

The Planning Commission of the Village of North Syracuse held a **Planning Commission Meeting** on **Thursday, July 21th, 2022** 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, Emily Sharp, Connie Irick, Lisa Lioto, Paul Kolodzie and Emily Sharp.

Personnel Present: Neil Germain (Atty.), Brian Johnstone (Codes Enforcement Officer), and Chris Strong, (Liaison).

Absent: Pearl Fuller (Secretary) (Excused).

Agenda:

- Approval of the 03/17/2022 Planning Commission Meeting's Minutes **(approved)**
- Site Plan Sunset Clause Extension, Louis Rescignano
(Twin Trees III) 306-310 N. Main St. **(approved)**
- Site Plan Sunset Clause Extension, Tom Oot
(Brolex Properties, LLC. aka Brolex Plank Road, LLC.) 444 S. Main St. **(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 3/17/22 for Peter Penizotto on behalf of Main Street Ice Cream CNY, LLC. Mrs. Sharp made a motion to approve the 3/17/22 minutes. The motion was seconded by Ms. Desimone. All in favor.

LEGALS

Chairperson Lancette stated we have some housekeeping to address for our first applicant, Louis Rescignano, owner of Twin Trees III, LLC. He asked if the agenda was sent to the paper. CEO Johnstone stated yes. Chairperson Lancette clarified surrounding neighbors, and Town of Clay were notified. CEO Johnstone continued yes. Chairperson Lancette continued agenda was posted on Website. CEO Johnstone added yes. Chairperson Lancette stated all legals appear to be in order.

LOUIS RESCIGNANO FOR TWIN TREES III, LLC. 306-310 N. MAIN ST.

Applicant: Louis Rescignano (Twin Trees III, LLC.)

Applicant Representative: No Representative present

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; but must follow the Covid guidelines. Also, they are allowed to watch over Facebook Livestream.

PROJECT INTRODUCTION

Chairperson Lancette stated before us tonight is the consideration of Louis Rescignano, owner of Twin Trees III., LLC. from 306-310 North Main Street. They are here to request an additional extension of the Sunset Clause of 2 yrs. He appeared before us on 8/15/19, for a Site Plan Approve of modifications to the site, to include adding an 18' x 50' addition on the side of the building on the Maxwell Ave side. He has completed the other modification, but has not added the addition on the side of his building to date. He received approval and his Sunset Clause was to expire on 8/15/20. He appeared before the Planning Commission again, on 7/16/20; to request an extension on the Sunset Clause. He noted the reason was due to the results from Covid on his business, causing a lack of income, and demand at the time; to allow him to complete the addition to the building. He has noted the following reasons for the additional Sunset Clause Extension: Due to Covid restrictions, supply chain issues, decreased demand and labor shortages to adequately staff an expansion at this time.

PUBLIC HEARING

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

REPRESENTATIVE

Chairperson Lancette stated Mr. Rescignano is not here and asked if we heard if he was coming or not. Atty. Germain stated we can proceed without him on his submissions.

BOARD DISCUSSION

Chairperson Lancette continued O.K., based on the information submitted prior to the meeting that was in your meeting material for review, did any questions arise. He added he knows we discussed this in the group session, there really was not any issues or concerns brought forth. He clarified that he asked for another 24 mos. Mrs. Sharp stated 2 yrs. Chairperson Lancette asked if there were any questions on the time frame requested. No one had any questions. Chairperson Lancette continued so, if we grant the 24 mos., the date would be. CEO Johnstone stated 8/15/24.

SUNSET CLAUSE MOTION

Mr. Bachstein made a motion to grant the sunset clause extension another 2 yrs. to expire on 8/15/24. **The motion was seconded** by Mrs. Irick. Roll Call: Bachstein-Yes, Lioto-Yes,

Desimone-Yes, Sharp-Yes, Irick-Yes, Kolodzie-Yes, Lancette-Yes. Approved 7. Opposed 0. All in favor.

