

**PLANNING COMMISSION MEETING
VILLAGE OF NORTH SYRACUSE**

NOVEMBER 20, 2025

The Planning Commission of the Village of North Syracuse held a **Planning Commission Meeting** on **Thursday, November 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, Chairperson, Jeff Bachstein, Member, Lisa Lioto, Member, Connie Irick, Member, Vera Desimone, Member, Michael Beckett, Member, and Darlene Piper, Alternate.

Personnel Present: Neil Germain, Atty., and Pearl Fuller, Secretary.

Personnel Absent: Matthew Ewald, Member (Excused), Fred Wilmer, Liaison (Excused), Codes Enforcement Officer (Excused), Sam Mondello, Alternate (Excused), and Amy Franco, Engineer (Excused).

Agenda:

- Approval: 10/16/2025 Planning Commission Meeting's Minutes (**Approved**)
- Subdivision Review & Approval: 106 & 110 Ferguson Ave, and 109 & 115 Chestnut St. -Village of North Syracuse (**Approved: Conditional: Legal & Engineer: Revised Change Owner Charles Pike and be completed by sunset clause of 180 days**)
- Site Plan with Special Permit Review & Approval: 306 S. Main St., Ste. 5-Ramzi Nasser, Owner; F & A FASTFOOD (Albadri Group LLC) -**Adjourned**

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 10/16/25 for North Syracuse Meals On Wheels (Next Generation Solar) for 413 Church St. **Acting Chairperson Bachstein made a motion to approve the minutes of 10/16/25. The motion was seconded by Mrs. Irick. All in favor. 0 Opposed.**

LEGALS

Chairperson Lancette stated next, we have some housekeeping to address for our applicant, Village of North Syracuse for Fire Dept. Expansion Project. He continued we need to verify legals are in order, did the agenda and legal notice get sent to the paper. Mrs. Fuller stated yes. Chairperson Lancette added were the surrounding neighbors and towns notified. Mrs. Fuller continued yes. Chairperson Lancette asked if the referral was sent to OCPB. Mrs. Fuller added yes. Chairperson Lancette explained all legals appear to be in order.

**106 & 110 FERGERSON AVE., 109 & 115 CHESTNUT ST.-VILLAGE OF NORTH SYRACUSE
FIRE DEPT. EXPANSION PROJECT**

Applicant: Village of North Syracuse

Applicant Representative: Tim Coyer (Ianuzi & Romans Land Surveying, P.C.)

PROJECT INTRODUCTION

Chairperson Lancette stated we are here tonight to consider a Subdivision request from Village of North Syracuse for the Fire Dept. Expansion. Presenting on behalf of the Village of North Syracuse will be Tim Coyer from Ianuzi & Romans Land Surveying, P.C. The properties are now all zoned PD and they are looking to combine the four parcels into one lot, one tax parcel:

Parcel Address	Tax Parcel ID No.	Current Use
109 Chestnut St.	003.-02-05.1	Firehouse
115 Chestnut St.	003.-02-04.0	Vacant (house was demoed)
106 Fergerson Ave.	003.-02-16.1	DPW
110 Fergerson Ave.	003.-02-18. <u>1</u>	Landlocked

For clarification purposes: 110 Fergerson Ave. with Tax ID No. 003.-02-18.2, known as the Fire Association building, is not part of this Subdivision Application. The zone change was granted for 115 Chestnut Street (Tax ID No. 003.-02-04), and 110 Fergerson Ave (Tax ID No. 003.-02-18.1), from R-9 to PD on 10/9/25 per Resolution # 213-25; so, they are all zoned PD (Planned Development). The Planning Commission could add the dimensional requirements and density restrictions, if they want to. Here is the information for the Board and will be included in the minutes: Per Code §240-14 C Project (1) Approval (a) The project is a detailed narrative and graphic documentation for the development of the entire land area or of designated subareas within the PD District and, unless otherwise specified, shall be approved with no modifications or denied by the Planning Commission within 180 days of the approval date of the PD District by the Board of Trustees (10/09/25). Per Code §240-14 C Project (1) Approval (c) Failure to obtain project plan approval within the required time limits shall cause the original authorization of the Board of Trustees to lapse and the property or properties shall maintain the previous zoning classification (04/06/26).

