

The Planning Commission of the Village of North Syracuse held a **Planning Commission Meeting** on **Thursday, May 20<sup>th</sup>, 2021** 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, Emily Sharp, Vera Desimone, Connie Irick, Paul Kolodzie, and Lisa Lioto.

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

**Personnel Absent:** Chris Strong, (Liaison) Work (Signed in over Facebook).

**Agenda:**

- Approval of the 05/06/2021 Planning Commission Meeting's Minutes (**approved**)
- Site Plan Review with Special Permit, Giovanni LaFace, 407 S. Main St.-Convent (**returning**)

**MEETING STARTS**

Chairperson Lancette called meeting to order at 5:31 PM. He took role call and all members were present except Chris Strong Liaison who signed in on Facebook.

**MINUTE APPROVAL**

Chairperson Lancette stated next we have the approval of minutes for May 6, 2021 for Michael Lembo for Salt City Arms, LLC d/b/a Founders Arms Co. Mrs. Irick made a motion to approve the May 6, 2021 minutes with correction of typo on pg. 11, sentence 13 remove "do you" and add after would "you" to read: Mr. Bachstein asked would you collect any money. The motion was seconded by Mr. Kolodzie. All in favor.

**LEGALS**

Chairperson Lancette stated we have some housekeeping to address for our applicant, Giovanni La Face. He verified the agenda was sent to the paper. Mrs. Fuller stated yes, it was. Chairperson Lancette continued Legal Notice put in paper. Mrs. Fuller continued yes, it was. Chairperson Lancette added surrounding neighbors; Town of Cicero and Town of Clay were notified. Mrs. Fuller added yes, they were. Chairperson Lancette stated all legals appear to be in order.

**GIOVANNI LA FACE-407 (413) S. MAIN ST.-CONVENT TO APARTMENTS**

Applicant: Giovanni La Face

Applicant Representative: Tim Coyer, Ianuzi & Romans, P.C.

**EMERGENCY CIRCUMSTANCES**

Chairperson Lancette announced due to the emergency circumstances caused by the Covid-19 pandemic, and the Mayor of the Village of North Syracuse, the public shall not be allowed to attend due to Covid guidelines. However, they are allowed to watch over Facebook.

**PUBLIC HEARING**

Chairperson Lancette went on to say this meeting was not advertised as a Public Hearing, but people were encouraged to send written comments/concerns by email, fax or mail.

**PROJECT INTRODUCTION**

Chairperson Lancette stated the Applicant before us tonight is a representative, Tim Coyer for Giovanni LaFace, of 407 S. Main St. for Site Plan Review and Approval with Special Permit to renovate the existing 2 story convent, known as St. Rose of Lima Church Convent for 12 units, with a mix of 1 and 2 bedroom apartments. He is seeking Special Permit for residential use in combination with non-residential use, to leave that option available for future use, if he needs to exercise that at a later date.

He continued the project was before the ZBA on 11/5/2020, for 2 area variances, 1 for a side yard setback going from the required 25' for residential use and 30' for non-residential use down to 12.7' and a reduction in the rear yard setback from 40' for residential and 50' for non-residential use to 30.5'.

He added on 2/11/21, the Village Board of Trustees granted a zone change from an R-9 Residential zone to a C-1 Business zone.

This property address for 911 purposes has been changed from 407 S. Main St. to 413 S. Main St.

**REPRESENTATIVE ADDRESSES BOARD**

Chairperson Lancette stated the applicant before us tonight is Tim Coyer representing Giovanni La Face of 407 S. Main St. He is seeking Site Plan and Special Permit Approval for a residential use in combination with non-residential use.

Chairperson Lancette invited the representative, Tim Coyer to speak on behalf of the applicant's project. Mr. Coyer from stated pretty much everything that he wanted to cover was covered. He continued he wanted to note that they did do a Subdivision of the property and has been filed in the County Clerk's Office. He added so this parcel is an existing off a stand-alone and they are moving forward with the sale of the property. He explained as you talked about we are

looking to renovate the existing convent into an apartment complex with 12 units; there will be 1 to 2 bedrooms for the mix.

