

The Planning Commission of the Village of North Syracuse held a **Planning Commission Meeting** on **Thursday, February 20th, 2025** 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, Jeff Bachstein, Vera Desimone, Lisa Lioto, Connie Irick, Darlene Piper, Alternate and Sam Mondello, Alternate.

Personnel Present: Neil Germain (Atty.), Chris Strong, (Liaison), and Pearl Fuller (Secretary) and Two Interns from SUNY ESF: Victor Ferraro and Sasha Korycinski.

Personnel Absent: Paul Kolodzie, Member (Excused), Emily Sharp, Member (Excused), and Larry Nestell, Codes Enforcement Officer (Excused).

Agenda:

- Approval: 11/21/2024 Planning Commission Meeting's Minutes (**Approved**)
- Zone Change Recommendation: 110 Fergerson Ave & 115 Chestnut St. (**Referral Approved**)

MEETING STARTS

Chairperson Lancette called meeting to order at 5:30 PM. He took roll call and noted members that were present.

MINUTE APPROVAL

Chairperson Lancette stated next, we have the approval of minutes for 11/21/24 for Sammy's Time Square Deli & Grill of 601 South Main St. Mrs. Irick made a motion to approve the 11/21/24 minutes as written. The motion was seconded by Mr. Bachstein. All in favor. 0 opposed.

LEGALS

Chairperson Lancette stated we have some housekeeping to address for our applicant, Village of North Syracuse for locations at 110 Fergerson Ave (Tax ID # 003.-02-18.1) & 115 Chestnut St. (003.-02-04.0). He asked if the agenda was sent to the paper. Mrs. Fuller stated yes. Chairperson Lancette clarified whether surrounding neighbors, and Town of Clay and Cicero were notified. Mrs. Fuller added they were. Chairperson Lancette stated all legals appear to be in order.

Village of North Syracuse, 110 Fergerson Ave & 115 Chestnut St.-Informational

Applicant: Village of North Syracuse

Applicant Representatives Present: Tim Coyer and Patrick Reynolds, Iannuzzi & Romans

Presenter: Tim Coyer

PROJECT INTRODUCTION

Chairperson Lancette stated before us tonight, is the Village of North Syracuse who has submitted a Zone Change Application to the Village Board of Trustees for the following properties:

110 Fergerson Ave, North Syracuse, New York 13212

Tax Map No. 003.-02-18.1

115 Chestnut St., North Syracuse, NY 13212

Tax Map No. 003.-02-04.0

They are requesting a referral from the Planning Commission regarding proposed Zone Change from R-9 (Residential) to PD (Planned Unit Development). Per §240-14 B. (7)(a) requires written referral from the Planning Commission advising their findings and recommendations to Village Board of Trustees, before they can vote on Zone Change. This is for future Firehouse Addition at Sta. #1. Note: 110 Fergerson Ave. is still being used by the Fire Dept. and 115 Chestnut St. the residential house has been demoed. So that you understand, this is very preliminary in the process of several meetings.

Said applicant, owns two adjacent tax parcels currently zoned Planned Unit Development (PD), see below:

109 Chestnut St. (Fire Sta. #1)

Tax ID No. 003.-02-05.1

106 Fergerson Ave. (DPW)

Tax ID No. 003.-02-16.0

The Planning Commission is looking at the proposed Zone Change to see if it is a viable use, capable of doing what it is intended to do, while the site will function favorably and comply with the Code. If so, a motion will be required for the written referral with/without conditions.

PUBLIC HEARING

Chairperson Lancette stated this meeting was not advertised as a Public Hearing. He explained there will be Public Hearings later in the process at other meetings for them to speak at.

APPLICANT ADDRESSES BOARD

Chairperson Lancette invited the representative, Mr. Tim Coyer, with Ianuzi & Romans Land Surveying, P.C.; to present for Village of North Syracuse, to address the Board. He asked for a brief overview of the proposed project.

