

Village of Liverpool Planning Board  
Monday January 28, 2019  
7:00 PM

Present: Joseph Ostuni, Chairman  
Peter Osborne  
Bill Reagan, Codes Officer  
Sandra Callahan, Secretary  
John Eallonardo  
Jim Taft, alternate  
John Langey, Attorney  
Greg Sgromo, Engineer

**Call to Order**

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

**Minutes**

Chairman Ostuni asked for a motion to approve the minutes of November 26, 2018. Mr. Eallonardo made a correction to the minutes. Mr. Osborne moved and Mr. Eallonardo seconded the motion to adopt the minutes with the correction. Approved.

**Old Business** – On the application of Meyer Manor LLC for a sub-division to join two parcels for a property located at 1225 Tulip St., designated as tax maps 001-.01-04.2 and 001-.01-29.1. Steve Calocerinos, Engineer for the project was present representing the property owner.

Chairman Ostuni said we received the referral back from county planning. Attorney Langey said all items referenced need to be addressed and completed.

Mr. Calocerinos said all approvals from DOT with the exception of the additional right of way have been done. He is waiting for the plumbing approval for the private pump station.

Mr. Osborne moved and Mr. Taft seconded the motion to approve the subdivision. A roll call vote was taken as follows:

**RESOLUTION OF THE PLANNING BOARD  
OF THE VILLAGE OF LIVERPOOL**

**MEYER MANOR LLC (TAX MAP NOS. 01.-01-4.2 & 01.-01-29.1):  
GRANTING PRELIMINARY PLAT APPROVAL, WAIVING HEARING  
ON THE FINAL PLAT AND GRANTING FINAL PLAT APPROVAL  
FOR A LOT LINE ELIMINATION (RE-SUBDIVISION) - APPROVED**

**DATED: January 28, 2019**

**WHEREAS**, Meyer Manor LLC, as Owner/Applicant, having duly made an application for preliminary and final plat approval of a proposed lot line elimination (re-subdivision) in the Village of Liverpool known as the “Meyer Manor Apartments (Subdivision of Two Parcels into One Parcel)” pursuant to Chapter 334 (Subdivision of Land), §334-14 and §334-15 of the Code of the Village of Liverpool (the “Code”); and

**WHEREAS**, the plan consists of undertaking a lot reconfiguration for the purpose of combining the land owned by Applicant known as Tax Map No. 01.-01-4.2 (containing 0.85± acres) and Tax Map No. 01.-01-29.1 (containing 6.20± acres), both in an R-3 Multiple Family Residential District, into a new “Lot 1A” consisting of 6.87± acres; and

**WHEREAS**, notice of public hearing for the re-subdivision was published in the manner required by law and proof of said publishing has been presented to the Planning Board; and

**WHEREAS**, the Planning Board has duly called and held a public hearing to consider the Preliminary Plat Plan, which hearing was held on January 28, 2019; and

**WHEREAS**, all persons desiring to be heard in connection with such proposed re-subdivision have been duly heard and the Planning Board has given full consideration to the statements and views submitted at such hearing; and

**WHEREAS**, the Applicant had previously completed and submitted a Short Environmental Assessment Form and the same had been reviewed and considered by the Board along with the other submissions provided by the Applicant; and

**WHEREAS**, pursuant to Volume 6 NYCRR, Sections 617.3 and 617.6 of the Regulations relating to Article 8 of the Environmental Conservation Law of New York (SEQRA), a previous determination of environmental non-significance was made on November 26, 2018; and

**WHEREAS**, it appears to be in the best interest of the Village that said Application for the Preliminary Plan be approved subject to the conditions set forth below; and

**WHEREAS**, the Applicant has submitted a map titled “Final Plan - Lands of Meyers Amended, Part of Farm Lot Nos. 83 & 85, Town of Salina, Village of Liverpool, Onondaga County, New York”, prepared by Ianuzi & Romans Land Surveying, P.C., dated September 14, 2018, as last revised; and

**WHEREAS**, the Board has referred the applications to the Onondaga County Planning Board for review and comment pursuant to the General Municipal Law; and

**WHEREAS**, on or about December 19, 2018, the Onondaga County Planning Board issued its resolution, OCPB Case # S-18-90, determining that said applications would have no

significant adverse inter-community or county-wide implications, but did offer the following comments:

“The Onondaga County Department of Transportation requests that the municipality and applicant contact the Department regarding the dedication of additional right-of-way to equal 40 feet from the centerline of Tulip Street for highway purposes.

