central Square Planning Board met at the Village Hall on January 18, 2018 at 7:00PM. Members in attendance were Chair Maryellen Commisso, Zita Bookman, Maggie Kirkby and Mark Monica. Craig Wilson was not in attendance. Guest present was Paul Sheneman, Ed Cusato, Mudd Murphy, Natassia Fodor, Lori and Peter Bushey.

Called To Order:

Maryellen called the meeting to order at 7:04 PM followed by the Pledge of Allegiance.

Old Business:

November 16, 2018 Minutes:

Maryellen: There needs to be a correction on the minutes where all were present, Mark Monica was not present at the November 16, 2018 meeting. Mark Monica made a ***motion*** to approve the minutes, seconded by Zita and all were in favor.

New Business:

Maryellen: Lori and Peter Bushey want to put in a housing retail center for manufactured and modular homes on the corner of Railroad and Route 11 Central Square. Does anyone have any questions for them? **Mark:** Your plans are to start with two homes on the property? **Peter:** No **Lori:** One is already an existing building then we are going to put up an office. **Peter:** Explains to board where the existing building is on the map. **Maryellen:** So it would be one office and six buildings, correct? **Peter:** Our business is selling manufacturing housing, so we would keep a display of homes at all times. What we are looking to do (in those pamphlets) I handed out is to have it look like a village, out in the front. We would basically pour a footing on top of the ground and do a dry stack of blocks to set them on a quazi foundation. The modular will come off the carriers and get set onto a foundation. Part of our business is we are selling singles and double- wides. The singles will be rotated but not the modular because it is not cost effective. As you are looking at the maps Peter explains where he wants to put the two story Cape Cod home. We want the curb appeal and want everything to look nice. **Maggie:** Where is the parking going to be? **Peter:** It will be out in front of the office. Most of that is gravel out in there and it was a preexisting sales center. **Maryellen:** The mobile home that is there now, are you going to get rid of that one? **Peter:** We have been told by the realtor that will be addressed by the owner in the

spring. **Peter:** If the owner cannot take care of getting rid of the mobile home we will get rid of it because we do not want that there. **Maryellen:** So in the spring it will be gone. **Peter:** Yes.

Mudd asks Maryellen what building is it that she is referring to. **Peter:** The other existing building is that my plans are to have it refurbished and to reface it to match the office. I want to change the siding on it and shingles to give it a nice look. If you also look at the signage in the pamphlet we are looking to replicate the signage if it falls within the code. The sign we want to put there is 9 ½ feet wide by 13 feet tall and would like to put up something similar to that.

Mudd: On the number two building office is this a permanent structure? **Peter:** To meet code to do this as a sole home on someone's property, we would have to do what is called an Alaskan slab or a crawl space. I am kind of leaning towards the crawl space to give it a more residential look. **Mudd:** So wouldn't a permanent structure be the same? **Peter:** Yes and No, it could be removed at any time. **Ed:** It will conform to code. **Mudd:** That is not my point, as you well know; if you look at a lot as we get taxes of from it. Without another permanent structure that is to your advantage Peter it stays the same, but to ours as a Village is zero. **Peter:** My arrangement currently is a two year lease. We requested in that lease the ability to purchase at a particular price within that first two years and the right to a refusal beyond that. As things go, as we anticipate and hope they will go then it will be something we would want to purchase. To answer your question, the building could be removed, if I do not renew the lease after two years I would not be leaving a One hundred fifty thousand dollar structure. We would be permitting it to code.

Maggie: Are you talking about the office? **Peter:** Yes, any site build house people could actually move the house. Our product that we sell is designed to travel down the highway, even a modular home which once is attached to its foundation is no different than a site built. If someone wanted to move it you actually can make arrangements to move the structure. It is a permanent structure but it isn't a permanent structure if we don't purchase that property, we will not leave the building there. The building currently there will remain there but we would improve the appearance of that. **Mudd:** you will be hooking up the water and sewer for that slab? **Peter:** We cannot utilize it for an office unless we have all the utilities in place. As you drive by G&I homes that is what I would like us to look like. We have to establish the business and go from there. It will take fifty to one hundred thousand dollars to set up this lot and I am not looking to leave in a couple of years. We have a very high reputable reputation. As far as employment we will just have sales personnel or sub contract out. **Maryellen:** will you be open seven days a week? **Peter:** I will not be open on Sunday's. **Maggie:** Peter about the sign: You have noticed we have the new brick signs through the Village? Would you be willing to comply with that kind of sign? **Peter:** as long as I have what it is, yes we would be willing to conform. **Peter:** We are in the modular business and we are selling products that are an inferior product. We are a certified builder and we use certified installers and all of our manufactures are in our industry. **Maggie:** do you have any intensions on partnering with our local banks here at all for financing? **Peter:** We have a few banks that we work with but are willing to talk to anyone. This past year we did fifty five homes so there quite a bit of money that goes through the banks. **Paul:** Does anyone know what is in the building that is identified as number one on the map? **Peter:** There are a lot

of older decorations that cannot be used in a home to decorate. It will need to be cleaned out.

