

The Village of North Syracuse Zoning Board of Appeals held a meeting on Thursday, August 19th, 2021 at 5:00 p.m. in the North Syracuse Community Center at 700 South Bay Road, North Syracuse, New York 13212.

Agenda:

- Approval of the ZBA minutes from August 5, 2021 (**Approved**)
- Area Variance: Required Parking Spaces-340 Gateway Pk. Dr. (**Approved**)

Board Members Present: David Robinson, Chairperson, Jack Gaiser, Jake Bunton, and Jeff St. Germain.

Others Present: Neil Germain, Attorney, Pat Gustafson, Liaison, Brian Johnstone, CEO, and Pearl Fuller, Secretary.

Personnel Absent: Anthony Irick (Excused).

Chairperson Robinson called the Zoning Board of Appeals Meeting to order at 5:00 PM.

Chairperson Robinson announced due to the emergency circumstances caused by the Covid-19 pandemic and the Mayor of the Village of North Syracuse, the public shall be allowed to attend following the Covid guidelines. They are also allowed to watch over Facebook Livestreamed.

Chairperson Robinson did attendance, and noted all members were present.

APPROVAL OF THE ZBA MINUTES FROM 08.05.21

Chairperson Robinson asked if anyone wanted to make a motion to approve the minutes. Mr. Gaiser made a motion to approve the August 5th, 2021 ZBA minutes as written. Mr. Bunton seconded the motion. The motion was approved unanimously.

LEGALS

Chairperson Robinson stated we need to verify the legals. He verified the Legal Notice was put in the newspaper, Agenda was sent to the newspaper, and surrounding neighbors and the Town of Cicero were notified. Mr. Robinson announced the legals appear to be in order.

**AREA VARIANCE, JOE MARKERT (METZ PROPERTIES, LLC.-DL MANUFACTURING)
340 GATEWAY PK. DR.**

Chairperson Robinson read before us tonight, we have Nathan La Pierre, representing Applicant, Joe Markert of Metz Properties, LLC. for DL Manufacturing . He is here regarding the property located at 340 Gateway Pk. Dr., which is currently zoned PD (Planned Unit Development). They appeared before the Planning Commission in 2015 for approval of parking spaces and a building expansion. They completed the parking, but due to the business conditions, they did not complete the expansion.

They are ready to move forward with a 14,000 sq. ft. expansion and 6 additional parking spaces. They are here to night to request additional relief for 51 required Parking spaces, so they need an area variance from the required 75 parking spaces reduced down to a total of 24 parking spaces. An 18 space parking lot was already completed as Phase I. of a previously approved site plan in 2017, Phase II was not completed which entailed an 11,000 sq. ft. warehouse.

REPRESENTATIVE ADDRESSES THE BOARD

Applicant/Representative: Nathan La Pierre from Keplinger Freeman Associates
Owner: Joe Markert (Metz Properties, LLC.)

Chairperson Robinson invited Mr. Markert to speak to the Board. Mr. Markert thanked the Board for having him and introduced himself as the owner of DL Manufacturing which has been a steward in the community for 25 yrs. He stated that they are excited to be able to hopefully do this expansion on our building. He bought it 3½ yrs. ago and that was the cause of the delay of our expansion in terms of purchasing the company, the financial situation changed and fortunately business has been very good. He shared we are ready to move forward and we are excited to be in manufacturing here. He explained his company manufactures loading dock equipment. He shared most of his customers besides McLane Northeast in Baldwinsville, and Wegmans are out of the county, and outside of N.Y. State. He spoke of Walmart being their biggest customer, and they deal with a lot of the fortune 500 companies. He stated the way they are able to stay relevant is a “small company” is to spend a lot of time on R & D, engineering and we have patented products that protects us that helps us stay with the big boys. He continued he has been in Central New York all his life, he and his family living out in Baldwinsville, met his wife in East Syracuse, so this area is a part of him and very fortunate to be in manufacturing in Central New York.

BOARD QUESTIONS

Chairperson Robinson stated it is our understanding that from the original approved 18 parking spaces, you are going to take 3 of those out to make a driveway, and add those 3 to the 6 additional parking spaces for a total of 9; is that correct. Mr. Markert stated yes.

PUBLIC HEARING

Chairperson Robinson stated that due to the Covid-19 pandemic guidelines, and the Mayor of the Village of North Syracuse, the public was allowed to attend following guidelines, but could also view via Facebook. He asked if any comments came in. Mrs. Fuller stated there were not any comments that came in for this project.

COUNTY RESOLUTION

Chairperson Robinson stated we do have the county resolution, but it does not apply to us, it goes to the Planning Commission.

SEQR

Chairman Robinson stated no action is required.

Review Village Law Criteria for Area Variances with the Board

The Board reviewed the New York State Village Law Criteria for Area Variances with reference to §7-712-b titled: 3. Area Variances and the following are their responses as marked:

	Yes	No
1. Whether an undesirable change will be produced in character of neighborhood or a detriment to nearby properties will be created by granting of the area variance		✓
2. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance		✓
3. Whether the requested area variance is substantial		✓
4. Whether the proposed variance will have adverse effect or impact on physical/environmental conditions in neighborhood or district		✓
5. Whether the alleged difficulty was self-created; which consideration shall be relevant to the decision of the board of appeals, but not necessarily preclude the granting of the area variance.	✓	

MOTION

Mr. St. Germain made a motion to approve the area variance for the required parking spaces from the 75 parking spaces required by Codes, granting relief of 51 parking spaces, reducing it down to a total of 24 parking spaces; for the expansion. The motion was seconded by Mr. Gaiser. Roll call vote: Mr. Gaiser- Aye, Mr. St. Germain- Aye, Mr. Bunton-Aye, and Mr. Robinson-Aye, All in Favor.

Mr. St. Germain made a motion to adjourn at 5:08 PM. and seconded by Mr. Bunton. All in Favor.

Respectfully submitted,



Pearl Fuller
Secretary