Mr. Coyer stated we were not informed; just know about the Special Permit situation, he wanted to tell everyone that he has no intent right now to do any commercial use on the property. He shared part of this whole thing was recommended by the Village to move to a C-1 Zone with a potential option in the future, right now he does not have any intent to do any commercial, it is kind of like an extra; the Special Permit. He stated if it is something that the Board is willing to approve tonight and grant, it is wonderful and we can move forward with that, but he wants to make it know that he does not have an intended use right now; maybe in 6 mos. or a year, yes he could potentially do something. He continued maybe in the next 2 mos. if somebody comes up and gives him an offer he cannot refuse, he would do it. He just wanted to make sure that the Board knows that there was no intent, and if it is something that the Board feels that they want to pull, we can; we do not have any problem if the Board wants to move forward with a Special Permit. He added otherwise, we are just looking for the Site Plan for the apartment complex.

### **LIGHTING**

Mrs. Sharp stated it said something about a light stand, she could not find it. Mrs. Franco stated there is not any on site like the pole lighting that was in one of the narratives. Mr. Coyer stated right, he does not believe there are existing light stands, we are going to use the existing building lights that are up there; we are not proposing any new light stands. Mrs. Sharp asked if there was lighting on the building. Mr. Coyer continued there is lighting on the building.

### **DRIVE THRU**

He stated he did receive today a couple of comments specifically about the Fire from the Fire Chief. He continued he was not sure what FC means, he assumed it is Fire Code and he was bringing up a few of the minimum setbacks for the drive aisle. He added what he did on this map was add drive aisles through here, all of them met the 20' requirement except for these 2 right here; this 1 is 19' and this is 18'. He explained his standing on this, is we are trying to utilize an existing site. He would hope that is it existing non-conforming, if worst case scenario we could take this curbing out in here and make it 20 and 20, so it could work to make the 20' drive aisle work in there, but they would hope not to have to do that. CEO Johnstone stated it should be 25' width. Mr. Coyer spoke of the access does not meet the 20' minimum on this sheet as required by this section.

### **SIGNAGE/DRIVE THRU BLOCKING**

Mrs. Sharp stated that drive in, will that be listed with a sign that it is private drive thru. Mr. Coyer clarified for the entrance on the S. Main St. Mrs. Sharp continued right. Mr. Coyer reiterated will it be a private drive thru, it will be only for the apartment complex. He added

actually we can put a sign up there that says private for the apartment complex if you want. He stated he wants to note, when they were going for the Variance and the Zone Change, the Fire Dept. had some concerns about traffic; blocking anything off, we have no intent of blocking anything off. He continued they have no intent of putting up any gates, fences or anything like that to block any of the existing parking situations. He added understand that these are existing parking spaces right now; they are fully on the adjacent property, so in theory we cannot use them. He explained if the church uses them, they are essentially blocking it off and that type of thing. He went on to say but we have not intent of blocking anything.

Chairperson Lancette asked if he could briefly explain the signage that was proposed with the parcel. Mr. Coyer stated we are proposing a monument sign here, out front roughly 15' 6" from the property. He reference the detail on the plan, that shows Jamesville Court, it is a total of 5' tall, the sign itself is 3.5' x 4.75' roughly. Chairperson Lancette inquired as to whether they planned on illuminating the sign. Mr. Coyer continued no, we are not.

### **CROSS ACCESS EASEMENT AGREEMENT**

He stated they have talked to the church and the church really does not want to do any time of cross access easement. He stated the church does not want us traveling thru their property to South Bay Rd. down here, they do not want that, but if it is something that the Board absolutely needs, we will work something out with them. Mrs. Franco clarified that you are O.K. with them accessing their parking spaces from the apartment site, those parking spaces. Mr. Coyer continued no, they in theory could access those spaces from their site. He added obviously if cars are parked here, they cannot, they are going to have to come thru here; but if they have to use those spots we would not have a problem with using our drive thru to get there. He explained they just specifically did not want anybody coming from the apartments thru their site, because they do have kids that use this area for playing throughout the day and they do not want cars coming thru there at all. He stated we do not have any intent to stop them from coming across by any means.

