

The Planning Commission of the Village of North Syracuse held a **Planning Commission Meeting** on **Thursday, August 20<sup>th</sup>, 2020** at **5:30 p.m.** in the Village of North Syracuse Community Center at 700 South Bay Road, North Syracuse, New York 13212.

**Planning Board Members:** Greg Lancette (Chairperson), Jeff Bachstein, Vera Desimone, Connie Irick, Richard Gustafson, and Emily Sharp.

**Personnel Present:** Neil Germain (Atty.), Brian Johnstone (Codes Enforcement Officer), and Pearl Fuller (Secretary).

**Personnel Absent:** Chris Strong, (Liaison) Work, Paul Kolodzie-Work.

**Agenda:**

- Approval of the 07/16/2020 Planning Commission Meeting's Minutes (**approved**)
- Site Plan Review, Brolex Properties, LLC, 444 South Main St. (**approved**)

**MEETING STARTS**

Chairperson Lancette called the meeting to order at 5:30 PM, roll call was taken and all members were present.

**MINUTE APPROVAL**

Chairperson Lancette stated we need to approve the meeting minutes from July 16<sup>th</sup>, 2020 with the following corrections: On page 13 under Outdoor Space, the first sentence says door space; it should be outdoor space and Mr. Vincent should read Mr. Ryan in the next sentence. Mrs. Sharp made a motion to approve the minutes with corrections as noted. The motion was seconded by Ms. Desimone. All in favor. The motion was approved.

**LEGALS/SOCPA/RESPONSES**

Chairperson Lancette stated they had some housekeeping to go through first, for the applicant Brolex Properties, LLC. Chairperson Lancette verified for the record that all the legals were in order; the Agenda was sent to the paper, the surrounding neighbors were notified and the Town of Clay was noticed and the Agenda was posted on the website. Mrs. Fuller stated they were. Chairperson Lancette asked if the referral was sent to SOCPA and the Resolution was back. Mrs. Fuller stated they were. Chairperson Lancette announced all legals appear to be in order.

**BROLEX PROPERTIES, LLC. 444 SOUTH MAIN STREET**

Applicant: Brolex Properties, LLC.

Applicant Representative: Josh Heintz

Vincent Ryan, Kiplinger and Freeman



Tom Oot, Representative for the Developer

### **EMERGENCY CIRCUMSTANCES**

Chairperson Lancette announced due to the emergency circumstances caused by the Covid-19 pandemic and the NYS Governor's Executive Orders the public shall not be allowed to attend due to the 25 person guidelines. However, they are allowed to watch over Facebook which we are streaming live. He announced this was not advertised as a Public Hearing.

### **PROJECT INTRODUCTION**

Chairperson Lancette stated the Applicant before us tonight is Brolex Properties, LLC, of 444 S. Main St. returning for their 2<sup>nd</sup> meeting for Site Plan Review and Approval to build 2 residential (R-M) buildings; a total of 48 units. Bldgs. #1 and #2 will have 24 units after receiving an Area Variance on June 4<sup>th</sup> allowing them to exceed the maximum of 12 per building.

### **REPRESENTATIVE ADDRESSES BOARD**

Chairperson Lancette asked who will be representing the Applicant. Mr. Ryan stated he was from Keplinger and Freeman Associates on behalf of Brolex Properties, LLC.

Mr. Ryan stated for those of you who have seen the plan; we did make a major change and removed building #3. He continued Mrs. Franco and our Stormwater consultant worked vigorously to figure out what would be the best conclusion to the issues presented. He added unfortunately we did have to lose a building, but it makes the site more workable; better for everybody in the community at large.

### **PARKING SPACES**

Mr. Ryan stated with the loss of the building it does reduce our parking needs. He continued it went down from required parking needs is 90 spaces, now at 72. Parking still remains at the front and then ends at the second building.