Chairperson Lancette stated if the project is not going to be done by 8/15/24, he needs to contact CEO Johnstone 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.

LEGALS

Chairperson Lancette stated we have some housekeeping to address for our second applicant, Brolex Properties, LLC. aka Brolex Plank Road, LLC. from 444 South Main Street. He asked if the agenda was sent to the paper. CEO Johnstone stated yes. Chairperson Lancette clarified surrounding neighbors, and Town of Clay were notified. CEO Johnstone continued yes. Chairperson Lancette continued agenda was posted on Website. CEO Johnstone added yes. Chairperson Lancette stated all legals appear to be in order.

TOM OOT FOR BROLEX PROPERTIES, LLC. AKA BROLEX PLANK ROAD, LLC. 444 S. MAIN ST.

Applicant: Tom Oot (Brolex Properties, LLC. aka Brolex Plank Road, LLC.)

Applicant Representative: Tom Oot

PROJECT INTRODUCTION

Chairperson Lancette stated before us tonight is Tom Oot, of Brolex Properties, LLC. aka Brolex Plank Road, LLC. from 444 South Main Street. Although, work has started on the site, he is here to request an extension of the Sunset Clause of 2 yrs. He appeared before us on 8/20/20, for Site Plan Approval to build (2) Apartment Buildings, having 24 units each, for a total of 48 units of which he had obtained a variance to be allowed to exceed the maximum of 12 per building by code. He received approval and his Sunset Clause was to expire on 8/20/22. He has noted the following reasons for the additional Sunset Clause Extension: Due to recent pandemic: It has caused delays in completing utilities, delivery of various materials and components. Post pandemic issues pertaining to: Supply chain, availability of building materials and manpower still remain a concern.

PUBLIC HEARING

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

REPRESENTATIVE

Chairperson Lancette invited Mr. Oot to speak to the Board. Mr. Oot stated the only other thing he would add to that is the delay in getting water service under Rt.11. He continued we were delayed the entire winter mos., because the state would not approve the crossing until after

4/15/22; so that was a substantial delay of four [4] or five [5] mos. He added that and pandemic issues, it is getting better. He stated he did find the water authority stuff too, it looks like he only paid for one [1] hydrant so far, it looks like they want to test them both at the same time.

BOARD DISCUSSION

Chairperson Lancette stated in our pre packet, the original intended date that is on here, is actually 8/20/24, so it would be about 24 mos., plus 3 wks. give or take. He asked if the Board would be opposed to entertaining the sunset clause if we granted to the 8/20/24 date instead of today's date 2 yrs. from now. He stated would there be any objection to that. Mrs. Irick stated no. Chairperson Lancette continued provided the granting happens in just a moment, the date would be 8/20/24 Mr. Oot. Mr. Oot stated he hoped we would have it done well before then. Chairperson Lancette asked if he had a motion to approve the Sunset Clause Extension for Mr. Oot's Plank Road. Mr. Bachstein asked if we needed to make any mention of the letter that came in. Atty. Germain stated we do not need to. Chairperson Lancette continued the project would be completed by 8/20/24 and asked if we have a motion to grant the sunset clause extension.

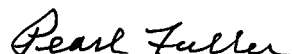
SUNSET CLAUSE MOTION

Mrs. Irick made a motion to grant the sunset clause extension to expire on 8/20/24. **The motion was seconded** by Mrs. Sharp. Roll Call: Bachstein-Yes, Lioto-Yes, Desimone-Yes, Sharp-Yes, Irick-Yes, Kolodzie-Yes, Lancette-Yes. Approved 7. Opposed 0. All in favor.

Chairperson Lancette stated if the project is not going to be done by 8/20/24; Mr. Oot you need to contact CEO Johnstone 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.

Chairperson Lancette asked for a motion to adjourn the meeting. **Mr. Kolodzie made a motion** to adjourn the meeting at 5:41 PM. **The motion was seconded** by Mrs. Irick. All in favor.

Respectfully submitted,



Pearl Fuller
Secretary