PUBLIC HEARING

Chairperson Lancette stated this was advertised as a Public Hearing.

APPLICANT ADDRESSES BOARD

Tim Coyer from Ianuzi & Romans Land Surveying, P.C. introduced himself and stated he was there to represent Village of North Syracuse (Fire Dept.) regarding their expansion project. He stated they were here about 10 mos. ago, to go for the starting of this. He continued we had to go through the zone changes we talked about, and the lot consolidations. He added the whole idea for this portion that we are looking at

tonight is a lot line adjustment, or lot consolidation or subdivision of the existing tax parcels into one [1]. He explained the reason that we have to combine them into one [1], is because the fire dept. is looking to put an addition over here, right now they have like 3 different tax parcels. He shared in order to make it work you actually have parcel lines going through buildings, so we want to consolidate it all, so that you can go to the next step which is the site plan process; to do the building addition. He stated it is kind of cleaning up the existing situation, combining the lots into one [1], so they can move forward with their site plan. He explained where the fire dept. properties 3 tax parcels, for the everyone and showed where the house was demolished. Mr. Peter Vinch of Chestnut St. verified that it does not connect with the house that use to belong to the ambulance. Mr. Bachstein explained that is separate and is owned by the Fire Association, separate organization. Mr. Coyer asked if there were any questions from the Board. Mr. Bachstein stated this property here, the fire dept. is currently using half of it, do you know anything about that. Mr. Coyer stated he did not know anything about that, we show what they technically own per the deeds. He continued he did not know why they are using part of someone else's; Jeffrey Baker may not understand that he owns farther back possibly. Mr. Bachstein continued they just started recently with in the last three [3] or four [4] yrs. Mr. Coyer added he did not know the answer to that to be honest with you. Mr. Bachstein added he asked last time and they stated they were going to find out. He asked if Mrs. Fuller made you aware there is a difference between June and August. Mr. Coyer explained he can have a guy to adjust that. Chairperson Lancette asked if there are any other board members with any other questions or comments.

LETTERS FROM SURROUNDING NEIGHBORS

Chairperson Lancette stated called received from Mrs. Dorr called and asked will the trucks be exiting regularly out on Ferguson Ave side, her concern was noise and many children play close to the roads. Mr. Coyer stated he really does not know nothing, he is assuming that nothing is going to change as far as the operation of the firehouse. Mrs. Fuller asked if that information would come along with the site plan. Mr. Coyer continued it would come with the site plan. Atty. Germain explained this application is to combine lots, so it really does not affect what is going on in the lots, or the plan, just a combination of lots. He continued so really all you are doing is drawing/erasing lot lines. Mr. Vinch asked which lot controls Ferguson Ave to the fire dept, because they have a gate that stops them from going through, that question would be null and void if they are separated; they can't go through that gate. Much discussion went back and forth regarding the fire dept. having access to that gate, and it being looked at when it is in the site plan process when traffic questions are looked at.

TOWN OF CLAY RESPONSE

Chairperson Lancette stated we also received a letter from the Town of Clay, Commissioner Bender sent a letter supporting the expansion for emergency services; no objections to the consolidation of the parcels.

PUBLIC HEARING CLOSED

Chairperson Lancette asked if there were any other questions or comments, with no response, he closed the public hearing.

DPW/POLICE/FIRE

Chairperson Lancette stated we did receive comments from DPW, and Police and he read:

DPW: Does not impact their operations, no concerns.

Police: Does not have any concerns.

Fire: No comments.

Chairperson Lancette asked if there any questions from the Board.

Mrs. Piper clarified the Village owned land, not separate entities of the fire dept. or the DPW. Mrs. Fuller explained the lot we are talking about that has got to do with the fire dept. is Village property. Mrs. Fuller stated the house that is next to it that was the old NAVAC building, that they use for the firemen's association now, it is not a part of the this at all.

Chairperson Lancette stated the Village Board did not set the boundaries, or set the limits on the nature and range of uses, geometric and site controls specifically when they approved the Zone Change for the intended Fire house expansion approval to combine the lots. The Planning Commission can set these if they choose to per §240-14 B. (5). Under District establishment Standards. Unless the Board of Trustees has established other controls or standards at the inception of the district, the following shall apply uniformly to the entire PD District or to the designated portion of the PD District: (5) (a) Geometric Controls [1] Distance between buildings on one lot refer to the Codes Book section... He continued 240-14 5 B. (5) [b] Nonresidential. Front, rear and side yards for nonresidential uses shall be designed is no closer than 40 feet to any other nonresidential building and 50 feet to any residential building.

