



March 1, 2023

Via email

Collection Center Property Company
c/o Dunn & Sgromo Engineers, PLLC
Gregory Sgromo, PE (via Mary Beth Farchione Sizing)
5800 Heritage Landing Drive
East Syracuse, NY 13057

Re: SITE PLAN APPLICATION REVIEW #2
CHA File No.: 22015.1029
Address: 445-447 South Main Street (US Route 11)
Tax Map No.: 010.-01-20.0
Parcel Size: 1.176± acres
Zone: Commercial (C-2)
SEQR Determination: Type II
Planning Commission Meeting Date: TBD
OCPB Meeting: 2/1/23

INFORMATION SUBMITTED:

- Site Plan Review and Approval Application dated
- Application for Special Use Permit
- Use Variance Application
- Area Variance Application
- Interpretation of Zoning Code Application
- Short Environmental Assessment Form dated 1/9/23 rev. 2/13/23
- Long Environmental Assessment Form
- Survey Map** prepared by **C.T. Male Associates** dated 11/30/2022 with most recent revision date of 2/27/23 consisting of 1 sheet
- “SP-1: Site Plan, SP-2: Details, SP-3 Details, SP-4: Lighting Plan”** with a most recent revision date of 2/28/23 prepared by **Dunn & Sgromo Engineers, PLLC** consisting of 4 sheets
- Other Information Provided:
 - Project Narrative prepared by Dunn & Sgromo Engineers, PLLC dated 2/28/2023
 - Access & Parking Easement, date TBD
 - NYDOT Email re: S. Main St (US Rt 11) sidewalks dated 2/21/23
 - Response letter prepared by Dunn & Sgromo Engineers, PLLC dated 2/28/2023

On behalf of the Village of North Syracuse Planning Commission, CHA Consulting, Inc. has reviewed the above information regarding the referenced application and offers the following comments for the Commission’s consideration:

1. The response letter states that “A Letter of Compliance and recorded Subdivision Plan have been provided from the Onondaga County Planning Agency, showing the lot line adjustment/ resubdivision.” I don’t see these in the resubmittal package.
2. Please clarify the coordination of off-site snow storage onto the Plank Road Ice Cream property.
3. The access agreement will be reviewed by the Village Attorney.

4. With respect to parking, there are 64 required parking spaces (includes 3 handicap) for ImmunoTek and 6 required spaces (includes 1 handicap), per the Applicant, for Plank Road Ice Cream, which is 70 total required spaces. Utilizing the access agreement, the two properties have a total of 105 parking spaces (including 4 handicap). Therefore, there is sufficient parking between the two parcels.
5. Please coordinate with both the Codes Office and the Fire Department as it relates to the Building Code and the sprinkler system.

Additional comments may be forthcoming from the North Syracuse Fire Department, Code Enforcement Office, DPW Department, and/or the Village Attorney.

If you should have any questions or require additional information, please feel free to contact me at 315-440-0585 or afranco@chacompanies.com.

Very truly yours,



Amy M. Franco, RLA
Municipal Engineer Representative

AMF

Cc (via email):

Planning Commission members (via Code Clerk)	Pearl Fuller, Code Clerk
Greg Lancette, Planning Commission Chairman	Neil Germain, Village Attorney
Pat Brennan, NSFD Chief	Brandy Fry, Village Code Enforcement
Brian Madigan, RLA, CPESC - Dunn & Sgromo Engineers, PLLC	

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