

The Planning Commission of the Village of North Syracuse held a **Planning Commission Meeting** on **Thursday, April 20th, 2023** 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, Connie Irick, Paul Kolodzie, Lisa Lioto, and Emily Sharp.

Personnel Present: Neil Germain (Atty.), Ben Harrell, (CHA Engineer), Brandy Fry (Codes Enforcement Officer), Chris Strong, (Liaison) and Pearl Fuller (Secretary).

Agenda:

- Approval: 07/21/2022 Planning Commission Meeting's Minutes with corrections (**approved**)
- Site Plan Collection Center Property Company (Immuno Tek Bio Center) (**approved**)

MEETING STARTS

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

MINUTE APPROVAL

Chairperson Lancette stated next, we have the approval of minutes for 7/21/22 for Tom Oot (Brolex Properties, LLC. aka Brolex Plank Road, LLC) of 444 S. Main St. and Louis Rescignano on behalf of Twin Trees III of 306-310 N. Main St. with corrected Sunset Clause date to expire on 8/15/24 for Twin Trees III. Mrs. Sharp made a motion to approve the 7/21/22 minutes with corrections. The motion was seconded by Ms. Desimone. All in favor. 0 opposed.

LEGALS

Chairperson Lancette stated we have some housekeeping to address for our applicant, Collection Center Property Company for Immuno Tek Bio Center of 445-447 S. Main St. He asked if the agenda was sent to the paper. Mrs. Fuller stated yes. Chairperson Lancette clarified surrounding neighbors, and Town of Clay were notified. Mrs. Fuller continued yes. Chairperson Lancette continued agenda was posted on Website. Mrs. Fuller added yes. Chairperson Lancette stated all legals appear to be in order.

Collection Center Property Company (Immuno Tek Bio Center). 445-447 S. Main St.

Applicant: Collection Center Property Company
Applicant Representative: Brian Madigan, Dunn & Sgromo Engineering
Tenant Representative: Larry Martin, Dir. of Construction (Immuno Tek Bio Center)
Sellers/Adjacent Property Owner: David Antinelli, Eric Antinelli owners: 445 449 S. Main Street
(Plank Road Ice Cream)

PROJECT INTRODUCTION

Chairperson Lancette stated before us tonight is the representative for the Applicant: Collection Center Property Company for immuno Tek Bio Center. They are requesting a Change of Use/Occupancy for the property located at 445-447 S. Main St. located in a C-2 Zone from Commercial (Bowling Alley) to Office, Professional Business. They are proposing to convert 12, 630 sq. ft. existing structure known as Bowling Green Bowling Alley and a restaurant into a Blood Plasma Donor Facility.

Submitted with this project was a letter of Compliance and recorded Subdivision Plan with Onondaga Cty. Planning Agency showing the lot line adjustment/resubdivision of the two lots recorded on 11/17/2022.

We have received permission from the property owner, 445 449 S. Main Street, LLC. for them to make Site Plan Application before the Planning Commission. This project will require a copy of a Cross Access Easement Agreement with the owners of Plank Road Ice Cream and should include snow storage, parking and southern ingress/egress access; of which the 445 449 S. Main Street, LLC., the owners of Plank Road Ice Cream has submitted a permission letter for them to place snow on their property.

PUBLIC HEARING

Chairperson Lancette stated this meeting was not advertised as a Public Hearing.

REPRESENTATIVES ADDRESSES BOARD

Chairperson Lancette invited the representatives for Collections Center Property Company, Brian Madigan from Dunn & Sgromo Engineers and Larry Martin, Dir. of Construction for Immuno Tek Bio Center (Tenant) to speak.

PROJECT PRESENTATION

Mr. Madigan stated yes, he wanted to put the architectural drawing down on the floor. He introduced Larry Martin who is with Immuno Tek. Mr. Madigan continued so what we have is a Site Plan for the site. He assumed they had gotten fairly familiar with the site, you have got 2 entrances, all the parking meets with the local code.

NEIGHBORING RESPONSES

Chairperson Lancette shared at this point we have received no letters from neighbors. He asked if we received anything this afternoon prior to today's meeting. Mrs. Fuller stated no.