Mr. Bachstein asked if they knew what the current distance from their building to the property line is. Mr. Coyer stated which one. Mr. Bachstein stated the closest one would be Jeff Baker. Mr. Coyer stated this is going to be closer. Mr. Bachstein asked if it was going to affect this property (looking at the plan) is the 40 feet. Mr. Coyer continued it is existing already; they are not going to have an issue. Mr. Bachstein asked if we are changing, does the Village need to apply for a variance. Atty. Germain stated no, we are just going to take notice, because it is going to go to the applicant has been informed and point out take notice of §240-14 of the code which involves setbacks and they can deal with that. He continued that is not going to affect what you are doing now which you definitely would point it out. Mr. Bachstein explained he is saying in the future. He asked if it is going to affect this house owned by Amy. Atty. Germain explained that code applies to everything and if you give PUD approval, a PUD specifically takes and puts a section of property basically in its own Zoning District. He stated so all the setbacks can change and vary depending on what

was approved in the PUD, and how good a job they did at setting forth those regulations and if they didn't; they didn't. He continued that is what we are stuck with, that is not at our level, that is not what we are here for tonight. He added that was at the Village level and they approved the PUD which was on October 9th, 2025. Atty. Germain explained what happened with this is you have all these different zoning districts that all have different bulk regulations. He stated sometimes you get a project that is not going to fit within one [1] of those zoning districts like a mixed use or something. He continued so you apply for a PUD that would become its own zoning district, the municipality can then say: O.K., these are your new restrictions in this district, these are your new setbacks. He added you create your own district with your own bulk regulations, but that is not what we are doing here tonight.

Chairperson Lancette stated he is going to highlight that the applicant is directed to Village Code §240-14.

SEQR MOTION

Chairperson Lancette stated the Onondaga County Planning Board is no significant adverse inter community/county wide impact. **Mrs. Piper made motion** to move for the adoption of the standard motion in connection with an Unlisted Action with Negative Declaration by this Planning Commission. **The Motion was seconded** by Ms. Desimone. All in Favor. 0 Opposed.

SUNSET CLAUSE

Chairperson Lancette stated with the Sunset Clause portion, we were talking during the Work Session about marrying it to the April 6, 2026 date, that the Village approved with the 180 days. Mr. Coyer stated O.K.

Chairperson Lancette asked for a motion for the Sunset Clause to approve the Sunset Clause for 4/06/2026. **Mr. Bachstein made the motion** to approve the 4/06/2026 Sunset Clause. **The motion was seconded** by Mrs. Irick. All in favor. 0 Opposed.

SITE PLAN MOTION

Chairperson Lancette continued so the underlying project must be completed by the expiration of the sunset clause or this approval shall be deemed null and void. Also, the plan needs to be revised to change the owner where it states Charles Pike, owner. He continued do you want to go for the motion with a conditional approval from Legal and Engineering. Mr. Coyer responded O.K.

MOTION

Village of North Syracuse
106 & 110 Ferguson Ave. and 109 & 115 Chestnut Street
Subdivision Approval

Mr. Bachstein made a motion to move for the adoption of a resolution recommending the Subdivision Approval for Village of North Syracuse, 106 & 110 Ferguson Ave and 109 & 115 Chestnut Street, in PD zone, be granted to combine 106 Ferguson Ave, Tax ID No. 003.-02-16.0, 110 Ferguson Ave., Tax ID No.

003.-02-18.1, 109 Chestnut Street, Tax ID No. 003,-02-05.1, and 115 Chestnut Street, 003.-02-04.0 into one [1] lot with one [1] tax parcel, as per Final Plan Village Lands Part of Lot No. 79 prepared by Ianuzi & Romans Land Surveying, P.C. with date of June 25, 2024, Sheet 1 of 1 F.B. No. 986, 1268, with SEQR with Unlisted Action with Negative Environmental Impact with conditions listed below:

- 1) Sunset Clause to expire 4/06/2026
- 2) Revised name of the Charles Pike owner property as presented per Legal and Engineering approval.