The Board offers the following comments for the project as a whole:

1. The applicant must submit a lighting plan to the Onondaga County Department of Transportation and reflect any mitigation as may be determined by the Department on the project plans prior to municipal approval. No glare or spillover onto adjacent properties or the county right-of-way will be permitted.
2. Per the Onondaga County Department of Water Environment Protection, for all privately owned wastewater pump stations, the municipality should require that the developer provide performance bonds and/or surety instruments (similar to condominium property management maintenance trust) to fully fund future maintenance and/or replacement costs. The municipality should also require that the developer construct the pump station and conveyances to all the standards listed in the Recommended Standards for Wastewater Facilities (2004), including performance and leak testing of the system.
3. The applicant and Village are encouraged to maintain as much existing tree cover as possible, utilize green infrastructure, and consider additional landscaping beyond what is shown on submitted plans, for screening, noise abatement, aesthetics, and to aid in stormwater retention and water quality. For more information on green infrastructure for stormwater management, visit the Onondaga County "Save the Rain Program" website at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260”; and

**WHEREAS**, this Board has determined that the Final Plat as submitted is in substantial compliance with the Preliminary Plat and is hereby and herewith approved by this Board and that pursuant to the Subdivision Regulations of the Village of Liverpool, the requirements for a public hearing on the final application is hereby waived.

**NOW, THEREFORE**, upon motion of P. Osborne, seconded by J. Taft, it is

**RESOLVED**, that the Planning Board of the Village of Liverpool hereby grants Preliminary Plat approval on the proposed lot line elimination (re-subdivision) known as the “Meyer Manor Apartments (Subdivision of Two Parcels into One Parcel)””; and it is further

**RESOLVED**, that pursuant to the Subdivision Regulations of the Village of Liverpool, the requirement for a public hearing on the Final Plat Plan is hereby waived; and it is further

**RESOLVED**, that the Planning Board of the Village of Liverpool hereby grants Final Plat Plan approval on the lot line elimination (re-subdivision) known as the “Meyer Manor Apartments (Subdivision of Two Parcels into One Parcel)” pursuant to a map titled “Final Plan - Lands of Meyers Amended, Part of Farm Lot Nos. 83 & 85, Town of Salina, Village of Liverpool, Onondaga County, New York”, prepared by Ianuzi & Romans Land Surveying, P.C., dated September 14, 2018, as last revised; and it is further

**RESOLVED**, that the Planning Board hereby authorizes the Chair of the Planning Board to sign the Final Plat upon certification that all requirements and conditions set forth herein have been satisfactorily met; and it is further

**RESOLVED**, that the final map to be recorded in the Onondaga County Clerk’s office as required by the Village of Liverpool Subdivision Regulations and the Village Law; and it is further

**RESOLVED**, that this approval is subject to any appropriate agreements being entered into by the Applicant and the Village of Liverpool as directed by the Village Attorney and it is noted by the Planning Board that the within approval shall not operate as a precedent for any future approvals; and it is further

**RESOLVED**, that the Zoning Officer is hereby authorized and directed upon payment of any required fees to issue such permits and certificates and to take such other action as may be required to effectuate and enforce this Resolution subject to the above conditions; and it is further

**RESOLVED**, that this Resolution shall be effective as of the date of its filing with the Village Clerk.

The question of the adoption of the foregoing Resolution was duly put to a roll call vote, which resulted as follows:

<b>James Taft, Alternate</b>	<b>Voted</b>	<b>Yes</b>
<b>James Rosier</b>	<b>Excused</b>	<b>-----</b>
<b>Peter Osborne</b>	<b>Voted</b>	<b>Yes</b>

**John Eallonardo**  
**Joseph Ostuni, Jr., Chairman**

**Voted**  
**Voted**

**No**  
**Yes**

Chairman Ostuni then declared the Resolution to be duly adopted.

**JOSEPH OSTUNI, JR.**, Chairman of the Planning Board of the Village of Liverpool, hereby certifies that the foregoing Resolution was duly adopted at a meeting of the Board duly convened and held on January 28, 2019, a quorum being present.

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**JOSEPH OSTUNI, JR., CHAIRMAN**  
**Village of Liverpool Planning Board**

**MARY ELLEN SIMS**, Village Clerk of the Village of Liverpool hereby certifies that the foregoing Resolution was duly filed in her office on January \_\_, 2019.

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**MARY ELLEN SIMS, Village Clerk**

Motion approved.

**Other Business**

Chairman Ostuni mentioned the need for an update to the Master Plan. He suggested we survey the Village residents to see what they want. He said the Planning Board members should submit questions to be included along with their suggestions.

There being no further business, Mr. Osborne moved and Mr. Eallonardo seconded the motion to adjourn. Approved. Meeting adjourned at 7:45 p.m.

Respectfully submitted,

Sandra J. Callahan  
Secretary