### **OUTDOOR SPACE**

Mr. Ryan stated we were asked at the last meeting to provide a green space be provided for each building. He continued we provided a concrete slab and picnic tables at each of the entrances and some green space in the middle with a park bench for visitors and residents. Chairperson Lancette reiterated whether green space had been added to the plan. Mr. Ryan stated it has been added to the east of bldg. # 1 with a picnic table and to the east of bldg. #2 with a picnic table and a slab with bench between the two buildings.



### CONCERNS FROM THE PUBLIC

Chairperson Lancette again reiterated that it was not advertised as a public hearing. Mrs. Fuller stated it was not. Chairperson Lancette asked if there were any letters or concerns from the neighbors since the last meeting. Mrs. Fuller stated yes there was. Chairperson Lancette spoke of the following correspondence received from:

- Richard Naples sent correspondence from 206 Sandra Lane opposing it and will be entered for the record and filed with the packet submission.
- Sam Mondello, owner of Vince's Gourmet of 440 S. Main St. opposing it and will be entered for the record and filed with the packet submission.

### DPW/FIRE/POLICE

**DPW:** Chairperson Lancette stated the DPW reported last meeting the project does not have any negative impact on DPW or its operations.

**Police Dept.:** Chairperson Lancette stated the Police reported last meeting after observations, it would not have any significant impact or interfere with the safe flow of traffic during normal business hours and as shown on the survey should not depict any hazard to pedestrians using sidewalks as there is a full line of sight.

**Fire Dept.:** Chairperson Lancette continued the Fire Dept. submitted a comment letter dated August 18th, 2020. He stated it reads as follows: The Department has reviewed revised drawings dated August 14, 2020, as supplied by Keplinger Freeman Associates for the above captioned project (Route 11 Apartments, 444 S. Main St.). Specifically, the sheet labeled L-200 entitled Grading, Drainage and Utilities Plan. The Department has the following comments:

The concerns identified in previous correspondence of the Department, other than those listed below, have been addressed to our satisfaction.

**Fire Flow:** The issue of fire flow has been diminished since the developer has stated for the record that all proposed buildings will be outfitted with automatic sprinkler systems. Additionally, OCWA provided a 2013 flow test of the area which demonstrated a flow rate of greater than 4,000 gpm. It is with this information in mind that we believe our concern will be met with the appropriate size piping.

**Hydrants:** The Department is requesting hydrant #1 be moved to the north side of the parking lot and hydrant #2 be moved closer to the entrance of the east entrance of Building #2 (See Attached sheet).



The Department is also requesting the Fire Department Connection (FDC) for each building be placed adjacent to the east entrance of both buildings. These changes will significantly improve firefighting operations should they become necessary.

The Department appreciates the opportunity to comment on this project as it relates to the fire safety of our citizens.

Chairperson Lancette stated there was one additional comment that did not make this letter and that is installing Lock boxes on each building with the location of Lock boxes with that information provided to North Syracuse Fire Dept.

### **CROSS ACCESS EASEMENT AGREEMENT**

Chairperson Lancette asked if we received a copy of the written signed Cross Access Easement Agreement. He verified with that with Attorney Germain that he was good with it. Atty. Germain stated it was.

### **SANITARY EASEMENTS**

Chairperson Lancette asked if we received a copy of the written signed Sanitary Easement Agreement. He verified with that with Attorney Germain that he was good with it. Atty. Germain stated it was.

### **DRIVE AISLE WIDTH/FIRE DEPT APPARATUS TURNAROUND**

Chairperson Lancette asked has the Drive Aisle with and Fire Apparatus Turnaround been changed to 26' wide for the dead end turnaround. Mr. Ryan stated yes. Chairperson Lancette stated the Fire Dept. spoke of the left front bumper hitting tree if arced around; he asked if this the tree has been removed or has this been moved out more from the building. Mr. Ryan stated it has been moved and he thinks that the tree is gone as well.