The motion was seconded by Mrs. Irick. Beckett-Yes, Irick-Yes, Lioto-Yes, Piper-Yes, Bachstein-Yes, Desimone-Yes, and Lancette-Yes. All in Favor. 0 Opposed.

306 S. Main St., Ste. #5 – Ramzi Nasser, Owner
F & A FASTFOOD (Albadri Group LLC)

Chairperson Lancette stated we have some housekeeping to address for our applicant, F & A Fastfood (Takeout Restaurant). He asked the representative's name. Anmar Adnan introduced himself. Chairperson Lancette asked did the agenda and legal notice get sent to paper. Mrs. Fuller stated yes. Chairperson Lancette continued were the surrounding neighbors and towns notified. Mrs. Fuller continued yes. Chairperson Lancette verified that the referral was sent to OCPB. Mrs. Fuller added yes. Chairperson Lancette stated the legals appear to be in order.

INTRODUCTION

Chairperson Lancette stated we are here tonight for a request for a Special Permit Review/Approval for Albadri Group LLC., business owner Anmar Adnan who has permission to apply from Ramzi Nasser, property owner of North Syracuse Plaza LLC. located at 306 S. Main St., Ste. 5 with Tax ID No. 003-08-13.1 in a C-1 Zone and present on his behalf. His Narrative presents no alcohol or tobacco for take out foods; no dining in. He is not proposing any exterior changes to the building or site, thus no site plan or need for engineering. Note the plan has the 310 S. Main St. address on it, that is the mailing address for this space which is located within the parcel at 306 S. Main St.

PUBLIC HEARING

Chairperson Lancette stated this was advertised as a public hearing and he opened the hearing for comments. He asked if anybody here was here to give comments on this applicant or this project tonight. Stephen Laffer asked is this the former Oscar's Restaurant property. Chairperson Lancette explained no, it is in the plaza. Robert Ringham from Wells Ave W. asked for clarification, the carpet store is labeled 306, but then one [1] of the two smaller stores that are empty also have 306 something. He asked what exactly is going to be the restaurant. Chairperson Lancette explained just the one store that is 306 S. Main St., Ste. five [5] in the plaza. He asked if there were any other questions.

SEATING/TYPES OF FOODS

Chairperson Lancette opened it up to the Board for questions or comments.

Mr. Bachstein stated he knows there is no dining in, but asked if there would be any seats for the public. Mr. Adnan stated there will be no seats in there, just a takeout restaurant where they can pick up their food and leave. Mrs. Irick asked what kind of food is he going to have. Mr. Adnan continued he had some ideas to make various types of: Chicken tenders, burgers, chicken wings and sandwich burgers with Doritos flavor, Hot Cheeto, and Takis with the cheese inside the meat. He added new kinds of pizzas with chips flavors or whatever chocolate you like. Mrs. Piper asked was this his first business. Mr. Adnan stated that is one [1] of his first businesses. He shared he is in his last yr. of college, loves to cook and has a dream of eventually having restaurant chains, similar to Mc Donald's. Ms. Desimone asked what if people do not like this idea, what are you going to do. Mr. Adnan continued he will take comments from the people with what they like, beside that he will have the classic burgers, classic pizza, and classic things; he will take recommendations from anybody, he will take it, and do it. He added at the end he is here to serve the Village, if he did not serve what the Village want, then he is going to fail from the beginning. Mrs. Irick asked if he has anybody helping him. Mr. Adnan stated yes.

LEASE/TERMS/RULES AND REGULATIONS

Mr. Beckett asked if he has a lease signed and what the duration was. Mr. Adnan stated yes, basically there are no terms on the lease, so when he signed the lease with the owner Ramzi, he explained to him he did not have the permit or the license; Ramzi stated we could still sign the lease and if it did not work, we could terminate it. Mrs. Irick verified he did not give you a time limit how long you could and any rules and regulations. Mr. Adnan added he did not give me a time limit, basically he gave me after the lease is finished between me and him, I got the approvals; he can keep the stuff that is in restaurant except for the hood and the equipment.