DPW/FIRE/POLICE

DPW: Sent a letter in dated 2/14/23: Looks good, no concerns for DPW and does not have any negative impact on DPW or its operations.

Fire Dept.: Submitted a memo dated 1/31/23: Stating building has no fire sprinkler system, if building code requires an automatic sprinkler system, it may require a separate fire service main. At this time, the Fire Dept. has no issue with the unsigned site plan, depicted in sheet SP-1; dated 1/6/23 provided by Gregory Sgromo. The Fire Dept. requests to the following to be located within the immediate area of the main entrance: Fire Dept. Connection, SUPRA Lock Box and Fire Alarm Panel.

Police Dept: Police: Memo dated 2/14/23: Stated no public safety concerns regarding law enforcement operations nor will it provide any significant impact or interfere with the safe flow of traffic during normal traffic hours.

LANDSCAPING

Mr. Madigan stated we basically removed some of the paved area, to create a small planting area. He stated to sum it up we are putting a little bit more landscaping in here, this whole area is going to be curbed. Mr. Madigan stated this area where there are some HVAC units now, they will be removed and this will become a small planting area. Chairperson Lancette stated landscaping, can you list the type used, the locations, and will the island landscaping be removed. Mr. Madigan stated the island landscaping: We are adding islands in the front here, we are not removing any of this, this area where the pavement is going to be removed will be landscaped; with 2 large growing trees with shrubs in front. He continued we are adding trees to the back part of the building, 1 tree in that landscape island which is between the 2 entrances on South Bay Road. He added we might remove the scrub here, but other than that. Mrs. Sharp asked for the tree's names. Mr. Martin stated adding trees, there are not any existing trees. Chairperson Lancette asked if you could tell us what type of vegetation and plants are going to be planted. Mr. Madigan stated we have an eastern white pine out here; those are fairly fast growing. He continued we have red sunset red maple which are these 2 out here, they should be. He added service berry in the parking area, Virginia Sweetspire and Little Devil Ninebark below those trees in the landscape area.

SIDEWALK/LOCATION(S)

Mr. Madigan stated a sidewalk from Main Street to the front of the building, to accommodate a walkway from the street. He continued we are going to remove and replace the sidewalk along the front of the building. He continued a new sidewalk with an interval curve will be placed in front of the building with ADA drop in the appropriate locations. He added there will be a one [1]

ADA drop on this end in case somebody from this area comes over, an ADA drop here, striped walkway and a new sidewalk leading from the Right-of-way into the 1st stall.

MATERIAL TRANSPORTED

Mr. Madigan stated the material they are transporting is strictly regulated, so everything is strictly contained. He added there is nothing going into the sewer lines or anything like that, so we have a pretty strict protocol as to when and how the material is shipped back and forth. He explained basically it is the shipping of Plasma, on the way out, and they take some medical waste with them usually on the same deal.

PARKING AND INGRESS/EGRESS ACCESS

He stated so we have got 72 total parking spaces, per the Easement Agreement. He continued right now the Ice Cream Store has 6 spaces, the current owner who owns the Ice Cream Store, requested to share 18 spaces to handle some of the spill over during busy hours which is usually in the evenings. He added Immuno Tek has 69 spaces, they never use that many parking spaces, so hence the Cross Easement Agreement. He explained we had to have an Easement Agreement between these 2 parcels, because there is no way to really use this driveway without crossing both spaces unless you go in and around like that. He stated so we did the truck turning and did the lighting layout and if there are any questions that you have, that is about it in a nutshell.

Chairperson Lancette stated in regards to the parking lot, modifying and stripping, including adjacent Plank Road Ice Cream Parcel Parking lot, is that going to be resurfaced also. Mr. Madigan stated basically there are a few rough spots in here that will be patched, he continued he believed there was a rough spot here, and a couple of areas near the EVA place that would patch. He added they were going to seal and stripe the parking lot. Chairperson Lancette clarified the whole parking lot of both properties. Mr. Madigan stated would be sealed, yes.

