

The Planning Commission of the Village of North Syracuse held a **Planning Commission Meeting** on **Thursday, June 17th, 2021** at **5:31 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, Vera Desimone, Connie Irick, Lisa Lioto, and Sam Mondello (Alternate).

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

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

Agenda:

- Approval of the 05/20/2021 Planning Commission Meeting's Minutes **(approved)**
- Site Plan Review with Special Permit, Giovanni LaFace,
407 **(413)** S. Main St.-Convent **(approved)**
- Site Plan Review, St. Rose of Lima Church, 407 S. Main St.-Addition **(approved)**

MEETING STARTS

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

MINUTE APPROVAL

Chairperson Lancette stated next we have the approval of minutes for May 20, 2021 for Giovanni LaFace. Ms. Desimone made a motion to approve the May 20, 2021 minutes. The motion was seconded by Mrs. Irick. 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 be allowed to attend following current guidelines. Also they can watch over Facebook (Stream) and watch live.

PUBLIC HEARING

Chairperson Lancette went on to say this meeting was advertised as a Public Hearing, and people were encouraged to send written comments/concerns by email, fax or mail.

PROJECT INTRODUCTION

Chairperson Lancette stated the Applicant Representative before us tonight is Tim Coyer, representing Applicant, Giovanni LaFace for the property located at 407 S. Main St. He is here for his 2nd time, before the Planning Commission for Site Plan Review and Approval with Special Permit. He is proposing 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.

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.

REPRESENTATIVE ADDRESSES BOARD

Chairperson Lancette invited the representative, Tim Coyer to speak on behalf of the applicant's project. Tim Coyer introduced himself, stating he is with Ianuzi & Roman Land Surveying, if you remember, he was here at the last meeting and had a couple of items to get addressed prior to coming back to this meeting.



FIRE DEPT TURN AROUND/DRIVE AISLE WIDTH

Mr. Coyer stated specifically and the most important is the site circulation for the Fire Dept. He added he went back and forth with Paul Linnertz, Fireman and basically what they came up with is we eliminated all the existing parking that was here in the middle. He went on to say there is a curb here island that they are going to replace with pavement, and there is going to be no parking here in this area, so that the Fire Trucks can come in and turn around. Chairperson Lancette asked what the Fire Dept. drive aisle width is. Mr. Coyer stated there is not a drive aisle width any longer, because we removed any and all drive aisles. He continued the existing driveway is 29' and he actually took out a space right up here to allow a little bit more radius coming in for the Fire Dept. Chairperson Lancette added what is the turning radius now. Mr. Coyer added there is no turning radius.

SECURITY

Mr. Coyer stated as far as security, there was a question on that. He continued he is planning on security cameras, and the door locks at the building.

SPRINKLER SYSTEM

Mr. Coyer stated there was a question as to whether they were going to put in sprinklers in the building. He continued he talked to Mr. LaFace and he is not planning on sprinklers at this time. He added he spoke with CEO Johnstone and if it is needed, he has got to do what is needed.

CEO Johnstone stated at the last meeting there was some discussion as to whether or not the sprinkler system was required. He continued after looking into it a little further, per the 2020 Existing Building Code, the change from a business; if that is what the occupancy is now. He went on to say he does not know what it was last, the church used if for offices, and for residents. He added depending on what the last Certificate of Occupancy was granted for, if it went from Business to an R-2, it would need a sprinkler per the Existing Building Code. He explained if it was housing and it is now going to stay housing, it would not. Mr. Coyer stated understood.

Chairperson Lancette asked if there were any additional questions from the Board first stated he had a few questions to go through and moved on with the questions.

PARKING/HANDI-CAP PARKING

Chairperson Lancette asked Mr. Coyer how many parking spaces they have now. Mr. Coyer stated now we have 25 spaces proposed. He continued there are 18 spaces required for the proposed 12 units, so we do still have enough spaces left. Chairperson Lancette asked how many Handi-cap spaces they have now. Mr. Coyer stated right now we have 3, we increased it.

