

Village of Liverpool Planning Board  
Monday January 22, 2018  
7:00 PM

Present: Joseph Ostuni, Chairman  
Michael LaMontagne  
Jim Taft  
Sandra Callahan, Secretary  
Greg Sgromo, Engineer

Peter Osborne  
John Eallonardo  
John Langey, Attorney

**Call to Order**

Chairman Ostuni called the meeting to order at 7:00 PM and led those present in the Pledge of Allegiance.

**Minutes** – Mr. LaMontagne moved and Mr. Taft seconded the motion to adopt the minutes of November 27, 2017. Mr. Osborne and Mr. Eallonardo abstained. Approved.

**Old Business**

**Tom and Mary Jo Major – 601 Fourth Street** – County referral was received and reviewed. The County has no issues. Mr. Osborne asked about signage, Ms. Major said there would be none. The SEQR was completed at the November meeting. Mr. Taft moved and Mr. Osborne seconded the motion to approve the special permit application for the purpose of conducting in-home massage therapy with the hours of Wednesday and Thursday 5:00 -7:30 p.m., Friday 2:00-6:00 p.m. and Saturday 9:00 a.m. – 1:00 p.m. Approved.

**Mike Charles, Jr. – 101 & 105 First St.** – Pat Reynolds from Ianuzzi & Romans was present representing the applicant. County referral was received and reviewed. The County has no issues. Mr. Osborne moved and Mr. LaMontagne seconded the motion to approve the site plan for a lot line adjustment to create one parcel. Approved

**Sheats & Bailey – 609 Vine St.** – Mario D’Arrigo, Attorney for the applicant was present. County referral was received and reviewed. The County has no issues. Mr. Eallonardo moved and Mr. Osborne seconded the motion to approve the revised site plan and sign permit. Approved.

**Meyer Manor Apartments** – Steve Calocerinos, Engineer was present to provide updates to the Board. Mr. Calocerinos submitted a site plan that reflected the recently approved zone change. He also presented a map showing apartment buildings in the area that are similar in size and proximity to residential areas for reference.

He provided general updates as follows:

He stated the closest property to the apartments is approximately 45’ away. The next closest rear of a structure is approximately 100’ away.

There will be no emergency access at the Donald Place driveway.

The sewer will not be connected at Donald Place. They are proposing a private pump station and connection to the Village sewer.

The Archeology report has been sent to SHPO for approval.

The long EAF has already been submitted.

In response to the letter received from Doug Wickman, Engineer for Town of Salina, addressing the buffer/fence Mr. Calocerinos said the developer prefers landscaping and not a fence and will take direction from the Planning Board regarding this.

Mr. Sgromo said he will meet with Mr. Calocerinos to discuss engineering issues.

Mr. Calocerinos said he would be submitting a subdivision application to join the two parcels.

Chairman Ostuni asked for questions or comments from the board.

Mr. Eallonardo asked about Fire Department access. Mr. Calocerinos said the Fire Department sent a letter to the Village with their concerns. He will meet with the Fire Department to review the most recent site plan and get their comments.

He also asked about school bus access. Mr. Sgromo said he spoke with the school and the buses won't pull in to the complex. They will pick students up at the road. There are no concerns from the school.

Mr. Osborne asked about item #7 in the Wickman letter regarding roof drains. Mr. Calocerinos said it is not a significant contributor to the swale.

Mr. LaMontagne asked about the lighting. Mr. Calocerinos said the light plan has 25' poles with 20' light packs. He will try and lower. He also stated there are no stairwells at the ends of the buildings so there wouldn't be light issues there.

Mr. Calocerinos said at this point he is waiting for SHPO approval of the archeology report and for sewer resolution. He would also be submitting a subdivision application to join the two parcels.

Attorney Langey said the Planning Board has a right to do its own environmental assessment and that they should review the SEQR completed by the Village Board.

Chairman Ostuni said we are ready to call the public hearing if the Board is ready. Mr. Taft moved and Mr. Eallonardo seconded the motion to call for a public hearing at the February 26, 2018 meeting. Approved.

Chairman Ostuni asked Deputy Clerk Callahan to provide copies of the SEQR and resolution prepared by the Village Board regarding the zone change to the Planning Board members.

There being no further business, Mr. Osborne moved and Mr. LaMontagne seconded the motion to adjourn. Approved. Meeting adjourned at 7:40 p.m.

Respectfully submitted,

Sandra J. Callahan  
Deputy Clerk