



VILLAGE OF NORTH SYRACUSE
Planning Commission Board Meeting
Thursday, June 18th, 2015 @ 5:30 PM
North Syracuse Community Center
700 South Bay Road, North Syracuse, NY 13212

Chairman William Winstanley called the Planning Commission Board Meeting to order at 5:30 PM.

Planning Board Members: William Winstanley (Chairperson), Emily Sharp, Jeff Bachstein, Vera Desimone, Greg Lancette, and Paul Kolodzie (Alternate).

Absent Planning Board Member: Pat Gustafson was on vacation.

Personnel Present: Bob Ventre (Substitute Attorney), Amy Franco (RLA, CHA), Paul Linnertz (Liaison), Pamela DiCarlo-Schermerhorn (Codes Enforcement Official), Pearl Fuller, and Julia Getman.

APPROVAL OF MAY 21, 2015 MEETING MINUTES

Mrs. Sharp made a motion to approve the minutes from the May 21, 2015 Planning Commission meeting. Ms. Desimone seconded the motion. The motion was unanimously approved.

DON METZ (DL MANUFACTURING), 340 GATEWAY PARK DRIVE

Mr. Winstanley called out to any representatives of DL Manufacturing. No one was present. Mr. Winstanley proceeded to the next agenda item.

[On June 19, 2015, Ms. DiCarlo-Schermerhorn called DL Manufacturing representatives. Due to a previous miscommunication, they believed they were not on the agenda.]

STORE AMERICA, 5624 BEAR ROAD

Applicant Representatives: Aaron Falkenmeyer (Delta Engineers) and Timothy Mahoney (Mahoney Design & Build Inc.)

Mr. Falkenmeyer stated that they are present to discuss the amended site plan located at 5624 Bear Road. He recalled this property was previously granted site plan approval for Gary Spring for self-storage use. They are currently trying to acquire the property from Mr. Spring and they will also be using it for the same intent of self-storage use, through Store America. The plans include approximately 65,000 square feet of self-storage use of which 900 square feet will be for an administrative office. The facilities are proposed to be built in two phases. The northern half of property will be built first; the other phase would be built out in the following two to five years upon completion depending on need. Store America will be providing both cold and climate-controlled

storage space but neither outdoor storage nor moving vehicle rental. The hours of operation will be Monday thru Saturday from 8:00 AM – 6:00 PM, with one to two employees on site during hours of operation. The site is located on an existing storage unit district, C2A, the proposed modifications still fall within the front, rear and side setbacks consistent with the previously approved plan from 2008.

Modifications Include:

General

Mr. Falkenmeyer explained the items added on the site map were the office space located at the front, tower façade less than 30 feet in height, removed paved surfaces (in parking area and around Building 10). Building 10 will not be used for rental or sale; the owner will use that area to provide maintenance materials on site.

Fire Department

He continued that through the approval process, they have accommodated the concerns of the Fire Department such as the turn radius for the emergency vehicles by reducing the length of the southern buildings. He mentioned that the initial suggestion was to make the aforementioned changes to the northern most side of the buildings but that it was mutually agreed upon that the changes could be made instead to the southern area of the buildings to achieve the same goal. They have also complied with the Fire Department to relocate the fire hydrant from western most building into Building 5. Additionally, they made provisions for a lockbox with master key.

County DOT

He said that they addressed concerns from DOT regarding the electronic gate originally located at the entrance. They have moved the electronic gate further into the facility to line up with office building to be controlled by the office staff. The gates and fencing up front were removed.

Utilities / Stormwater

He noted there will be no change in utilities or stormwater management system.

Signage

He proposed a pole mounted sign of 40 square feet. He showed signage from other Store America locations such as the one located in Cicero, the signage and look are consistent throughout their stores.

Mr. Faulkenmeyer welcomed questions and requested site plan approval of plan being proposed at this time.

Board Discussion:

Snow Removal

Mrs. Sharp asked about snow removal between the building parameters. Mr. Mahoney responded that they also recognized this concern and it was the primary reason they reduced the overall pavement so that they have additional snow storage. Mr. Mahoney showed on the map all the areas where the pavement changed. He explained that they reduced square footage of impervious surfaces and driving lanes to accomplish more snow storage.