EMPLOYEES/DELIVERIES/PARKING/HOURS OF OPERATION

Mrs. Irick asked if he has cooks. Mr. Adnan replied yes, he has employees, he will have three [3] or four [4] employees at the same time. He has employees that will work and he will do his best to serve the Village. Ms. Lioto asked how many employees he will have. Ms. Lioto asked if he will be doing any deliveries. Mr. Adnan stated yes. Mr. Adnan continued in the beginning he will use Door Dash, Grub Hub and Uber Eats and, in the future, he will have two [2] people that can deliver to the Village. Ms. Lioto asked where will they park. Mr. Adnan added there is parking in the front for the plaza and there is parking in the back, there is a parking space. He continued he plans to open 12:00 PM to 2:00 AM.

LOCK BOX

Mr. Adnan continued also a key for the fire dept.; in case something happens and a box for the key. Mrs. Fuller added the Lock Box. Mr. Adnan agreed the Lock box. Mrs. Fuller clarified was he having a special Lock box for his store. Mr. Adnan stated he was going to put it in the backside for the fire in case something

happened. Mrs. Fuller explained you need to get with the fire dept. to see where they want you to put that O.K. Mr. Adnan continued yes.

GREASE CONTAINERS/ DUMPSTERS

Mr. Adnan stated for the grease there is a company that will bring containers, so every week they take the grease and put a new container. Mrs. Irick clarified and they give you the jugs to refill those containers. Mr. Adnan stated yes, they put it in for me.

Mrs. Irick asked if there is a dumpster back there or something to put your trash in. Mr. Adnan explained he will put a dumpster. Mrs. Fuller stated if there is a dumpster put in, it has to meet the current code. Mr. Adnan stated yes. Mrs. Fuller continued which means that it has to be fenced with like a solid fence around it, up to six [6] feet high, whatever it needs to be to cover it with the doors or whatever. Mr. Bachstein suggested he check with the dumpster people first to see if they would be able to get that truck back there. He added he knows of others there that were not able to get one back there. Mr. Adnan stated he thinks that the truck it is basically a company and he also thought of it, because the space is very tight, so he spoke with them... Atty. Germain stated for a dumpster you have to have permission from your landlord and you would have to have the ability... Mr. Adnan continued he gave me all the permissions, so I can get permission, because I explained to him. Atty. Germain continued then you would have to have an outline what that dumpster is going to look like, where it is going to be, it would all have to be on a site plan. He added you are suggesting a dumpster, we would actually have to see it, know what it is and vet it and know that it can be where you actually want to put it. He spoke of comments, maybe you can get to that dumpster, maybe you cannot and you do not really have a plan for us to showing the dumpster that would allow the board to make an informed decision to that we have not scene and just heard about.

Chairperson Lancette stated so some of the pertinent information tentatively plotted on the site plan, after you get permission from your landlord. He continued like was suggested any of the hauling companies, you may want to consult with them first to have them come over, because we do not want to approve a dumpster in a location and the company cannot get the truck to it to empty it effectively. He added unfortunately tonight we cannot approve your submission, because of that information that is going to be required. Mrs. Irick stated we are not trying to dampen your dream, O.K., we are helping you; so that you can have everything in order, so that you can do your dream. She continued all right, check on everything that we are asking you to do, and then your dream will come true. Mr. Adnan stated thank you so much. Chairperson Lancette explained in the other piece of missing information besides the size, location of the dumpster, the enclosure that is required and the dumpster paddock, the submission has to include the type of fencing, the height of fencing, and the details there with that submission for this board to make a decision. Mr. Adnan continued O.K. Chairperson Lancette stated the frequency of how many times it will have to be dumped. He continued we hope that you are going to have to have it dumped a lot, showing you are successful, but that is one of the things that has to be considered for the request that you are making here tonight. Atty. Germain stated you can talk to Codes directly and they can help you with the specifications for that and permission from your landlord can be as simple as a letter, something in writing that says: He approves of this. Mr. Adnan clarified after I get all of this, I come back. Chairperson Lancette

added you just come back to another meeting. He apologized for not being able to help him tonight, but we need to have the complete information. Chairperson Lancette stated with no action on tonight, the Public Hearing is still open, he will entertain a motion for adjournment.

Chairperson Lancette asked for a motion to adjourn with the Public Hearing still open. **Mr. Bachstein made a motion** to adjourn with the Public Hearing still open at 6:10 PM. **The motion was seconded** by Mrs. Irick. All in favor. 0 Opposed.

Respectfully submitted,



Pearl Fuller
Secretary