SPECIAL PERMIT



Chairperson Lancette stated as per §240-62 Special Permit expires 3 months, if for any reason, if not used from date Occupancy Certificate is issued; for the residential units in combination with non-residential use and may have to reapply if that expires and he wants to exercise that use in the future. Mr. Coyer stated understood. Chairperson Lancette clarified acknowledged. Mr. Coyer continued acknowledged.

CONCERNS FROM THE PUBLIC

Chairperson Lancette stated we have not received any letters from neighbors since the last meeting.

DPW/FIRE/POLICE

DPW: Chairperson Lancette stated DPW reported last meeting project does not have any negative impact on DPW or its operations.

Police Dept.: Chairperson Lancette stated Police reported last meeting after observations, 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 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 an email dated 06/16/2021 from Paul Linnertz, Fireman, this afternoon you provided the Fire Dept. a PDF labeled: South Main St. 407. SP. R-3. in this latest revision of the site plan, the grass is deleted and so is the existing curbing. After reviewing the PDF labeled: South Main St. SP.R-3, the issues raised by the Fire Dept. have been remedied to our satisfaction. He cautioned the Planning Board to be careful when describing which of the Site Plans they approve. In the notes section, the most recent Site Plan continues to state, "No proposed changes to parking lot." Mr. Coyer stated that was taken off.

Chairperson Lancette asked at this point if anyone on the Board has any questions that may have arisen.

SOCPA

Chairperson Lancette stated the SOCPA Recommendations were done at the last meeting.

SEQR MOTION

Chairperson Lancette stated next is the SEQR Motion. Mrs. Irick made a motion to move for the adoption of a resolution that the Planning Commission of the Village of North Syracuse hereby determines based upon the applicant's completed environmental assessment, the information



presented by the applicant, the Planning Commission's personal knowledge of the Site, and all other information presented and proceedings had herein that the proposed action will not have a significant effect on the environment and that this resolution shall constitute a negative declaration for the purposes of Article 8 of the Environmental Conservation Law of the State of New York. The motion was seconded by Mr. Bachstein. Roll Call: Bachstein-Yes, Desimone-Yes, Lioto-Yes, Irick-Yes, Mondello-Yes, Lancette-Yes. Approved 6. Opposed 0. All in favor.

SUNSET CLAUSE MOTION

Chairperson Lancette stated next is the sunset clause and reminded him that they discuss 18 mos. at the last meeting which would expired 11/20/2022; he asked if that was still a reasonable time frame or do we need to do that again. Mr. Coyer stated that it was reasonable. Chairperson Lancette clarified that they can be complete by 11/20/2022. Mr. Coyer continued yes.

Ms. Desimone made a motion to approve an 18 month sunset clause to expire on November 20th, 2022. **The motion was seconded** by Mrs. Lioto. All in favor.

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.

SITE PLAN & SPECIAL PERMIT MOTION

Chairperson Lancette asked for a motion to approve or deny the Special Permit with Site Plan. Mr. Bachstein made a motion to approve the Special Permit with Site Plan with Type II SEQR including conditions listed below, Site Plan Proposed Lot No. 2, St. Rose of Lima Church, Part of Farm Lot No. 91, Page 2 of 2 with F.B. No. 1493, Prepared by Ianuzi & Romans Land Surveying, P.C. dated February 23, 2021 with File No. 1811.010 Revised date of June 15, 2021. The motion was seconded by Mrs. Irick.

Conditions: 1) Complies with Sunset Clause: 18 mos. to expire on 11/20/22

2) Lock boxes on building (from last meeting)

3) Special Permit is for mixed use, residential with non-residential which expires 3 mos. from date of issuance of Certificate of Occupancy; if expires, will have to reapply to use.

Roll call vote: Bachstein-Yes, Desimone-Yes, Lioto-Yes, Irick-Yes, Mondello-Yes, Lancette-Yes **6** Approved, **0** opposed. All in favor.