Site Plan/ Building Specifications

Mrs. Sharp asked about another building that was referenced which they may add. Mr. Mahoney directed to the area on the map that the intended use will also be for storage. Mr. Winstanley interjected to clarify about references of "previously approved plans". He recalled that there were many meetings with Mr. Spring over several years. Some things were approved and others were not. He continued that Mr. Spring made considerable amount of changes each time. Thus, it is difficult for the Board to recall what was or wasn't approved years ago to Mr. Spring. He clarified that it is the Board's intention to be open minded and approve his plans if feasible. Mr. Mahoney stated that Store America is not Spring Storage. Store America has been in business for twenty years and is one of the largest storage operators in Central New York. He continued they pride themselves in their day-to-day operations and appearance. Their image to the community and general public is very important to them. They keep their facilities attractive and well maintained because this is what sets them apart from other storage operators. He directed the Board to pictures of their other locations, showcasing their consistent aesthetics and maintenance. Mr. Winstanley clarified that this Storage America will not include U-Haul and trailer hitch companies. Mr. Mahoney added that several other Storage America have U-Hauls, however the Store America in question before the Board will not include any U-Haul or outside storage.

Mr. Linnertz asked if Buildings 1 and 3 are single sided access. Mr. Mahoney responded that Building 1 is two sided, the first 90 feet is single sided. Buildings 3, 4, and 9 are single sided. Mr. Linnertz asked if in Building 3 there will be a center isle or overhead doors. Mr. Mahoney responded that Building 3 is 100% climate control storage, three small entrance doors. Mrs. Sharp asked if the buildings must have sprinklers. Mr. Mahoney answered they do not.

Mr. Linnertz asked if only Building 1 and 3 will they have hallways in them. Mr. Mahoney answered only Building 3 will have the center aisle and confirmed the areas that will have overhead garage doors with access on both sides. Mr. Linnertz asked what the set back from the wall to the road. Mr. Mahoney showed on the map.

Construction Timeline

Mr. Winstanley asked for dates of construction completions. Mr. Mahoney said Phase 1 is the front three buildings and office, about 25,000 square feet. Construction on Phase 1 would be expected to immediately follow upon acquisition of the property which is expected within thirty days. Phase 1 would be completed and operational within four months. The other buildings are approached to be built upon demand. In general they built about 10,000 square feet every other year. Thus, Phase 2 consisting of 40,000 square feet will be completed in five to six years after Phase 1.

Site Plan Presented

Mr. Ventre said normally this would be done through two different maps; one map for Phase 1 and another map for Phase 2. He advised to get into a resolution that any unimproved land in Phase 2 will be improved and maintained. Mrs. Franco added that instead of making them change the map, they are just going to make sure specifications are made in the resolution.

Mrs. Franco requested an updated full plan set because of the change of drainage facilities, the green grass spaces, so that she may confirm how the grades work. She assumes based upon their response that he as the owner will be responsible for any water issues, adverse effects to neighboring properties.

Mr. Winstanley noted that they are using the majority of his property. He asked if there anything approved with the school and if trees have been planted. Mr. Mahoney assured the trees have been planted and will follow through with whatever commitment is not completed.

Signage

Mrs. Sharp asked them about the pedestal signage. Mr. Faulkenmeyer said in the particular area in question there are many pedestal signs (of other businesses) and a monument sign would be drowned out. Ms. DiCarlo-Schermerhorn affirmed their proposed signage meets the code.

Ms. Desimone asked about why the signage was changed. Mr. Winstanley said that we kind of mandate monument signs on Route 11 in our effort to drive down for all to be monument signs. However, one side of their property on Bear Road is not on the Village side. Mr. Faulkenmeyer says their concern is visibility and he would like to remain with the pedestal sign. Ms. DiCarlo-Schermerhorn added their neighbor, the Beauty Salon, has a monument sign. Mr. Lancette says some members prefer the brick, monument style sign. Mrs. Sharp said the pedestal sign looks industrialized. Mr. Faulkenmeyer added that Onondaga County DOT commented there not be any site distance restriction based on signage and fencing. Mr. Mahoney asked if there is a square footage maximum on the lower sign. Ms. DiCarlo-Schermerhorn said it is usually based on the square footage of the building; we have to look at how to determine that because there are multiple structures. Mr. Mahoney has found that lower signs disappear during the snowy season.