### **GARAGES**

Mr. Bachstein asked if there are some garages on the bottom part of the convent. Mr. Coyer stated he believes there are garages and only on this side. Mr. Bachstein asked what they were going to do with them. Mr. Coyer continued he believed they are just storage for the tenants, existing operations like lawn mowers, and that kind of stuff.

### **SECURITY & ALARM SYSTEM**

Mrs. Sharp asked if there was any plan for access and security, is there an alarm system. Mr. Coyer clarified a security system; he stated does not believe so, but he can check, not to his knowledge. Mrs. Sharp clarified the exits in and out are appropriate for the Fire Dept. Mr. Coyer stated yes, he believes so, there are multiple exists around the building. Mrs. Lioto clarified you are stating it will not be a secured building. Mr. Coyer continued he does not know if they are

putting a security system in place like some type of alarm system or something like that. He added he would not have the answer to that tonight, but he can find out if they are doing some type of security system and let you know. Mrs. Lioto stated but to enter the building, to get to individual apartments will it be secured. Mr. Coyer added yes, you will have typical locks and that kind of thing, probably something like a key pass to get into the initial main entrance of the building; yes.

### **CONCERNS FROM THE PUBLIC**

Chairperson Lancette stated we have received some correspondence on this application from neighbors, since that last meeting.

- 1) On 10/23/20 William Gillmore of 108 Wells Ave E. sent a letter to ZBA listing concerns as follows:
  - A. Allowing add on to a building with only 19' to adjacent building, noting fire engines are very wide and tankers extremely heavy and wide; could present undue risk to the Fire Dept.
  - B. Notes existing location of present building, and church, to left streets and right business; stop light back up from the south and east, increasing the building to a business and residents is unwise.
- 2) On 5/08/21 we received another letter from William Gillmore of 108 Wells Ave E. stating an entity loses its purpose and suggested housing for the homeless and feed the poor.

### **DPW/FIRE/POLICE**

**DPW:** Chairperson Lancette read the DPW report they have reviewed the plans and the project does not have any negative impact on the DPW or its operations.

**Police Dept.:** Chairperson Lancette read the Police Report dated 3/29/21 from Chief William Becker which stated after making observations from a site impact review; 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, it 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. sent a letter dated 1/15/21 to the Village Board of Trustees for the Zone Change which reads they reviewed the documents provided regarding the above captioned project. Regarding a Zone Change the Department has no comment.

However, noted regarding the Subdivision of the property, we are very concerned about accessibility. Will the Subdivision create a barrier limiting fire apparatus access to the southern side of the school building? Will the new owner of Lot #2 be allowed to erect a

barrier in the driving lanes of the parking lot? If so, the barrier will severely handicap fire apparatus accessibility.

He continued they sent another letter for the Planning Commission received on 5/20/21 which reads the Department has reviewed the Site Plan labeled Proposed Lot #2 St. Rose of Lima Church dated February 23, 2021, the proposal to create one and two room apartments in the existing space. The Fire Department has the following concerns:

1) Fire Apparatus Accessibility Roads:

FC §503.1.1 I am not sure that the proposed project meets the intent of this code section.

FC §503.2.1 the fire apparatus access road as depicted on this sheet does not meeting the 20 foot minimum as required by this section.

FC §503.2.4 the fire apparatus access road as depicted on this sheet does not meet the turning radius required by this section. Our aerial apparatus has a wheelbase of 169 inches.

2) Fire Protection Water Supplies

FC §507.5.1 there is no indication that the project is contemplating the installation of an automatic sprinkler system; therefore the project does not meet the intention of this section.

