

Brian Madigan

From: Deep, Jeffrey (DOT) <Jeffrey.Deep@dot.ny.gov>
Sent: Tuesday, February 21, 2023 5:21 PM
To: Brian Madigan
Subject: RE: 445-447 S Main St Immuno-Tech Proposal at 2.16.2023 Planning Board Meeting.
Attachments: Z-23-16.pdf

Brian,

I took a look at the SOCPA resolution and the referral material that was sent. There appears to be a mistake/misunderstanding.

The whereas “an existing sidewalk along the South Main Street will be replaced and extended to access the building from the parking area...” was misinterpreting the referral material that indicated “An existing sidewalk along the front of the building will be removed and replaced, and extended 36 feet to accommodate access to the building from the front parking area.” Being a whereas statement it was intended to note what was being proposed, not be a requirement. NYSDOT is not requiring the sidewalk along the property frontage to be replaced.

I reached out to SOPCA and confirmed the error, they'll reach out to the clerk for the record.

Please let me know if you need anything else.
Thank you,
Jeff

Jeffrey A. Deep

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From: Brian Madigan <bmadigan@dunnandsgromo.com>
Sent: Tuesday, February 21, 2023 2:38 PM
To: Deep, Jeffrey (DOT) <Jeffrey.Deep@dot.ny.gov>
Subject: FW: 445-447 S Main St Immuno-Tech Proposal at 2.16.2023 Planning Board Meeting.

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From: Brandy Fry <bfry@northsyracuse.ny.org>
Sent: Wednesday, February 15, 2023 2:31 PM
To: gsgromo@dunnandsgromo.com; bmadigan@dunnandsgromo.com; nberk@ccpropco.com; AFranco@chacompanies.com; LCassalia@chacompaniesco.com; Dianne Kufel <dkufel@northsyracuse.ny.org>
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Subject: 445-447 S Main St Immuno-Tech Proposal at 2.16.2023 Planning Board Meeting.

Good Morning,

The Village of North Syracuse Code Enforcement Department has received the materials dropped off by Dunn & Sgromo Engineers, PLLC on February 15, 2023 at 1545 hrs. that included a revised SQER Part 1, a copy of the letter of compliance street name duplication & outside three mile jurisdictional area (SOPCA), the written 32 responses to the CHA report sent February 7, 2023, Preliminary Site plans. Thank you for dropping the materials to be reviewed by the end of the day as you stated you were going to do yesterday.

I have been able to review the materials provided yesterday. With the short time frame that has been provided to the Village Code Enforcement Department and the Village Of North Syracuse Planning Board to review the revisions to the preliminary plans, The Code Enforcement Department has made the decision to postpone the presentation to Village of North Syracuse Planning Board at the meeting scheduled for February 16, 2023 at 1730 hrs. This decision has been made in order to have the revised materials to be reviewed by the integrated team that over sees the pieces for projects of this scope.

Our office will also need copies of all the proposed easements and access agreements and encroachments that are on file for 445-447 S Main St. that are going to be a part of the planning of reviewed scope of the project. These will need to be in place with our office prior to having the project reissued to the agenda of the Village of North Syracuse Planning Board Meeting. NYSDOT is to review the sidewalks in question of the February 7, 2023, as the county has reported the need for repair. This report will to be filed with the Village of North Syracuse Code Enforcement Department to satisfy the need for work within the NYS Right – A – Way within the Village limits. The reported dated February 14, 2023 from Dunn & Sgromo states in item #24's response that, "ImmunoTek will utilize less volume of water than the pre-existing bowling alley and restaurant required." The Code Enforcement Official and the NSFD Fire Chief would like to address the requirement for fire suppression within this change of occupancy within the existing structure. The report dated January 9, 2023 from Dunn & Sgromo, had stated that the "building has a current fire sprinkler system...". Per the inspection of Past Chief Paul Linnertz and existing structure that is utilized as a commercial structure in both units are not protected by an automatic sprinkler system. The new Blood Plasma Center will be required by 2020 NYS Uniform Code to have a fire suppression for the new occupancy. Please note this in your building plan, site plan for fire department connections and if the existing water utilities will be able to handle the influx of water required for the addition of automatic fire suppression system in addition to the other utilities that will remain in place. This has also been communicated to CHA, on February 9, 2023. I acknowledge that

you have commented in your response in #33 about further NSFD Chief's Office, fire safety/prevention concerns. I will provide the information to Chief Brennan.

Having all the materials that will be required for the land use and foundation of the use of this property and building for the proposed incoming commercial space so that each step of the process will go smoothly through each portion of the reviews, permitting and inspections as we work together to bring the Plasma Center to the Village of North Syracuse to serve our community's needs.

Thank you for your continued work with our office.

Sincerely,
Brandy Fry



Village of North Syracuse
Code Enforcement Official/Fire Marshall
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Please allow for our office to process and respond to your email within one to two business days. Thank you.