Mr. Winstanley invited Ms. Barletta, owner of neighbor business located on 5630 Bear Road to speak. Ms. Barletta expressed concern about the height of the proposed pedestal sign. She says she has had a lengthy process is approving her own sign and the sign in question seems to be considerably bigger.

Ms. DiCarlo-Schermerhorn said the pedestal sign according to the code is included in the freestanding sign. She read from the Code 240-33: "C-2 and PD Zones. One freestanding sign not exceeding 50 square feet in area, including framework, and not exceeding 25 feet in height shall be allowed in these zones. Monument signs are allowed in C-1, C-2, C-3, PD, CT, RM and R-SR Zones. A monument sign has a total height of no more than six feet and a viewing area of no more than 24 square feet."

Mr. Mahoney asked Ms. DiCarlo-Schermerhorn how does the code reads for the face of the building. She responded that the size depends of the size of the building. She explained that it is calculated on based on one and a half square feet times the length of the building. Mrs. Franco asked to consider the six foot high wall at the highway. Mr. Mahoney confirmed he is allowed both on the building and the side. Mrs. Barletta the sign in question is located near a school zone where people have to slow down for the reduced speed limit. She asked if the fence will be moved. Mr. Mahoney said it will not be moved. Mrs. Barletta asked if the Fire Department can get through between the buildings if needed. Ms. DiCarlo-Schermerhorn said Frank expressed his opinion regarding this at the previous meeting. She continued that they are allowed to have the fence on their property line. If it were to be shifted at all, it needs to be worked out with the property owner. As far as the Fire Department accessibility it was declared a self-created hardship because of with the way of the building.

Mr. Mahoney says he can install the sign like the rendering provided. He asked if there is any opportunity to adjust the square footage of the monument sign. Ms. DiCarlo-Schermerhorn replied that he may do so with a variance through the Zoning Board. Mr. Lancette added unfortunately the Planning Board cannot approve the variance; it is a Zoning Board matter.

Ms. Desimone expressed her preference for the monument sign. Mr. Winstanley noted the applicant is clear on the Board's preference. He asked if the Board is ready to approve this site plan at this time having final drawings reviewed by Engineering and Legal. Mrs. Franco noted that plans submitted are acceptable because they addressed all the issues. Mr. Mahoney affirmed the plans would be updated per all the discussions. Mrs. Franco recommended that since the plans are being updated as such that change Building 10 to not be hatched to show grass.

Legal Issues / Site Plan Approval Motion

Mr. Winstanley verified all legals are in order, legal notice was published, surrounding neighbors were notified, referrals sent to SOCPA and resolutions are back; all legals appear to be in order. There is a motion to declare this action with special permit to be unlisted action under Article 8 of the Environmental Conservation Law; this action will not have a significant effect upon the environment. Mr. Ventre noted a complete EAF short form submitted which was reviewed by all members of the

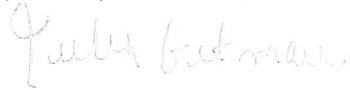
Board. Ms. Desimone made a motion to accept the SEQR. The motion was seconded by Mr. Lancette. The motion was unanimously approved.

Mr. Winstanley added a sunset clause of Phase 1 to be completed within one year from the date of purchase of property; Phase 1 to include Buildings 1, 2, 3, north end, sign, stormwater, utilities, hydrant, landscaping, and maintenance of the sandy gravel area. He said Codes Enforcement Official will determine the completion of Phase 1. Phase 2 sunset clause is to be completed within six years after the completion of Phase 1; Phase 2 will include Buildings 4 thru 10 and asphalt. Mr. Ventre noted that the modification required by the Onondaga County Planning Agency as to the front gates and keypads have already been placed in the design of the final site plan. Ms. Desimone clarified that the signs will be the monument signage and building sign compliant with the Code. Mr. Kolodzie made a motion to approve the site plan with conditional approval as noted including legal and engineering. The motion was seconded by Mr. Bachstein. The motion was unanimously approved.

Mr. Winstanley informed the applicant that if he does not complete the phases in the time allotted by the sunset clause, the applicant would need to return to the Board for approval.

Mr. Bachstein made a motion to adjourn the meeting at 6:28 PM. The motion was seconded by Mr. Kolodzie. The motion was unanimously approved.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Julia Getman".

Julia Getman