Chairperson Lancette stated the total parking spaces for Immuno Tek, and the total parking spaces for Plank Road Ice Cream. Mr. Madigan stated 69 for Immuno Tek, 3 ADA, 72 total for both properties. He looked it up and corrected it to be 69, 3 ADA stalls and 78 total for total sites. Mrs. Fuller clarified that is 78 for Immuno Tek. Chairperson Lancette continued that is an aggregate number Immuno Tek is 69, 4 ADA stalls. Mr. Madigan stated 3 ADA stalls, 1 was removed at the request of the engineer. Chairperson Lancette added Plank Road has 9 with 1 ADA Mr. Bachstein asked the 18 shared is that counted in. Mr. Madigan explained the 18 parking spaces are the spaces they have agreed to share with the Ice Cream. Mr. Bachstein as is that. Mr. Madigan stated these are the parking spaces that they have agreed to share with the Ice Cream Facility. He continued the Ice Cream by code only needs 6 spaces, so yes these are Immuno Tek's Parking spaces, but they have agreed to share them for particularly off hours. Chairperson Lancette stated so how many parking spaces does that leave for Plank Road including ADA stalls. Mr. Madigan added Plank Road has 1 ADA stall, they are required to 6 spaces, they

currently have 9; they are going to share the additional 18 or however many spaces that they need for overflow.

Chairperson Lancette asked can you tell me how many access locations there are and where they are going to be located. Mr. Madigan stated to Immuno Tek or for both. Chairperson Lancette stated to the site, the parking lot road cuts. Mr. Madigan continued there are four [4] entrances both in and out, two-way. He added for the most part the Ice Cream stand will be using these spaces unless they are really busy, he is not really sure how busy they get. He explained most of the parking for Immuno Tek will be out front and obviously if they have any overflow. He stated the employees will be parking in the rear.

DONATION PROCESS & PROCEDURES

Mrs. Sharp stated she was curious about how long a client after they have donated, needs to stay until they are stabilized. Mr. Martin stated after a donor donates, we typically like to keep them in the building for 10 to 15 minutes, just to make sure that they are not going to have any adverse reaction to the donation. Mrs. Sharp continued so you do need parking spaces, because a number of people have not left yet and other people are coming in. Mr. Madigan stated yes, there is a little bit of a lag time, but people are coming over the course of 12 hrs. during a day; so, it is not a huge traffic generator for #1. He continued #2 the employees to the facility, once they come in, in the morning they have to remain in the facility until it is time to leave; they cannot leave for lunch to go down the street to the drug store or anything. He added they have to remain on the facility until they leave. Mr. Martin continued they bring their own lunches or order in from local establishments.

CHANGE OF USE

Chairperson Lancette stated they are going for a Change of Use from a Bowling Alley to Office, Professional Business, for a Blood Plasma Donor Center. He verified that no treatment would be done there. Mr. Madigan stated it is not like they are physicians, it is basically 4 or 5 Phlebotomists, so they are not treating patients. He explained they come in, they screen them to make sure that they are not using alcohol, drugs; or anything, and interview them and ask a lot of questions. He stated then at that point it is similar to dialysis, the blood comes out. Mr. Martin stated the blood comes out one tube and goes back into the body via another tube added with some saline. He continued we do not do any treatment on site. Mr. Madigan added after the treatment is completed, they have to sit for a few minutes, to make sure they are not dizzy or anything like that; and then they exit the building.

HOURS/DAYS OF OPERATION

Chairperson Lancette asked what the scheduled hours and days of operation for the Plasma Collection Center. Mr. Martin stated we are open Tuesday thru Saturday, from 10:00 AM to 6:00 PM when we first open the center. He continued after that we will typically might add an hour in the morning, 9:00 AM, and add an hour in the evening, 7:00 PM. Mr. Madigan stated his understanding from Immuno Tek Corporate that may not be right at the beginning. He added this is only the second facility in N.Y.S. Mr. Martin added no, this will be the third [3rd]. Mr. Madigan explained that they really do not know the market, they really do not know whether they are going to get their goal; which is to have 30 people a day, they do not know if that is going to happen. Mr. Martin explained typically in a normal city and state, there are other donation centers, it takes us about six [6] to eight [8] months; to ramp up to that level where we need to expand some hours.