Mr. Coyer stated to simplify everything, the end goal here is so the Fire Dept., can put an addition on the side of the building. He stated right now the Village owns multiple parcels; this is Chestnut St. and there is a parcel here. He explained on the drawing in the red, these two [2] separate tax parcels are zoned Residential right now. He shared the firehouse building actually straddles some of these existing property lines.

He stated to get it to a point where they can legally get it to a site plan, and creating an addition to the building, they have to combine these parcels into one [1]; so that it meets code. He continued to do so, these two [2] parcels that the Village already owns: Showing this is where the residential house (115 Chestnut St.) used to be which is gone now, and back here is where the DPW building sits kind of like this (110 Ferguson Ave: 003.-02-18.1). He added they have to get these parcels to PD Zone, before we can combine them into one [1]. He reiterated this is all one [1] big parcel that is PD zoning right now, but the problem is that these two [2] tax parcels are residential zoning. He explained we need to rezone these two [2] tax parcels to match the PD zoning. He continued then we are going to do a lot line adjustment or a lot consolidation to combine them all into one [1], so that there are no parcel lines in the way of the new addition and the existing buildings. He explained this first map (Sheet 1 of 1) is just to highlight the area we are doing the Zone Change on, that is all we want to show with this map. He clarified when you vote or the Village Board votes, so they understand that this is the only area getting a Zone Change.

He showed a 2nd map, the Board had in front of them, this is in theory what the lot line adjustment of the final plan that we are going to eventually file in the County Clerk's Office; creating one [1] new tax parcel (Sheet 2 of 2). He stated in theory this dash line down through here, and this dash line through here, is the portion that is going to be zone changed. He continued as you can see this actually shows the existing buildings, the DPW that actually straddles an existing tax parcel, it is already in non-conformance. He added the existing firehouse, actually straddles that same parcel line, so it is already in non-conformance as it exists today. He explained so we are just trying to clean all this up. He stated eventually this parcel that had the residential house on it (115 Chestnut St.) and this parcel that is actually landlocked (110 Ferguson Ave: 003.-02-18.1) that is sitting in the back are going to get combined to one [1] parcel, so everything will be cleaned up and there will be no issues moving forward. He shared the 1st step is the zone change, 2nd step is the lot line adjustment, and then the 3rd step which is what we have here. He continued if you go to Sheet 2 of 2: We did a preliminary sketch plan, which is in general what they want to do with the building at the very end of all this. He added so they are going to propose an addition up here, to the side of the firehouse. He explained we are not there yet; we cannot submit a full site plan; we are not at that stage yet. He added eventually that is what it is going to look like with a driveway out to Chestnut St.

BOARD QUESTIONS AND COMMENTS

Chairperson Lancette stated we are going to open it up to questions from the Board, is there any discussion or comments from any of the Board members.

Discussion went back and forth regarding protecting the neighboring residents, Tom & Michelle Burst, on Chestnut St.; questioning if a driveway, or drive thru was proposed and would back right up to them. It was explained that the original plan on the westside of the firehouse was going to be parking. Mr. Coyer explained when they are at that stage: Landscaping, shrubbery, fencing, etc. would be looked at to protect that residential neighbor. He explained before we can get to that point, specifically showing anything, we have to get through the zone change and lot line adjustment.

Chairperson Lancette stated our action item or no action item tonight is really for the adoption of a resolution recommending the zone change to go to the Village Board of Trustees. He continued the process continues through its progression; the Fire Dept. will be back with a site plan that has all of the details that they are seeking to get approved. Mr. Coyer stated at that time you will see if there is parking, we will show proposed parking. Atty. Germain explained typically in a zone change, all you are talking about is a change to the zone, and whether or not you think that it is beneficial; not what is constructed on that. He stated in the next phase is when you get to what is going to be constructed and can share what you like, dislike or what needs to be added. Mr. Coyer stated just understand, as it sits today, it is existing non-conforming, it does not conform as it sits. He continued the residential zoning that exists, that is there, and how close these buildings are to the property line; in theory it does not conform. He added in theory we are making this lot conform to the code, by doing this zone change in general.