Paul: Does the building have utilities? **Peter:** My understanding is that the utilities run through that but we will have to do some exploring. **Ed:** It does have utilities going to it. Everything has been shut down for quite a while but there was an existing utility. **Paul:** The building that you call number two on the map which is going to be your office will have gas, sewer and water.

Peter: I am actually doing this as a crawl space and bring the utilities through there so we are much more protected. **Paul:** do you think you would need utilities in the other buildings? **Peter:**

I would like to have utilities in all the other buildings. On the existing building there is a panel board. I would like to have an electrician look at it. I would like to have it run underground that way I don't have to worry about plows running into the wires. **Maryellen:** will you have some kind of lighting at night? I am thinking of security reasons. **Peter:** It is probably something we need to look into. **Mudd:** What about the fence along the back? **Peter:** That is not ours. **Ed:** It is

an existing enclosure back there. If you have dumpsters they have to be enclosed. You could use that it was in good shape. **Mark:** Will there be any used homes on the property? **Peter:** If this is something that the board doesn't want I can arrange that they never come to the sales lot. **Mark:**

It just comes back to some of the curve appeal. Is this a current office you have today in another location? **Peter:** That is a home that we actually built, that is not our current home in

Amsterdam. That picture was in an adult community we want to replicate it with the color

combinations. **Mark:** Do you see the need to expand the parking? **Peter:** If two or three people

at the same time it would be a lot of appointments. There is not a need for that type of parking

but I think the area that is there is going to provide us with enough space. **Ed:** Would you be opposed to parking off from Railroad Street? We are still waiting for the recommendation from

DOT whether or not if they were doing a curve cut. It is a state road. It could be that way you see the landscaping, and everything instead of a bunch of cars coming. **Peter:** I think the proposed

office could be set further back that what is on the map. **Maryellen:** So where are you looking to put the sign? **Peter:** Probably where the existing sign is unless there is a reason with codes. **Ed:**

That might have to be moved back to conform to our setbacks. **Lori:** will the sign need its own

permit? **Ed:** "Yes" **Paul:** Can we advise these folks what the parking requirements are? **Ed:**

"Yes" I can pretty much tell you that it will be more or less likely than four. **Ed:** The state may make their recommendations with the curve cuts placing them or eliminating them and look at

green space too. **Peter:** I think we would be looking for their guidance and DOT's guidance too in any situation. **Ed:** you are recommended by codes to have so many employees parking and x

amount for public parking per the square footage of the structure. **Mudd:** He talks about the school letting out and when the buses coming in that this might be a problem when they deliver

the homes. **Peter:** There probably won't be too many homes delivered to this sight just the key ones for show. Replacing singlewides this will happen every so often. Mostly what we sell will

be delivered to the person's sight. **Mark:** Will there be any materials stored on sight? **Peter:**

Again we are mostly inclined to deliver things to work sights rather than here. **Ed:** Anything that does end up on sight we can require those to be enclosed so visually you are not seeing them.

Maryellen: We have a Public Hearing for next month which will be February 15, 2018. Kim will

set up a public hearing for next month. Send out the legal notices to the paper and to all the residents that need notification on this. 6:45PM will be the Public Hearing and then our meeting will start at 7:00PM. We would want our lawyer there too. **Paul:** I will offer anything you need to know or any information needed between meetings. The board is also waiting to hear from Oswego County planning for approval. The information was sent out to them. **Maryellen:** Please make the revisions on the maps and send it to the Village.

Ed: Electrical has to be inspected by third party inspectors and I will send you a list of inspectors that you can call. There is not much going on in the Village at this time. O'Reilly has not still hired a General Contractor but it will not be ready till early spring. The Webb house is down and the one on North Main Street. We are plugging along. United Health has moved in on South Main Street and submitted a sign permit. **Ed:** Do you have any other questions? There were no questions for Ed. **Maryellen:** We are going to close the meeting. **Zita** made a *motion* to close the meeting and seconded by **Maggie**. All in favor, it was unanimous. The meeting was closed at 8:10PM.