NUMBER OF EMPLOYEES/DONORS AT SITE

Chairperson Lancette asked what is the standard number of employees that will be on site. Mr. Martin stated 30 to 40 employees, all the employees are hired locally. He continued we do have some staff that travels in to help train, but the base staff is hired local and 30 to 40.

Chairperson Lancette stated what are the number of anticipated donors per hr. Mr. Martin stated 2 to 3 per hr. Chairperson Lancette continued and how many per day. Mr. Martin continued 30 per day. Mr. Madigan added that is really the long-term estimate, you may not get that for the first couple of yrs.

PARKING LOT MODIFYING/STRIPING

Chairperson Lancette asked will they be modifying or striping the parking lot and will this include the adjacent property with Tax Parcel 010.-01-19.1 (449 S. Main St.) known as Plank Road Ice Cream Stand, is that going to be resurfaced also. He also asked about the total acreage per property, number of parking acres and number of handicap spaces. Mr. Madigan explained basically there are a few rough spots in here, that will be patched, and he believed there was a rough spot here; a couple of areas near the PVA place that were going to be patched, seal and stripe the parking lot. Chairperson Lancette clarified the whole parking lot of both properties. Mr. Madigan stated will be sealed, yes. Chairperson Lancette stated one more time he is going to ask you, you did state this, but the total parking spaces for Immuno Tek Bio Center and the total parking spaces for Plank Road Ice Cream Stand. Mr. Madigan continued 69 spaces for Immuno Tek Bio Center, 3 ADA; 78 Total for both properties. Chairperson Lancette verified 69 spaces, 4 ADA stalls. Mr. Madigan stated 3 ADA stalls, 1 was removed at the request of the engineering. Mr. Bachstein asked about the 18 shared is that included. Mr. Madigan continued these are Immuno Tek Parking Spaces, that they have agreed to share with the Ice Cream Facility. He explained the Ice Cream Facility by Code only needs 6 spaces, so yes, these are Immuno Tek's Parking Spaces, but they have agreed to share them typically on off hours. Chairperson Lancette asked so how many parking spaces does that leave for Plank Road Ice Cream Stand including

ADA spaces. Mr. Madigan stated well Plank Road Ice Cream Stand has 1 ADA stall, they are required to have 6 spaces; currently they have 9 and they are going to share the additional 18 or however many spaces in here that they need for overflow.

ACCESS- INGRESS/EGRESS CURB CHANGES

Chairperson Lancette asked can you tell me how many access locations and where they are going to be located. Mr. Madigan clarified for Immuno Tek or both. Chairperson Lancette clarified to the site, the parking lot road cuts. Mr. Madigan stated there are 4 entrances, both in and out, 2 ways, for the most part the Ice Cream Store will using these spaces, unless they are really busy and he is not really sure how busy they get. He continued most of the parking for Immuno Tek will be out front and obviously if they have the overflow. He added employees will be parking over here.

Chairperson Lancette stated in regards to the ingress/egress curb cuts, are there any proposed changes to the existing curb cuts. Mr. Madigan added no, these road cuts will remain the same. Cty. Highway, these road cuts will be curbed, for the DOT line, that will be tapered down for the DOT Right-of-way line. He continued this area here will be curbed, there is no reduction in actually paved area for the entrances. He added however, this area is going to be shoved around, because this is going to be parking over here. Chairperson Lancette stated our engineers from CHA has listed that some curb cuts shall be part of access agreement. Mr. Madigan clarified in this area next to the curb cut or the road cut. Chairperson Lancette continued my notes have curb cuts. Mrs. Fuller read the southern curb cuts shall be a part of the access agreement was on the paperwork. Mr. Madigan went on to say the easement goes through here, so there is a portion of the curb that would be within the easement area, yes, if that is what she is referring to. Mr. Martin stated it is not cut. Atty. Germain stated he thinks what we are talking about is access through that area. Mr. Harrell stated yes, the access goes through the southern entrance as shown. Mr. Madigan stated he thinks what she was referring to is this southern entrance which is a road cut, has to be included in the easement in order for people to get in and out and out of the driveway.