Liaison Strong stated full disclosure, he is a member of the Fireman's Association, non-voting seat, speaking seat and have seen these as far as being on the Village Board. He continued so when it was presented to the Board to purchase this parcel at 115 Chestnut St., the former Yule residence, we purchased that property with a garage behind. He added then it is going tie into the lot that the current DPW sits on. He explained he was unaware until Atty. Germain showed him, that part of the firehouse actually is across into the lot that the DPW is on. He stated the Fireman's Association is a separate organization, a 501C-3 organization, not Village Fire Dept. He continued that building (former NAVAC bldg.), resides at 110 Ferguson Ave. (Tax Parcel ID #003.-02-18.2), has nothing to do with the merge and is not part of the Zone Change to PD. He questioned the address being attached to the Zone Change for the landlocked parcel (Tax Parcel ID # 003.-02-18.1) which also has an address of 110 Ferguson Ave as a property address. Mr. Coyer continued he believed, and again going off of Ongov.net, is where we get a lot of our addresses; this is listed as that address, so that is why we put it on there. Atty. Germain stated the address is not relevant, but the Tax Map numbers are. Mr. Coyer added the Tax Map numbers that we list are correct. He explained understand that we go on Ongov.net, that dictates addresses per tax map, that was saying that this tax map back here is that address; that is why we listed it

there. Atty. Germain continued in the end what you have to do is conform the lots that are getting combined, the combination of common origin and you have to combine the tax map numbers and you are going to do what it meets. He added the post office address really does not affect an application of this nature, because what will happen is, they are going to file a map eventually. He explained that will determine that tax map in the end, not what we are saying the post office address is. Mr. Coyer stated we will eventually get a whole new tax map parcel for the lot itself and a new address for the overall site.

Discussion took place regarding a ten [10'] right-of-way listed that borders the current municipal parking lot, and conveyance was given to. Mr. Coyer stated he did not know, but would look into it. Atty. Germain stated that would be flushed out at the site plan.

LETTERS FROM SURROUNDING NEIGHBORS

Chairperson Lancette stated we did not receive any letters from the surrounding neighbors.

DPW/ POLICE/FIRE

Chairperson Lancette stated we have no comments from Police, Fire and DPW.

CORRECTION

Mr. Bachstein stated while looking at Sheet No. 1 of 1 with June 25, 2024 date; in the upper right-hand corner, it states owned by Charles K. Pike, reputed owner and also where it states Jeffrey A. Barker, reputed owner also is incorrect and needs to be looked into to. Mr. Bachstein's company also owns both of those. Mr. Coyer stated that could be looked into and addressed when they do the site preparation.

MAINTENANCE AGREEMENT

Discussion took place regarding whether there was a maintenance agreement in place for the parcel labeled Jeff Barker with the fire dept. Currently the fire dept. maintains behind the recycle shed, the hill behind to the gate, and mow behind the shed for access; so, people could park near there. Concern: If the other side between the wire fence and the garbage thing that the fire dept. maintains has an agreement. Mr. Coyer stated he did not know, but he can check when they get to that part of the process. Atty. Germain stated an easement goes on the plan that is being proposed at the time, not on this; it is not on our plan.

REFERRAL MOTION

**Village of North Syracuse
110 Ferguson Ave & 115 Chestnut Street
Informational-Referral to Village Board of Trustees for Zone Change**

Mr. Mondello made a motion to move for the adoption of a resolution recommending the zone change application known as Village of North Syracuse, 110 Ferguson Ave (Tax Parcel ID # 003.-02-18.1) & 115 Chestnut Street (Tax Parcel ID #003.-02-04.0), Two of the parcels from R-9 (Residential) to PD (Planned Unit Development).

Chairperson Lancette asked for a motion to adjourn. **Mrs. Irick made a motion** to adjourn at 5:58 PM. **The motion was seconded** by Ms. Desimone. All in favor.

Respectfully submitted,



Pearl Fuller
Secretary

DRAFT