### **WATER DISTRIBUTION SYSTEM**

Chairperson Lancette asked if we have OCWA's Flow Test determination, do we have it. Mr. Ryan stated yes. Chairperson Lancette asked if the water mains been resolved. Mr. Ryan continued yes. Chairperson Lancette continued has the number of hydrants, the placement of hydrants and location been determined. Mr. Ryan stated yes, east end of bldg. #2 and east end of bldg. #1.





### **STORM POND CATCH BASINS/STORMWATER**

Chairperson Lancette asked was the outlets of the storm pond catch basin(s) moved away from the building to the south as Mrs. Franco had requested. Mr. Ryan stated yes. Ms. Desimone asked where Bldg. #3 was going to be, what it will be now. Mr. Ryan continued the whole site was shifted to the east, so where that 12 unit building was; bldg. #2 now takes that place and bldg. #1 moved over and this is all there for Stormwater, so that is where that space is.

### **SIGNAGE LOCATION MEETING SETBACKS**

Mr. Ryan stated yes, the signage for the name of the apartments was an issue last time, originally we had it at the upper northeast corner; it is now at the south end of the property. He continued that is 15' from the front yard setback and 26' over from the side yard setback, so it will meet all setback requirements. Chairperson Lancette asked if the location of the monument Apartment Name Sign been added to the plan. Mr. Ryan stated yes. Chairperson Lancette asked if the dimensions have been added. Mr. Ryan continued yes. Chairperson Lancette asked if the placement meets the setback requirements. Mr. Ryan stated yes.

### **ALARM SYSTEM**

Chairperson Lancette asked if it has been decided whether it will be a central alarm system is it per unit. Mr. Ryan stated we are in discussions with Spectrum-Timewarner; unsure of which way we are going to go.

### **SECURITY**

Chairperson Lancette asked if they had determined what they are using for the security of the building. Mr. Ryan stated they are in discussions with Spectrum-Timewarner and when they have decided which way they are going to go, they will be in touch with the town; security is important.

### **LOCK BOXES**

Chairperson Lancette stated the Fire Dept. is requiring Lock Boxes to be installed on both of the buildings. Mr. Ryan agreed to the Lock Boxes and stated they will add those to the final plan.

### **NEW UPDATES NOT DISCUSSED**

Chairperson Lancette asked if there were other updates to the plan that we have not discussed. Mr. Ryan stated other than the ones that we discussed at the beginning, no. He continued there will be some SWPPP updates. He added we received some SWPPP comments yesterday and our



engineer was working on it, so those will not reflect on our plans. He stated so as part of the additional approval, those will be updated the plan as part of our final set.