LEGALS

Chairperson Lancette stated we have some housekeeping to address for our next applicant, St. Rose of Lima Church. He verified the agenda was sent to the paper. Mrs. Fuller stated yes, it



was. Chairperson Lancette continued 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.

ST. ROSE OF LIMA CHURCH-407 S. MAIN ST.-ADDITION TO CHURCH

Applicant: Father Christopher Celentano, St. Rose of Lima Church
Applicant Representative: Neal Zinsmeyer, Napierala Consulting

PUBLIC HEARING

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

PROJECT INTRODUCTION

Chairperson Lancette stated the Applicant before us tonight is St. Rose of Lima Church of 407 S. Main St. is here for Site Plan Review and Approval to add a 1 story addition 75' x 25' to be built between the church and the school.

Applicant: St. Rose of Lima Church, for the property located at 407 S. Main St.
Representatives: Neal Zinsmeyer, Napierala Consulting, we are the site engineers
Father Christopher Celentano of St. Rose of Lima Church

REPRESENTATIVE ADDRESSES BOARD

Chairperson Lancette invites Neal Zinsmeyer to address the Board. Mr. Zinsmeyer stated he is from Napierala Consulting; we are the consulting engineers on behalf of St. Rose of Lima Church. He continued briefly the project is for a 1,900 sq. ft. expansion on the back of the building.

He added along with that St. Rose has a desire to get some parking closer to that, because it serves more of a main entry point now.

He explained we are creating this one-way drive thru with 4 parallel parking spaces on 1 side and 3 additional parking spaces, 2 being Handi-capped for immediate access to the vestibule.

He went on to say with that we have a full Lighting Plan that we submitted to the town and full Landscaping Plan as well.



He spoke of having a letter from Mrs. Franco; they have addressed that and would talk about of the outstanding issues along with anything else that the Board might have questions on. He stated that is a brief summary of the project and would be happy to address any comments.

CONCERNS FROM THE PUBLIC

Chairperson Lancette asked if we had received any letters from the neighbors. Mrs. Fuller stated no, we did not.

DPW/FIRE/POLICE

DPW: Chairperson Lancette stated DPW reported the project does not have any negative impact on the DPW or its operations.

Police Dept.: Chairperson Lancette stated they had no comment.

Fire Dept.: Chairperson Lancette stated we received an email dated 6/15/21 stating that the Fire Dept. has reviewed the Site Plan label C-2 dated 4/9/21 and other documents provided. At this time, the Department has no issues or concerns as they relate to the proposed 75' x 25' addition to the Church.

Chairperson Lancette stated he is going to go through these questions for the record.

PARKING/HANDI-CAP SPACES

Chairperson Lancette asked how many parking spaces they have. Mr. Zinsmeyer clarified are we adding or total for the whole site. Chairperson Lancette stated additional would be a good start. Mr. Zinsmeyer stated we are removing parking spaces here to promote a drop off and with the additional parking; we are actually gaining 1 for the whole entire site. He continued but overall including the parking lot for the school and the church 247 parking spaces he gets currently.

Chairperson Lancette stated how many Handi-cap parking spaces they have. Mr. Zinsmeyer added total we have 10, we are installing 2 closer to the door and 2 down in the southern parking lot and then this existing parking lot has 6; so that is 10 currently.

Chairperson Lancette stated you did talk about Handi-cap accessibility and you have relocated a couple. Mr. Zinsmeyer stated correct, we removed some Handi-cap parking here, and moved 2 here, and there is an ADA Handi-cap ramp for ADA access to the vestibule. He continued and the architect has some ramps over on the north side as well to get access to the building.



FIRE DEPT. DRIVE AISLE/TURNING RADIUS

Chairperson Lancette continued what is the Fire Dept. Drive aisle width. Mr. Zinsmeyer stated the aisle that they are showing now is 13' wide to promote one-way [1] access thru here. Chairperson Lancette continued do you know what the turning radius is now. Mrs. Franco stated it does not apply because it is 13'. Mr. Zinsmeyer continued we do show some generous radius coming in and out.