Respectfully Submitted,

Kim Cusson

**VILLAGE OF CENTRAL SQUARE
3125 EAST AVENUE
CENTRAL SQUARE, NY 13036
PLANNING BOARD MEETING
FEBRUARY 15, 2018**

APPROVED
FEB - - 2017
**VILLAGE OF
CENTRAL SQUARE**

PLANNING BOARD MEETING AND PUBLIC HEARING

The Village of Central Square Planning Board met at the Village Hall on February 15, 2018 at 6:45 p.m. Members in attendance were Chair Maryellen Commisso, Zita Bookman, Craig Wilson, Mark Monica and Maggie Kirkby. All board members were present. Also present were Ed Cusato, Village Code Enforcement, Natassia Fodor, Esq. from the Nelson Law Firm, attorney for the Village, and Michelle Hamer, Secretary for the Planning Board. The guests present were Lori Bushey, Peter Bushey, Beth A. Childress, David Childress, Jason Horne and Suzanne Horne.

Called to Order:

Maryellen called the Public Hearing to order at 6:45 p.m. All board members were in attendance and all members and guests signed in.

Public Hearing:

The Public Hearing started regarding Serenity Housing Manufacturing Retail Sales Center, 548 South Main Street, Central Square, to be leased and/or owned by Lori and Peter Bushey. Serenity Housing will be a mobile home retail center on the corner of Railroad and Route 11.

Maryellen: "I'll start with anyone on the board if they have any questions for Lori or Peter. The Board did not have any questions, opened up to the public."

Residents of Railroad Street, Beth and David Childress, spoke and expressed some of their concerns about dumpsters, garbage, the existing trailer/junk/debris on the property at 548 South Main Street that needs to be removed, encroaching right-of-ways, wear and tear on Railroad Street, and refurbishing the existing building on the property. All of the Childress's concerns were addressed to their satisfaction.

The Public Hearing was closed at 7:00 p.m.

Board Meeting

Maryellen called the Board Meeting to start 7:02 p.m. and started with the Pledge of Allegiance. All Board members are present.

New Business:

Outdoor Power

Jason & Suzanne Horne appeared for Outdoor Power, 4 Gertrude Drive, Central Square, NY 13036, Tax Map #276.11-03.01.

Jason advised the board that since last meeting they purchased the Sovac property known as 4 Gertrude Drive and they will be ready to open, hopefully by April 1st, and will be doing business as an equipment dealership. Jason, Suzanne, the Board, Natassia, and Ed Cusato reviewed the Planning Board Report dated February 15, 2018. The issues in the Report were discussed in detail and revisions were made as can be seen from the attached Report. Jason and Suzanne Horne agreed to all revisions. The revisions on the Report are as follows:

1. Parking required - 2 employees-"5" (instead of 6) customers including possible handicap for a total of 7 parking spots.
2. Signage: Outdoor Power agrees to add "landscaping around the sign pole."
3. Display area: "No more than 10 pieces of equipment outside at one time."
- 4.-5. Dumpsters: "to be taken off site."
7. Fencing: "If anyone needs access, will take down all fencing and put it back up at Outdoor Power's expense."

The revisions on the Planning Board Report were read, approved, and initialed by Jason Horne.

Ed defined and explained to all that this matter can be classified and declared a Type 2 Negative Action and the Board can make the resolution now.

Maggie makes a Motion to "go forward with the resolution with the Board's demands in the Report, which are: seven parking spots; landscaping around the sign; up to 10 pieces outside to display, which will be taken inside at night; all garbage will be taken off site so there won't be any concern for a dumpster or fencing around a dumpster; the fencing will comply with the zoning regulations and they (Outdoor Power) will have to take it down, at their expense, if anyone needs access to what is there; and removal of the existing sign, which is non-compliance." Maggie made the Motion to approve as submitted, Mark seconded and all were in favor.

Serenity Living

Maryellen: "The next matter to review is the Planning Board Report dated February 15, 2018 and recommendations for Serenity Living." Peter Bushey and Lori Bushey appeared for Serenity Living.

The Report and issues therein were reviewed in detail by the Board, Ed, Natassia, and Peter and Lori Bushey. The Issues in the Report were discussed in detail and revisions were made to everyone's satisfaction as can be seen from the attached revised Report. Peter and Lori Bushey agreed to all recommendations and revisions.