### **ENGINEERING COMMENTS**

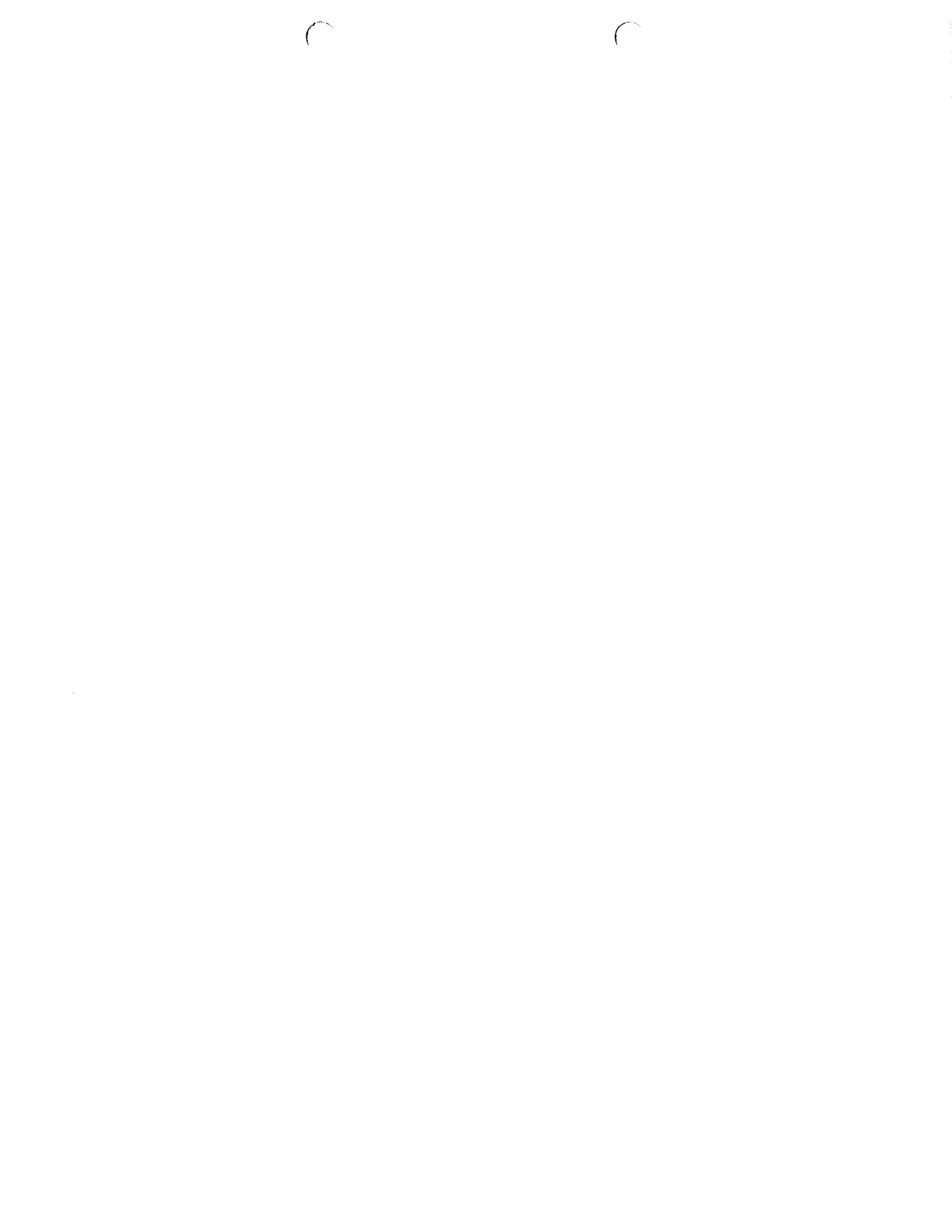
Chairperson Lancette asked if he has been able to address the engineering comments from Mrs. Franco. Mr. Ryan stated yes, he has that in front of him. Chairperson Lancette continued is there any new engineering comments. Mr. Ryan continued he went through all her comments, all agreeable, SWPPP's are agreeable too, John had reached out and finalized those with you; the rest we have addressed and we will provide in the final drawing set.

### **SNOW REMOVAL**

Mrs. Sharp asked if there was any more space made for the snow removal. Mr. Ryan stated we have lost a building, so if anything snow removal has increased, the spaces that were previously there still exist, but they are larger now.