**911 ADDRESS CHANGE TO 413 S. MAIN ST.**

Chairperson Lancette as per letter received from SOCPA on March 15, 2021 the property address has been changed from 407 S. Main St. to official 911 address of 413 S. Main St. for the former St. Rose of Lima Church Convent for Lot 2, subdivided from parcel 010.-01-28.1.

**FOLLOW UP QUESTIONS**

Chairperson Lancette stated we are going to go through some questions here.

He asked how many apartments will there be. Mr. Coyer stated 12. Chairperson Lancette asked how many would be 1 bedroom and how many would be 2 bedrooms apartments. Mr. Coyer continued we are not sure at this time, if you need a number we can go 6 and 6 if you would like.

Chairperson Lancette asked if they would be ADA Handi-cap accessible. Mr. Coyer added yes. Chairperson Lancette asked if there was an office on site. Mr. Coyer continued yes. Chairperson Lancette asked is there common hallways. Mr. Coyer continued he did not know, he would think

that there would be common hallways, but does not know how the architecture is going to be set up in the building. Chairperson Lancette asked if there will be hallways, will they be ADA Handi-cap compliant. Mr. Coyer added yes, it will have to be. Chairperson Lancette inquired if there would be rails along the hallways. Mr. Coyer stated yes. Chairperson Lancette asked if there will be emergency lighting, exit signs and will emergency lights be lit with fire extinguishers. Mr. Coyer continued yes. Chairperson Lancette asked if there would be strobes. Mr. Coyer added yes. Chairperson Lancette asked how many parking spaces there will be and of those how many will be Handi-cap spaces is proposed. Mr. Coyer stated we have 2 Handi-cap spaces out front of the property that are existing, 35 existing parking spaces are on site, we are required to have 18 parking spaces. He continued that he knew in Mrs. Franco's review that typically you have the 8' access lane next to the parking space and if need be we could get rid of a parking space and add that 8' stripped area to make it comply. Chairperson Lancette stated for the Water Distribution System, do you have the Hydrant Flow Test determination. Mr. Coyer added he did not get that yet. Chairperson Lancette asked if we have it yet. Mrs. Fuller stated no. Chairperson Lancette continued sewer capacity. Mr. Coyer explained no, but he did talk to Nick Capozza today, with the Village Sewer System we might have to do an offset, because it goes to Oak Orchard Plant and we would have to do an offset to satisfy that of 1 to 1. Chairperson Lancette stated is there exterior signage proposed and if so where would the sign be located and the type of signage. Mr. Coyer stated it shows on the plan where it will be located in the front, and we have a detail as we went over earlier. Chairperson Lancette asked if there will be security at the facility. Mr. Coyer continued everything will be securely locked, so people will need the keys to get in, yes. Chairperson Lancette stated O.K., so what kind of security would be offered, door locks. Mr. Coyer clarified it would be door locks. Chairperson Lancette inquired if there will be a Central Alarm System or a per unit alarm system. Mr. Coyer stated he assumes so, but does not want to answer yes for the applicant. Chairperson Lancette stated will be a green area, landscaping or picnic table seating for the tenants and if so where. Mr. Coyer continued not that he knows of at this time, no. Chairperson Lancette continued traffic review and the findings of that. Mr. Coyer shared that we did do a traffic study that minimum to no impact on the overall traffic for Rt. 11; he does have a copy of the traffic review if you need it, and it was done by G.T.S. Consultants. Chairperson Lancette stated he thinks that we have that and verified that it was in the Trustees packet also for your review prior to the meeting. Mrs. Fuller clarified it was. Chairperson Lancette continued the traffic generated by the proposed apartments is minimal and will have no notable impact on the traffic operations on S. Main St. He added there are adequate gaps to accommodate turning movements into and out of the development and good site lines in each direction, no traffic consideration or analysis is warranted for a development of this size, and no mitigation measures are recommended.