DRAINAGE

Chairperson Lancette continued the only addition is there any additional drainage with the parking lot modification. Mr. Madigan stated it is going to be less stormwater runoff, slightly, because we are adding a little bit of impervious here in this area right now which is stone and rumble. He continued is going to be seeded and landscaped. He added we are not changing any grades; we are not grading anything in the parking lot.

DUMPSTER/SCREENING

Chairperson Lancette asked where the dumpster(s) would be located and screening material around the dumpster paddock. Mr. Madigan stated the dumpster location out here at this corner of the building, we have a site detail for the corner of the dumpster. He continued this one is a wood or pressure treated vinyl with steel supports, basically a pile foundation.

HVAC/ BOLLARDS

Mr. Madigan explained in a previous proposal we had the dumpster area over here; we have now moved the dumpster and the HVAC units into this area, because of the size of the building, there is going to be a couple of HVAC units here. Chairperson Lancette stated what are the locations of bollards. Mr. Madigan stated the only place that we have bollards on the plan are in the dumpster enclosure. He continued that is just to ensure that the truck does not bang it and crush the dumpster.

LOADING LOCATION

Chairperson Lancette asked where the loading area would be and is there a ramp. Mr. Madigan stated it will be in back corner and will be done with a roll cart. He continued Immuno Tek, there is not a lot of truck traffic coming back and forth, they have 2 or 3 pickups a month. Chairperson Lancette asked where the loading location area would be and is there a ramp. Mr. Madigan stated loading location area is in the back. He continued Immuno Tek does not use a 4' or dock levels or anything; they basically use a roll cart and roll it down the ramps here, so there is not a situation where the trucks are backing up against the building.

UTILITIES, SEWER SYSTEM

Chairperson Lancette stated what utilities are proposed or sewer system. Mr. Madigan stated the current sewer system and water system is adequate. He continued they are going to use the existing facilities. He added there is like a chamber in the basement where all the utilities come into the building and that is what they are going to hook to. He explained basically it is going to retrofit. He stated they will be using a lot less water, there are only going to be two bathrooms. He continued the process itself does not use a lot of water, so we are only talking about handwashing by employees and if donors come in and need to use the restroom.

PERMITS

Chairperson Lancette asked if this site requires any other permits. Mr. Madigan stated no, other than Building Permits and things from the Village; no non-Village permits.

SETBACKS

Chairperson Lancette stated as a note two [2] properties located on two [2] streets: South Bay Road and South Main Street. Mr. Madigan stated correct. Chairperson Lancette continued and will use front yard setback criteria for both streets and both have requirements of 10' side yard setbacks. Mr. Madigan continued correct, the building is non-conforming on this side, so we added the setback note. Chairperson Lancette stated both building and parking encroach in setbacks. Mr. Madigan added yes, since we are not changing the parking, it is not a non-conformance.

INTERIOR BLDG.

Chairperson Lancette stated then the interior building improvements. Mr. Madigan stated he cannot really speak to the interior improvements; he can tell you it is going to be a turnkey. He continued they are basically gut the interior and refinish it to meet their needs. He added he has a current floor plan from the architect, but it is going to be pretty much a reskin inside. Mr. Martin stated building as he mentioned will demoed, wipe the building clean on the inside of the building. He continued then filled back in with all new walls, drywall, drop ceilings. He added the heart of our business is the freezer where we store the plasma. He explained new flooring, it will be a completely fresh building with all new mill work, rooms, restrooms; everything internal in the building will be all new finishes.

EXTERIOR BLDG./FAÇADE

Chairperson Lancette stated exterior building, could you go over some of the changes and façade changes. Mr. Madigan stated we are going to revamp the entire façade. Mr. Martin stated bring it up to a more modern look that matches our colors. He continued our colors are similar to what you see in the Logo, gray is the only color we have on the outside of the building, here is our Logo. He added these are light to gray colors that we will have, contrasting colors. He explained we are going to go in and rework the windows, there will be new store front doors on the entrances and exits. He stated all these finishes will be new finishes, we will repair, and replace; what we need to on the exterior of the building, as far as existing finishes. He added that way we will have a good-looking product.