### **CONNECTION WITH PALACE COURT**

Mr. Bachstein asked Mr. Oot how this property and Palace Court connected are they the same owners. Mr. Oot stated at the present time they are, we have a contract to purchase this property from the existing owner of the adjacent property. He continued it is kind of a joint venture and it will be a private, separate legal entity, however it forms out. Mr. Bachstein continued his other question is you had mentioned the last time the reason that you were kind of doing these and bring them upscale a lot of the apartments in the Village you thought were tired and worn out, Palace Court is kind of tired and worn out. He added to you have plans to spruce that up. Mr. Oot stated we do not control or own that, we know the owner and that is a decision that every landlord has to make, when you upgrade and how far do you go with it, before you knock it down and start over. Mr. Oot continued again, that is something that he is going to have to make a determination; he has not been in the units at Palace Court and does not know how tired they are, but as an apartment owner for many years, he knows that it is a major overhaul. He explained if you want to upgrade an existing building especially when it is occupied you have to do something with the tenants that are there, otherwise you end up doing one at a time, so when you have a turn over you go in and upgrade the apartment; it is really hard to bring the whole project up doing it that way, so unless you vacate everybody and do a demolition and start over or just clean house and get everybody out and do a major overhaul of what is there. He added it is logistics is the problem, after every 30 years you have to confront that. Ms. Desimone asked if there are plans to do that. Mr. Oot stated they do not have any plans to do that and he does not know if he does either. Mr. Oot continued if we were to acquire Palace Court Apartments from him, we would consider doing that. He reiterated again it is hard to make renovations with existing tenants in there other than piece meal.



### SOCPA

Chairperson Lancette asked if we needed to go over the SOCPA recommendations. Atty. Germain stated we just need to acknowledge that it has been received. Chairperson Lancette verified the SOCPA recommendations had been received, distributed to the Board as a part of the packet of information given to the Trustees and the Board had reviewed it.

### SEQR MOTION

The Board went through the Full Environmental Assessment Form Part 2 Identification of Potential Project Impacts with Chairperson Lancette. As a result of going through Part 2 the Board concluded there was not a significant adverse environmental impact.

**Mr. Bachstein made motion** a motion to direct Chairperson Lancette to check box A. on the Part 3 FEAS Form Evaluation of the Magnitude and Importance of the Project Impacts and the Determination of Significance based on the information and analysis, and any supporting documentation, that the proposed action is **Unlisted** and will not result in any significant adverse environmental impacts having a **Negative Declaration**. **The motion was seconded** by Mrs. Irick. All in favor. 6 Approved. 0 Opposed.

### SUNSET CLAUSE MOTION

**Mr. Sharp made a motion** to approve a 24 month sunset clause to include the C of O for both buildings for the final build and landscaping to expire on August 20<sup>th</sup>, 2022. **The motion was seconded** by Ms. Desimone. All in favor. 6 Approved. 0 Opposed.

**Chairperson Lancette explained if the applicant cannot complete the project by the Sunset Clause date, they will need to contact the Codes Officer prior to that date to request to come back before the Planning Commission to request an extension.**

### SITE PLAN APPROVAL MOTION WITH CONDITIONS

**Mrs. Sharp made motion** to grant Site Plan Approval with the inclusion of the conditions listed below and the Sunset Clause. **The motion was seconded by Mrs. Irick**. All in favor. 6 Approved. 0 Opposed.

Chairperson Lancette asked if there were any conditions that needed to be added. He stated the following conditions:

- SWWWP needs to meet Engineering Approval
- Building plans need to be to Codes Dept. prior to permit being issued
- As built Plan is to be provided if any changes made to Codes Dept.
- The requirements of ZBA 6/4/20, and PC 7/16/20 Minutes are to be met.



- Lock boxes need to be put on both buildings; contact the Fire Dept. for locations

### **BUSINESS NAME OF APARTMENTS**

Ms. Desimone stated she had a question for Mr. Oot, she sent him some names that she thought would be nice, because the Village of North Syracuse is very historical. She verified he received them and asked if he came to any conclusion. Mr. Oot stated they have talked among the partners and they are thinking maybe the Plank Road Apartments or maybe something a little different. He stated that they have to get 911 approval from the county, we do not want any confusion there, maybe not call them apartments, but maybe call them residences, so we are playing with the verb age. He added it looks like Plank Road will be part of that. Ms. Desimone suggested Plank Road Place.

Chairperson Lancette asked for a motion to adjourn the meeting. **Mr. Bachstein made motion to adjourn the meeting at 6:05 P.M. The motion was seconded** by Ms. Desimone. All in favor.

Respectfully submitted,



Pearl Fuller  
Secretary