**FIRE DEPT. ACCESSIBILITY/CROSS ACCESS EASEMENT AGREEMENT**

Chairperson Lancette stated in regards to Fire Dept. access is there a Cross Access Easement Agreement. Mr. Coyer stated no, not at this time. Chairperson Lancette spoke of the drive aisle width and turnaround. Mr. Coyer explained there is existing drive aisle widths and again, he added the distances are on the map and basically they all confirm except for the 2 he spoke of earlier. Chairperson Lancette stated will there be a barrier erected in the driving lanes of the parking lot. Mr. Coyer stated no. Chairperson Lancette continued so Fire apparatus accessibility to the roads, the proposed question is, if the proposed project meets the intent of the FC § 503.1.1 code section. Mr. Coyer stated he honestly does not understand that. CEO Johnstone stated that is a general question when he is talking about is the drive aisles, you do not meet the drive aisles, so you will have to make that 18 make code. He continued they are talking about the wheel base of their aerial is 169 inches and per the code the required turning for that FC § 503.2.4 Turning Radius: the required turning radius of the fire apparatus access road shall be determine by the Fire Code Official. He explained so after looking at the turning radius for an average aerial at 169 inch wheel base it is a 25' turning radius. Mr. Coyer reiterated a 25' turning radius and asked where exactly they want that. CEO Johnstone stated it has got to be within 15' to 30' of the building. Mr. Coyer stated O.K., if he was to do it, he would probably do it right in here and like he stated we got rid of the curb island out here; we can redesign these and you may lose them all, but we do not them all. He added it would conform pretty easily.

**SPRINKLER SYSTEM**

Chairperson Lancette stated Fire Protection Water Supplies FC § 507.5.1 there is no indication of an automatic sprinkler system, do you intend to put in a sprinkler system. Mr. Coyer stated he does not know if the he intends to put in a sprinkler system into the building, no.

CEO Johnstone asked what the distance is to the closest hydrant. Mr. Coyer continued there is a hydrant right here. Chairperson Lancette asked if he would scale that. Mr. Coyer added 50'. CEO Johnstone clarified that is to the property line. Mr. Coyer stated to the property line. CEO Johnstone asked what it was to the driveway, like if they had to pick up the hydrant and drive into that driveway to the front of the building are you over or under 400'. Mr. Coyer continued we are under 400', the property itself is only 244' wide and another 50' is just under 300'.

Mrs. Lioto stated so there is no confirmation about a sprinkler system. Mr. Coyer stated he can get that answer from Mr. La Face that is not a problem.

Ms. Desimone stated she thinks if it is, especially 55 and over, we probably do need a sprinkler system. Mr. Coyer continued O.K.

Mr. Kolodzie asked CEO Johnstone if a sprinkler system was required. CEO Johnstone stated he was just looking at that so, under the existing building code for a change of occupancy,

because we do not know when this was changed from a convent to offices/ storage; it was built as residential property at in 1950 or whenever this building was built. He continued he does not know what is in there for the actual structure; it does not have to have one, as long as it meets the code when it was built. He added if they are going to renovate the apartments, all the apartments will have to have a fire barrier from each other per the 2020 code. He stated the code does not require an existing building to have a Sprinkler System, unless you were changing it to house explosives or flammable material. He explained if you took that residential property and turned it into a gasoline plant, it would have to have something. Mr. Coyer continued that is why he is hesitant to absolutely say that he is going to put a Sprinkler System in, because putting one in is quite costly.

### **LOCKBOX**

Chairperson Lancette stated a lockboxes will be required on the building.

Chairperson Lancette asked if there were any new changes made to the plan that we have not discussed. Mr. Coyer stated no.

### **ENGINEER COMMENTS**

Chairperson Lancette stated Mrs. Franco you have submitted a letter and there are some comments. Mrs. Franco stated she did and most of the comments were mentioned about the Handi-cap striping, just to make sure that is in conformance. She continued the Board may want to have additional signage like "No Thru Traffic", something on that site, and then just note that there is the porous pavement that the Village put in along the Right-of-way which you may not be aware of. Mr. Coyer stated he was not aware of it. Mrs. Franco added which does drain into that catch basin at the driveway right up front and the sidewalk right along there, so be cognizant of any damage that happens over there. Mr. Coyer continued we would have to take care of that. Mrs. Franco stated we will have to figure out the parking with the turning radius and the Fire Dept. and what the Board wants to do next. Mr. Coyer agreed.