CURBING

Chairperson Lancette stated where will the curbing be installed. Mr. Madigan stated there will be curbing around the front island, and taper down to meet with the state right-of-way, so this will all be curb; this will be raised curb, and this will drop to the walkway area. He continued the curbing along here will be interval curbed, it will be dropped at the ADA location, to allow people to mount the curb.

LIGHTING

Chairperson Lancette stated in regards to the lighting, can you go through the location, types or any changes or any additional parking lot lighting. Mr. Madigan stated we are not proposing any additional parking lot lighting. He continued this is the Lighting Layout, basically we will cut off wallpacks here, here; here, here, and here. He added they are going to be changing out an existing light in the parking lot with an LED bulb, they are going to retrofit it. He explained all the lights will be LED, full cut off and they will be shining down.

SIGNAGE

Chairperson Lancette stated in regards to signage can you go through the locations, with the type and sizes. Mr. Madigan stated the signage right now is on the shed roof here, they want to remove that, and just move it to the other side of the building. He continued Immuno Tek secures a sign contractor, sign contractors work different, they have their own architects. He added so, if you are going to relocate a sign to Village Code here, on the front of the building; up a little higher above this line. He explained the pylon sign out by the road, they are basically going to remove the skin, and put new skin on it; they are not altering it in any way. Chairperson Lancette stated Handy-cap sign and/or logo or any directional. Mr. Madigan stated Handy-cap signs: The emblems will be in the parking spaces; the signs will be mounted on the building face as required. Chairperson Lancette asked if there are any directional arrows indicating traffic flow. Mr. Madigan continued just on the pavement, once we stripe it, we will put the traffic flow on the pavement. Chairperson Lancette stated in regards to the building signs, there are no details provided, not site plan approval and will be approved through the Codes Dept. later.

LOT ACREAGE

Chairperson Lancette asked if he could give the lot acreage after the lot line adjustment for Immuno Tek Bio Center and Plank Road Ice Cream Stand. Mr. Madigan stated Immuno Tek Bio Center lot acreage will be. Mr. Madigan stated the survey says 1.178 acres total and he does not have the easement agreement, because that was not executed yet. He added and we were asked to go by the survey that they provided for the easement agreement, the Cross Access Agreement. Mrs. Fuller stated a lot of things have changed. Mr. Madigan agreed to provide the information. Mr. Madigan stated the total for both parcels there are: 1.736 total ac., individually: Immuno Tek Bio Center: Total acre will be: 1.176 ac., there will be 69 total spots with 3 ADA stalls. He continued Plank Road Ice Cream Stand: Total acre will be: 0.56 ac. With 9 spaces, 6 are required and 1 ADA stall. Total Parking spaces: 78, shared 18.

BOARD DISCUSSION

Chairperson Lancette stated O.K., based on the information submitted prior to the meeting that was in your meeting material for review, did any questions arise. He continued he knows we

discussed this in the group session, there really was not any issues or concerns brought forth. He asked if there were any questions from anyone on the Board at this point, if there are any questions that we have not asked. Mrs. Sharp stated she just wanted to make sure that you have emergency equipment, like she would expect you would have for cardiac arrest. Mr. Martin stated of course. Chairperson Lancette asked if there were any changes made that have not been discussed. Mr. Madigan stated no.

FIRE DEPT REQUESTS

Chairperson Lancette stated the Fire Dept. requested within immediate area: Main Entrance: #1. Fire Dept. Connection, #2. Super Lock Box, #3. Fire Alarm Panel. Mr. Madigan stated the Fire Alarm and Fire Alarm Panel is required by N.Y.S. Fire Code.

SPRINKLER SYSTEM

Chairperson Lancette read from Fire Dept. Letter that there is no Sprinkler in building.

ENGINEERING

Chairperson Lancette asked if there were any more comments from CHA that we needed to go over. Ben Harrell, Engineer stated he did not have anything else to add.

PILOT

Chairperson Lancette stated is the project requesting a PILOT Exemption from any other agency. Mr. Madigan clarified from a state or federal agency. Chairperson Lancette continued state or county. Mr. Madigan stated not that he is aware of. Mr. Martin stated not that he is aware of, no. Mr. Madigan added certainly not the state or the county, federal he did not know how to answer that question; he does not believe so.