DRAINAGE

Chairperson Lancette asked if he could briefly describe the drainage. Mr. Zinsmeyer stated there are 2 existing catch basins in the grass area now, and we are just going to replace those, so to speak. He continued so all the drainage will continue to flow to the areas they flow now. He added this is all a grass area now, so we are installing sidewalk, curbing and pavement through this area. CEO Johnstone stated the catch basin location now is where the pavement will be. Mr. Zinsmeyer added we are proposing 2 catch basins and there are 2 catch basins now in the grass area, because that forms a low spot in there, that is why we need them, we do not want any low standing water in there.

SIGNAGE

Chairperson Lancette stated would you care to talk about the signage, Handi-cap signs, directional flow signs, etc. Mr. Zinsmeyer stated we have just "Do Not Enter" signs down here. He continued we do not have any one-ways or anything like that, just "Do Not Enter" on this way, so people know not to come in. Chairperson Lancette continued on the outlet. Mr. Zinsmeyer continued on the outlet side, correct.

FLOW OF TRAFFIC CIRCULATION

Chairperson Lancette asked how will the flow of traffic in the parking lot, from the entrances change. Mr. Zinsmeyer added nothing is changing on the lower South Bay Rd. side or the Rt. 11 side up here; we are creating a new circulation path to promote parking close to the vestibule. He added all traffic will come in here, and exit out on the south side or west side of the building, into the other existing parking lot on the west side.

LANDSCAPING

Chairperson Lancette stated can you briefly talk about the landscape changes. Mr. Zinsmeyer stated we are adding landscaping along the front of the building. He continued we have a full Landscape Plan here on C2 for the Board to review, if anybody has any comments. Chairperson Lancette asked if anybody on the Board had any questions.



Mr. Bachstein asked if all the existing entrances to the church building going to still exist. Mr. Zinsmeyer stated yes, everything will stay the same. He explained the Vestibule space is just for gathering. Father Celentano introduced himself and stated no, the two [2] stairwells, the one on the north wing and the south wing will go away, so the main traffic pattern will come through the gathering space where the elevator will be. He added the idea is to foster the whole community and still have the same access and everybody will be able to flow through the same point. He stated so a lot of it stays the same, on the east side will all fall through the new part.

CEO Johnstone asked if these staircases, staircases that access the basement. Father Celentano continued no, they are just two [2] interior staircases go up into the church. Mr. Zinsmeyer stated there will be an elevator inside into the building and there is also a Handi-cap accessible ramp here that will be installed to get to those existing doors that will remain.

Chairperson Lancette asked if anybody else on the Board had any questions.

Mrs. Irick asked if you had a fire, the elevators are not supposed to be used, how the people would get out of that church. Mr. Zinsmeyer stated that is why they have the wheel chair ramp is for. Mrs. Irick continued what about the rest of the congregation. CEO Johnstone stated the stairs. Mrs. Irick added he stated he is taking them out. CEO Johnstone explained there are still stairs that go into the church. Mrs. Irick clarified by the main door. CEO Johnstone clarified by the new back side there will still be stairs to go into the church; you will have a ramp plus the elevator, so Handi-cap people will use the ramp. He added if the elevator is out of service, they will have to use the ramp anyway. Mr. Zinsmeyer continued technically there will be four [4] points of entrance/exit.

Chairperson Lancette asked Mrs. Franco if she had any comment. Mrs. Franco stated you answered the Handi-cap question, to make sure, because we do not know what is going on in the outside of this area. She asked if he could explain to us, she knew he explained what was coming in, what is going on out. Mr. Zinsmeyer added it does not show, but there are some parking spaces here we are going to do away with; after those parking spaces are removed it will exit right out to a drive aisle. He offered to send her an aerial or can stop at the site sometime and take a look for sure to see what is going on. Mrs. Franco continued just if you were taking those out, are they included in that total. Mr. Zinsmeyer stated they are included in that total 247 and that is only four [4] or [5] spaces.