### **FOLLOW UP BOARD QUESTIONS**

Chairperson Lancette stated back to the Planning Commission is there anybody with any questions for Mr. Coyer.

### **RENTAL TENANTS**

Chairperson Lancette inquired to whether anyone could rent there or is it specific to a certain age. Mr. Coyer stated open to anyone.

Mrs. Lioto stated in referencing the Onondaga County Planning Board Resolution dated 4/21/21, per submitted Narrative dated 3/18/21, the building will be converted to an apartment building

with 12 market rate units targeted to individuals ages 55 or over. She asked are you saying now, that it is going to be an all mixed aged group. Mr. Coyer stated maybe I miss spoke and he apologized. Mrs. Franco stated your narrative states that it will be age 55. Mr. Coyer continued yes, that is going to be 55 and older; that is my mistake.

### **PARKING/ADA, DRIVE THRU AND SIGNAGE**

Mrs. Lioto continued, so going back to the parking spots, what is the total number of parking spots. Mr. Coyer stated so on site existing there is 35 parking spots on the site right now; we are required to have 18 per the code. He continued if he is to remove a few parking spots in here that number will come down from 35, but we should still be able to meet the 18 without any problem. Mrs. Lioto added just note that there are 12 apartments; if you are specifying that 6 will be 1 bedroom and 6 will be 2 bedrooms and both parties possibly in the 2 bedroom drive and have vehicles. Mr. Coyer continued so in theory you are talking about 24, we can try to keep it at 24, so that would be 18.

Ms. Desimone continued she also wondered if 2 parking spaces are enough for the Handi-cap for wheel chairs there, can you put more than 2 is there a limit that we have to have. Mr. Coyer added per code it is 1 for 25, yes we could fit more Handi-cap up front, he does not think that is a problem. He stated we are going to lose a couple of spaces up front by doing more. He continued he can redesign the parking spots up front and he we can look at what number he gets, he is going to have to redesign a little bit for the Fire apparatus and we can look at that; definitely 3, but will try to get 4. Mrs. Lioto added that certainly those are the folks residing there, but her concern is also visitors coming to visit for extra parking. Mr. Coyer clarified that she is worried about extra Handi-cap for those visiting. Mrs. Lioto stated not necessarily Handi-cap, but extras for friends and family that would be coming to visit at an apartment. Mr. Coyer stated you want to make sure we have what is required and a little extra. Mrs. Lioto agreed.

Mrs. Sharp asked if they could consider a ramp, so when a person has to be in a wheel chair to access the building. Mr. Coyer clarified a ramp outside is what you mean. Mrs. Sharp continued yes, so that they do not have to jump a curb. Mr. Coyer stated he thought that there was a ramp out front by the Handi-cap spots right now. CEO Johnstone stated there is a concrete ramp already poured there outside.

Mrs. Sharp referenced a letter about the south side of the school, and the Fire Dept. being able to access it, is that an issue; is there enough room. CEO Johnstone clarified that there issue was will there be a barrier at that driveway and he believed he already answered there will not.

### **BUILDING INTERIOR**

Mr. Bachstein asked how much sq. footage is potential for non-residential use. Mr. Coyer stated right now we do not have any, in theory we could use part of the bottom. He continued we did not even figure that out, we do not have a set floor plan for the existing building just yet; they

want to go in there and see what is usable, then they are going to come up with a floor plan for the apartments. Mr. Bachstein clarified so if there was, would it be on the 1<sup>st</sup> floor. Mr. Coyer added if we were doing any type of commercial use, it would be on the 1<sup>st</sup> floor only. He explained they want to utilize the 1<sup>st</sup> floor for some of the apartment units, so once they have the apartments built in and everything built out, they would have a better answer how much commercial space that is there.