Mark: "I make a Motion to accept the Peaceful Living site plan and to go forward with all provisions provided in the attached Planning Board Report, with revisions, dated February 15, 2018, including but not limited to the following:

1. Upon purchase of the property, you will put sidewalks on the Route 11 facing side of the property.
2. You'll work to incorporate green space and planters on the S. Main Street/Route 11 as well.
3. Eliminate entrance on Route 11 and putting parking on the Railroad side of the property (total 6 parking spots).
4. All utilities (water, sewer) shall be in accordance with Village, County or State regulations. There will only be full utilities to the one building and the other properties, just power.
5. New signage shall meet all Village requirements and you also agreed to do it in the style of the new ones with brick facing on the sides.
6. The old trailer at the rear of the property will be addressed within your lease to remove that from the property as well as all junk and debris removed as well."

Zita seconded the Motion made by Mark and all were in favor. Motion carried. Lori Bushey initialed the changes on the Planning Board Report.

Close Meeting:

Chair Maryellen closed the meeting at 8:23 p.m. Maggie made a motion to adjourn, seconded by Craig. All in favor, it was unanimous. The meeting closed at 8:23 p.m.

Respectfully submitted,

Michelle A. Hamer, Secretary

**VILLAGE OF CENTRAL SQUARE
3125 EAST AVENUE
CENTRAL SQUARE, NY 13036
PLANNING BOARD MEETING
MARCH 15, 2018**

PLANNING BOARD MEETING

The Village of Central Square Planning Board met at the Village Hall on March 15, 2018 at 7:00 p.m. Members in attendance were Chair Maryellen Commisso, Zita Bookman, Craig Wilson, Mark Monica and Maggie Kirkby. All board members were present. Also present were Ed Cusato, Village Code Enforcement, Michelle Hamer, Secretary for the Planning Board. Also in attendance were Bernie English, Surveyor, and Mudd Murphy.

Called to Order

Maryellen called the Planning Board Meeting to order at 7:05 p.m. and started with the Pledge of Allegiance. All Board members are present. All members and guests signed in.

Old Business

The Board reviewed the Minutes from last month's meeting of February 15, 2018 and they were approved. Motion made by Zita to accept the Minutes of February 15, 2018 and the Motion was seconded by Maggie. All were in favor.

New Business

There was no new business.

Ed Cusato presented his report dated 3/15/18 to the Board. No new Planning Board applications had been submitted to date.

Surveyor, Bernie English, started his presentation to the Board regarding zonings changes. He presented draft amendments, reviewed definitions and discussed specific issues.

Close Meeting:

At 8:30 p.m., Chair Maryellen announced that Bernie had finished his presentation and the Board looked over and discussed the map. Zita made a motion to close the Meeting, seconded by Craig. All in favor, it was unanimous. The meeting closed at 8:30 p.m.

Respectfully submitted,

Michelle A. Hamer, Secretary

Maryellen: "The next matter to review is the Planning Board Report dated February 15, 2018 and recommendations for Serenity Living." Peter Bushey and Lori Bushy appeared for Serenity Living.

The Report and issues therein were reviewed in detail by the Board, Ed, Natassia, and Peter and Lori Bushey. The Issues in the Report were discussed in detail and revisions were made to everyone's satisfaction as can be seen from the attached revised Report. Peter and Lori Bushey agreed to all recommendations and revisions.

Mark: "I make a Motion to accept the Peaceful Living site plan and to go forward with all provisions provided in the attached Planning Board Report, with revisions, dated February 15, 2018, including but not limited to the following:

1. Upon purchase of the property, you will put sidewalks on the Route 11 facing side of the property.
2. You'll work to incorporate green space and planters on the S. Main Street/Route 11 as well.
3. Eliminate entrance on Route 11 and putting parking on the Railroad side of the property (total 6 parking spots).
4. All utilities (water, sewer) shall be in accordance with Village, County or State regulations. There will only be full utilities to the one building and the other properties, just power.
5. New signage shall meet all Village requirements and you also agreed to do it in the style of the new ones with brick facing on the sides.
6. The old trailer at the rear of the property will be addressed within your lease to remove that from the property as well as all junk and debris removed as well."

Zita seconded the Motion made by Mark and all were in favor. Motion carried. Lori Bushey initialed the changes on the Planning Board Report.