CROSS ACCESS EASEMENT AGREEMENT

Mrs. Franco added so the access will be out to Rt. 11 or onto South Bay Rd., which is where the cross access question comes from.

Father Celentano stated you could either go out to Rt. 11 or you can go South Bay Rd.; that drive is remaining in the back where the gym is that heads up to South Bay Rd., so you can



take a right or a left. He continued the traffic pattern will be the same, the traffic coming from a different area coming from the northern part of the parking lot to the southern parking lot.

Mrs. Franco stated so you have a Cross Access Easement Agreement in process. Father Cristopher added it is in the works right now, we are waiting for their site approval. He explained once that happens we are speaking with their attorney and hopefully all of that will be signed and sent to the Village this coming week.

Atty. Germain stated he would like to talk about, the issue of that as it affects your overall site and you are talking about a large component of the overall site of the Cross Access. He continued it is not like a "to do" item that maybe at some point we will get that done. He explained that would have to be reviewed from two [2] different points of view. He stated engineering would review it to make sure it works, and you would have to have a legal review to make sure that you actually have the right of access that you are claiming to have. He continued right now you are saying that you do not have it or you cannot show us what it is.

Mr. Zinsmeyer continued he agreed, because there is the ability for cross access, so it makes sense to have an agreement. He added he is surprised that it did not come up with the zoning, even though they have nothing to do with you folks, but would have been hammered out as part of the Zone Change. CEO Johnstone stated it did come up, are you talking for the other property. Mr. Zinsmeyer stated yes. CEO Johnstone continued it did come up, we were told there was not a Cross Access Easement Agreement given and their tenants from that building were not going to access that back lot, to walk or drive thru that church property. Mr. Zinsmeyer continued he was told differently, so he is only saying what he heard, that there is something in work. CEO Johnstone added it was a big thing, because that is when the Fire Dept. had first asked is there going to be a chain there, is there going to be a barricade to block that and they stated no. Mr. Zinsmeyer added they as in this applicant. CEO Johnstone stated yes, but there was no agreement. Atty. Germain added at some point either you have a Cross Access Agreement that you do not know about, have not found yet or you are going to come up with a Cross Access Agreement. Mr. Zinsmeyer stated he believed that is going to be the case. Atty. Germain stated either way you are going to have to get a Cross Access Agreement because that is an integral part of the site. He continued whether or not the Board wants to do some kind of conditioning, on approval that you can get us that Cross Access Easement that would be reviewed and proved to be acceptable. Mr. Zinsmeyer stated we do not oppose that, it is just a matter of getting all the right people to agree on it; he would like it if the Board could make a condition on it. He continued we are not trying to snowball anybody by any means. He added he does not know what happened here, it certainly was not a part of us in our project, and he cannot speak to that. He explained that they would like to keep it open and free flowing, if both property owners can come to an agreement. He stated he understands it is a legal thing and legal has to review it, and we are certainly willing to do that, as long as we can be approved on that condition; it would be helpful for us.



Atty. Germain added it is a commission decision, but what you are really saying is we are not 100% sure we can get that Cross Access Easement, so what we would want to do; he is sure to keep you moving along the right path which is possible, but make sure that you do not start construction before you actually have this thing in place. He stated some type of conditional approval would be possible that you would not get a Building Permit; you would agree to not commence construction until the Cross Access Easement Agreement was reviewed and approved by legal and engineering on behalf of Planning Commission; that type of thing. Mr. Zinsmeyer stated O.K, just to keep the conversation going, with this other project; they did not have to agree to any sort of Cross Access. Atty. Germain explained every project is separate, so everyone falls on their own merit, he does not know the answer to that and he does not even know if it is relevant. Mr. Zinsmeyer continued let us ask for the condition on no Building Permit. Chairperson Lancette clarified no Building Permit, no start of construction. Mr. Zinsmeyer added until legal sees if it works. Atty. Germain stated you would not have to come back and basically it would be a race for you to get your Cross Access Easement Agreement. Mr. Zinsmeyer stated it is off my plate and he can put it on somebody else's.