Mr. Bachstein stated that Mr. Coyer stated there is no elevator. Mr. continued he did not believe that there is an elevator. Mr. Bachstein continued how the 2nd floor apartments become ADA does that require an elevator. Mr. Bachstein added how they can be ADA compliant if they cannot access them. Mr. Coyer added he will double check on that. CEO Johnstone stated you can still have them ADA compliant with a stair lift, a chair lift or anything like that, they do not have to be a wheel chair. Mr. Coyer stated he knows on the bottom floor they are going to have to be, but it is a good point whether or not they are going to make a chair lift or something for the 2<sup>nd</sup> Floor Apartments. CEO Johnstone added or you can just rent out the 1<sup>st</sup> floor as ADA and not have it on the 2<sup>nd</sup> floor. He stated if you are going to rent out the 2<sup>nd</sup> floor as ADA Compliant, there has to be away to it. Mr. Coyer continued right. Mr. Bachstein added classify the 2<sup>nd</sup> floor apartments.

### **COUNTY PLANNING**

Chairperson Lancette stated the Onondaga County Planning Board has resolved and recommendations the following modifications to the proposed action prior to the local board approval of the proposed action:

The applicant must continue to coordinate with the New York State and Onondaga County D.O.T. regarding traffic data requirements. The municipality must ensure any mitigation as may be determined by the Departments is reflected on the project plans prior to, or as a condition of, municipal approval.

Chairperson Lancette asked he has been in communication with NYS or Onondaga County DOT in following the traffic study. Mr. Coyer stated they did not after the traffic study was perform, it zero to no mitigation requirement, so he kind of went with that, he can send it down to the county and state and see what they have to say.

### **SEQR MOTION**

Chairperson Lancette stated Type II. and asked if Atty. Germain had any comments on that. Atty. Germain stated it has been identified as a Type II., so you do not have to go through a complicated SEQR and just move on.

### **SUNSET CLAUSE MOTION**

Chairperson Lancette stated next is the sunset clause and are you aware that there is a Sunset Clause provision. Mr. Coyer asked if it is for the overall Site Plan or the Special Permit. He

stated he is aware of the Special Permit Sunset Clause, but go ahead. Chairperson Lancette asked if he had a proposed construction timeframe. Mr. Coyer continued he believes he wants to start within the next 6 mos. to get going on the construction on the interior of the building. Chairperson Lancette asked completion would take roughly how long. Mr. Coyer added probably a year. Chairperson Lancette explained what we would do on our Sunset Clause is we would set a date to complete by, so if you are proposing a year of construction, would an 18 mos. window be acceptable. Mr. Coyer stated yes, that works.

**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.**

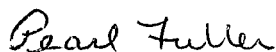
Mr. Coyer continued correct. Chairperson Lancette stated 18 mos. from today would be 11/20/2022. He reiterated if they cannot complete by that date, they need to contact Codes Officer and request to come back to the Planning Commission to request an extension.

**Mr. Bachstein made a motion** to approve an 18 month sunset clause to expire on November 20<sup>th</sup>, 2022. **The motion was seconded** by Mrs. Irick. All in favor.

CEO Johnstone stated to approve this we would need conditions on the parking lot, drive aisle and a new set of revised plans for the Fire Dept. He continued he does not think that it should be approve by the office, it should come back to the Board. Chairperson Lancette stated the revised plans for the Fire Dept. concerns were the turning radius for the apparatus, and the drive aisle, that would satisfy their concerns. Mr. Coyer stated they do not have a problem revising the plans and coming back to the Board for the next meeting. He continued he would rather have a set of plans that everyone is happy with and the Fire Dept. is happy with that. He reiterated he did not get those comments until today, so he was not able to fix it. He added he would get some of these comments answers and be all set for the next meeting.

Chairperson Lancette asked for a motion to adjourn the meeting. **Mr. Kolodzie made a motion** to adjourn the meeting at 6:21 PM. **The motion was seconded** by Mrs. Sharp. All in favor.

Respectfully submitted,



Pearl Fuller  
Secretary