Close Meeting:

Chair Maryellen closed the meeting at 8:23 p.m. Maggie made a motion to adjourn, seconded by Craig. All in favor, it was unanimous. The meeting closed at 8:23 p.m.

Respectfully submitted,

Michelle A. Hamer, Secretary

**VILLAGE OF CENTRAL SQUARE
3125 EAST AVENUE
CENTRAL SQUARE, NY 13036
PLANNING BOARD MEETING
APRIL 19, 2018**

PLANNING BOARD MEETING

The Village of Central Square Planning Board met at the Village Hall on April 19, 2018 at 7:00 p.m. Board members in attendance were Chair Maryellen Commisso, Zita Bookman, Craig Wilson, and Maggie Kirkby. Mark Monica was absent. Also present were Ed Cusato, Village Code Enforcement and Michelle Hamer, Secretary for the Planning Board. Guests present were Bernard English, Randy House, Heather Stevens, Ken Sherman, and Millard Murphy.

Called to Order:

Maryellen called the meeting to order at 7:00 p.m. and then followed with the Pledge of Allegiance.

Old Business:

The Board reviewed the Minutes from the March 15, 2018 meeting and approved. A Motion was made by Zita Bookman to accept the Minutes from the March 15, 2018 meeting and the Motion was seconded by Craig Wilson. All in favor, motion carried.

The Board briefly discussed that Peaceful Living was not moving their business to Central Square and instead found a property in Brewerton.

New Business:

There was no new business.

Close Meeting:

Maryellen closed the meeting at 7:05. Zita made a Motion to close the meeting and seconded by Maggie. All in favor and the meeting was closed at 7:05 p.m.

Respectfully submitted,

Michelle Hamer, Secretary

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

**PUBLIC HEARING
AND
PLANNING BOARD MEETING
SEPTEMBER 6, 2018**

PUBLIC HEARING AND PLANNING BOARD MEETING

The Village of Central Square Planning Board met at the Village Hall on September 6, 2018 at 6:45 p.m. Members in attendance were Chair Maryellen Commisso, Zita Bookman, Craig Wilson and Mark Monica. Maggie Kirkby was absent. Also present were Ed Cusato, Village Code Enforcement, Michelle Hamer, Secretary for the Planning Board. The guests present were John Commisso, Tom Rinefierd and Ken Sherman.

Called to Order:

Maryellen called the Public Hearing to order at 6:45 p.m. All board members in attendance and guests signed in.

Public Hearing:

The Public Hearing started with Ken Sherman reviewing with the Board his Application for Site Plan Review for the proposed development of 2,800 square foot multi-family residence at 715 N. Main Street, Central Square, New York.

Ken reviewed drawings and plans with the board and public and answered all questions to the satisfaction of all in attendance.

The Public Hearing closed at 7:00 p.m.

Planning Board Meeting

Maryellen called the Planning Board Meeting to order at 7:03 p.m. and started with the Pledge of Allegiance. All Board members were present except Maggie Kirkby. The guests present were John Commisso, Tom Rinefierd and Ken Sherman.

A Motion was made by Mark to accept Ken Sherman's Site Plan Application and to allow him to move forward with the development of the multi-family residence at 715 N. Main Street, Central Square, as submitted in his Site Plan Application. The Motion was seconded by Craig. All in favor, motion carried.

New Business:

There was no new business.

Old Business:

The Board reviewed the Minutes from the June 21, 2018 meeting and approved. A Motion was made by Zita Bookman to accept the Minutes from the June 21, 2018 meeting and the Motion was seconded by Mark Monica. All in favor, motion carried.

MaryEllen noted that the Minutes of June 21, 2018 refer to the next Planning Board Meeting being scheduled for July 19, 2018. That meeting was later postponed to September 6, 2018. There was also no August, 2018 Planning Board Meeting.

The Planning Board decided there would be no September or October meeting on the third Thursday of the month. The next Planning Board Meeting will be November 15, 2018 at 7:00 p.m.

The Village Board will hold a special meeting workshop regarding zoning changes on September 12, 2018 at 6:30 p.m.

Code Enforcement:

Ed reviewed his Report dated 9/6/18 with the Planning Board and the Report was discussed by all members.

Close Meeting:

Chair Maryellen closed the meeting at 7:26 p.m. Craig made a motion to adjourn the meeting, seconded by Zita. All in favor, motion carried. The meeting closed at 7:26 p.m.

Respectfully submitted,

Michelle A. Hamer, Secretary