ANY CHANGES NOT DISCUSSED

Chairperson Lancette asked if there was anything changes made that were not discussed. Mr. Madigan stated no.

COUNTY SOCPA RECOMMENDATIONS

Chairperson Lancette stated the county SOCPA recommendations, do we need to read and go over those comments. Atty. Germain stated, no we can just recognize that it was received, and reviewed.

SEQR MOTION

Chairperson Lancette asked if we needed to go through the Full Environmental Assessment Form to determine SEQR. Atty. Germain stated no. Chairperson Lancette asked for a motion to approve the SEQR Determination of TYPE II., with no Negative Impacts. **Mr. Bachstein made a motion** to approve the SEQR Determination of Type II., with No Negative Impacts. **The motion was seconded** by Mr. Kolodzie. All in Favor.

SUNSET CLAUSE MOTION

Chairperson Lancette stated the next item is the Sunset Clause, when was your original build scheduled looking to be completed. Mr. Madigan stated everything depends on the closing, as closing can go anywhere from two [2] weeks to three [3] months. He continued from the time of closing; we estimate full build out anywhere from eight [8] months to one [1] yr. Mr. Martin stated our typical construction schedule is about 120 days after award of contract to a general contractor which is about a 60-day process to get it out to bid, award and a general contractor to start is about 120 days with construction from that date. Mr. Madigan shared they are hoping for a closing next month. Chairperson Lancette asked would it be realistic to say that one [1] yr. be sufficient, for one [1] yr. from today. Mr. Madigan stated he thought the site plan approval was only good for one [1] yr., so that is perfect. Chairperson Lancette clarified so that would be an expiration of 4/20/2024. He asked for a motion to approve the Sunset Clause of 4/20/2024. **Mrs. Irick made a motion** to approve the Sunset Clause to expire on 4/20/2024. **The motion was seconded** by Ms. Desimone. All in Favor.

Mrs. Irick made a motion to approve a 12 mos. to expire on 4/20/2024. **The motion was seconded** by Mrs. Irick. **The motion was** seconded by Ms. Desimone. All in favor.

Chairperson Lancette stated if the project is not going to be done by 4/20/24; you will need to contact CEO Fry ahead of time, so that we can consider extending or whatever. Failure to comply with the above date could result in a violation from the Zoning Officer and may result in being asked to return before the Planning Commission.

SITE PLAN MOTION

Chairperson Lancette stated motion to approve the site plan with the following conditions:

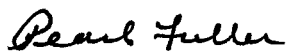
- 1.) Cross Access Easement Agreement shall include: Snow placement, Southern Access Egress/Ingress both streets, parking easement and shall be approve by Legal, Applicant filing the easement with the Onondaga Cty. Clerk, and provide the Planning Commission with a copy of the filed easement and that no permits or occupancy of any kind will be issued until this done.
- 2.) Fire Dept. Connection, SUPRA Lock Box, and Fire Alarm Panel within immediate area of Main Entrance.
- 3.) Automatic Sprinkler System with separate fire service main to be added.

- 4.) Signage will be determined/permitted by Codes Enforcement Officer for approval and total signage shall not exceed 200 sq. ft.
- 5.) Final As-built Plan needs to be turned into Codes.

Mr. Bachstein made a motion to approve: Site Plan with SEQR determination-Type II with Negative Impact, including Sunset Clause, Conditions, and Cross Access Easement Agreement to allow Immuno Tek Bio Ctr. Plasma Lab in accordance with § 240-12A. (2) to meet requirements in a C-2 Zoning District as per Site Plan Revision date 02/28/23, File No. 13902.002, Dwg. No SP-1 by Dunn & Sgromo Engineers along with Details, SP-2, SP-3, and Lighting Plan SP-4 dated 02/28/23 and Exterior Elevation dated 11/23/22 Sheet No. A2.0. The motion was seconded by Mr. Kolodzie. All in Favor. Approved. 0 Opposed.

Chairperson Lancette asked for a motion to adjourn the meeting. **Mrs. Sharp made a motion** to adjourn the meeting at 6:08 PM. **The motion was seconded** by Mrs. Irick. All in favor.

Respectfully submitted,



Pearl Fuller
Secretary