Father Chris stated yes, great idea. He continued we will get it to you as soon as humanly possible; he will deliver it, if he has to. He added we appreciate your flexibility and we understand what you are saying as far as conditional approval. Mr. Bachstein stated so you are pretty sure you are going to get it. Father Chris continued yes, we have had discussions and even before they bought it. He added he knows it is not the same as pen to paper, we do not feel that it will be an issue at this time. He stated he spoke to the atty. before he came and was assured that things will proceed and we should have that hammered out early next week. He thanked everyone.

SEQR MOTION

Chairperson Lancette stated next is the SEQR Motion. Mrs. Irick made a motion to move for the adoption of a resolution that the Planning Commission of the Village of North Syracuse hereby determines based upon the applicant's completed environmental assessment, the information presented by the applicant, the Planning Commission's personal knowledge of the Site, and all other information presented and proceedings had herein that the proposed action will not have a significant effect on the environment and that this resolution shall constitute a negative declaration for the purposes of Article 8 of the Environmental Conservation Law of the State of New York. The motion was seconded by Mr. Bachstein. Roll call vote: Bachstein-Yes, Desimone-Yes, Lioto-Yes, Irick-Yes, Mondello-Yes, Lancette-Yes. **6** Approved, **0** opposed. All in favor.

SUNSET CLAUSE MOTION

Chairperson Lancette stated next is the sunset clause, and asked the time frame for construction. Mr. Zinsmeyer stated we should not have an issue with that. Father Chris stated they are waiting until school was out, with proper approval, everything in place; we are looking to start site work as soon as possible. He continued doing majority of site work in July and hope



things are starting to get cleaned up a bit on the site in August. He stated we are hoping by the time of the new school year begins the exterior is cleaned up, so it won't conflict with what is going on in the school. Chairperson Lancette clarified so you are looking at a Labor Day finish. Father Celentano added we are waiting for some of the material, looking at supply chain matters, but we were pleasantly surprised when the metal roof arrived, so we are going to pray for some miracles. Chairperson Lancette asked if a 1 yr. time frame would be adequate. Mr. Zinsmeyer stated he hoped so. Chairperson Lancette clarified that it would be completed by 6/17/2022. Mr. Zinsmeyer stated yes. **Mrs. Lioto made a motion** to approve a 1 yr. sunset clause to expire on 06/17/2022. **The motion was seconded** by Mrs. Irick. All in favor.

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.

SITE PLAN

Chairperson Lancette asked for a motion to approve or deny the Site Plan. Mr. Bachstein made a motion to approve the Site Plan with SEQR- Unlisted Action having a Negative Declaration including conditions listed below, Site Plan with Site Improvements St. Rose of Lima, Page C-2, Project No. 21-1978, Prepared by Napierala Consulting Professional Engineer, PC, dated 09 Apr 2021. The motion was seconded by Mrs. Lioto.

- Conditions: 1) Complies with Sunset Clause: 1 yr. to expire on 06/17/2022
- 2) Lock boxes on building
- 3) No Building Permit is to be issued and construction is not to take place until the following has been received and to be approved by Legal and Engineering:
- 4) Cross Access Easement Agreement

Roll call vote: Bachstein-Yes, Desimone-Yes, Lioto-Yes, Irick-Yes, Mondello-Yes, Lancette-Yes
6 Approved, **0** opposed. All in favor.

Chairperson Lancette asked for a motion to adjourn the meeting. **Mr. Bachstein made a motion** to adjourn the meeting at 6:05 PM. **The motion was seconded** by Mrs. Irick. All in favor.

Respectfully submitted,



Pearl Fuller
Secretary

