

Village of Liverpool Planning Board
Monday February 26, 2018
7:00 PM

Present:	Joseph Ostuni, Chairman	Peter Osborne
	John Eallonardo	Jim Rosier
	Jim Taft	Bill Reagan, Codes Officer
	Sandra Callahan, Secretary	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 – Mr. Taft moved and Mr. Eallonardo seconded the motion to adopt the minutes of January 22, 2018. Mr. Rosier abstained. Approved.

New Business – The Lazy Susan LLC - 504 Vine Street – On the application of Lan Cairns for site plan review for a property located at 504 Vine Street. The property is commercially zoned and she would like to reconfigure the first floor from offices to a catering/take out kitchen. The 2nd floor will be a 2 bedroom apartment.

The business would be a pilot program for advocating autism in the workplace. People on the spectrum would be mentored and taught everyday life skills such as prepping and cooking food. The applicant provided the following information:

The Lazy Susan LLC provides a unique pilot program that evolved from the 2008 American Recovery and Reinvestment Act. PEACE Incorporated hosted a training that was developed by Briana Kuneman, MSW, family support specialist.

Lazy Susan LLC hopes to collaborate with FEAT, APPSA, Syracuse University, and Cornell University to provide a service offering therapeutic, skill building services and classes.

The Lazy Susan LLC will be an educational commercial kitchen that will support persons of all ages that are diagnosed on the autistic spectrum. It will also be an advocacy and mediation center, helping to connect our trainees to the workforce of Onondaga County.

We will also be a support system for the families that have children who are on the spectrum offering private classes in stress release, meditation, and special diet alternatives.

Classes will be age appropriate with a small ratio, 1:1- 1:3. teacher to student Typical classes will be different techniques in the kitchen such as simple cooking, making smoothies, waffles, crepes, etc.

Students will also learn how to run a retail business via website sales and all that it encompasses. (taking inventory, packaging, and mailing, and ordering products)

In order to control the amount of traffic that goes through The Lazy Susan, it will be closed to the general public and will be a private membership club. Members will receive a monthly news letter that lists the menu for that month and members will be able to pre-order their meals. The hours of operation for pick up of food will be limited to 11:30am to 3pm. Monday through Friday with a scheduled pick up time.

Catering will be available and will be delivered to sites. With our growth, we hope to become an outreach program with deliveries to persons who are home bound in the Liverpool village area due to age and medical restraints.

Chairman Ostuni said this is the last commercial property in a residential area and asked what type of foot traffic is expected. The applicant said that this would mostly be walk up traffic not cars driving in.

Mr. Osborne asked about the proposed deck shown on the site plan. The applicant said this would be for the tenants and wouldn't be built for a couple of years.

Breanna Kuneman, CSW who is working with the applicant explained that this is primarily a skill building/mentoring program and the ratio of students to teacher would be 1:3, at the most 5 people would be being taught at one time.

Mr. Rosier moved and Mr. Osborne seconded the motion to refer this application to County Planning. All ayes, motion carried.

Mr. Osborne moved and Mr. Taft seconded the motion to open the public hearing as this was already advertised as a public hearing. All ayes, motion carried. The public hearing will remain open until the next meeting.

Public Hearing

Meyer Manor Apartment Project – Steve Calocerinos, Engineer representing the developer, updated the board with some changes to the site plan since the last Planning Board meeting. He noted that per the request of the Town of Salina Engineer, Buildings 3 & 4 on the site plan have been moved back from the property line. Building 4 has been moved back 10' and is now 50' from the property line, building 3 is moved 5'.

Storm sewer outfall into detention basin moved from south end of building 4 to north end of building 4.

Before opening the public hearing, Craig Griffen of the Liverpool Fire Department addressed the Board and said they are a bi-partisan organization, not for or against any particular development, they are only concerned with safety.

The requirements of the Fire Dept. are a 6" water line and he noted there are 2 fire hydrants on the site plan. He stated they would like additional access at Donald Place. He noted that this access would lower the fire insurance rate on the tax bill for that area.

Mr. Eallonardo asked if it would also lower the rate for residents in the Johnson Tract. Mr. Griffen said the rate is based on closeness to the water line and fire hydrants and most likely would lower the rate for those residents as well.

Mr. Rosier moved and Mr. Osborne seconded the motion to open the public hearing. Approved.

Chairman Ostuni said all letters and emails that have been received have been distributed to all board members. We will keep the public hearing open after tonight and we will complete the SEQR at a separate meeting.

Chairman Ostuni asked residents wishing to speak to keep their comments new and to not be redundant if the comments have already been made.

Jill VanMenxel – 1002 ½ Tulip St. – Commented on the snow accumulation on the bridge and said it is very hazardous and treacherous on the sidewalk. She asked the Board to not ignore the Comprehensive

Plan and Design Handbook. She wants the Village to remain safe and for development to keep in the style of the Village.

Roy Johnson – 17 Donald Place – Asked what happens in the case of an MCI (Mass Casualty Incident) that involves more than 6 patients, is there room for emergency vehicles? Would there be a lockbox on the apartments for emergency personnel – Mr. Reagan said there would be.

Michelle Allison – 117 Barclay Road – She said this is a mosquito breeding area as it is and she is concerned it will get worse with the swale. The wildlife will be disturbed and she is concerned they may go the housing area in Johnson Tract. She is concerned the excavating will cause the animals to relocate.

She is also concerned about her safety with all of the new residents moving in. She also is concerned about the construction noise that could go on for 2 years. Her backyard will be exposed.

Pat Ehle – 150 Sun Harbor Drive – He is in favor of the project and said Marvin Meyer has a right to sell the land as a developer does to build. The Planning Board has an obligation to work with the developer and that the developer has made several changes to the plan per the Board and they shouldn't be ignored.

Ashley Hicks – 208 Sheridan Road – She was speaking for the residents in the Johnson Tract and said they are not opposed to the Meyers selling and developing the property. They are opposed to the density and suggested maybe 2 story buildings with a total of 60 units would be more appropriate. No school buses will be pulling in to the development and said there is a safety concern for the kids waiting on the bridge. She said a fence should be built to protect the privacy of the Johnson Tract residents. She urged the Board to vote no.

Peg Salvatore – 211 Sheridan Road – She agreed with what Ashley Hicks said and said the Planning Board only listens the developer and not the residents. There are 9 families named who border the development and this will have a major impact on their value of life and property. She said she has lived here for over 40 years.

Matt Rettinger – 216 Sheridan Road – He is concerned with the plan for school bus pickup and asked if there was any documentation from the school. The project is not following the Comprehensive Plan and will have many environmental impacts. He cited his letter to the Board regarding the completion of the FEAF question 17 regarding consistency with the Village Plan. He asked the Board to deny the application as it is not consistent with the Comprehensive Plan.

David Nortman – 1103 Tulip Street – He said the traffic study that was completed does not seem accurate. The line of sight is ok for 30 mph but the cars on Tulip go much faster including tractor-trailers, that should be enough to end this project.

Nancy Schamu Wildoner – Binghamton, NY – She said she is related to the Meyer family and they have been trying to sell this property for a long time. The residents of the Johnson Tract have opposed any type of development here 3 different times. She said allowing an entrance from Donald Place would help the Johnson Tract residents.

She said the type of renters would be millennials who have good jobs.

There are only about 8 properties bordering the development and they are not village residents. She said the family is not being "greedy" as someone mentioned, they need to sell this property. This is not a negative project it is progress.

Aaron Buchtu – 407 Cypress St. – He is concerned about future land use and can appreciate the Johnson Tract concerns. He has traffic concerns.

Becky Ross – 107 S. Roosevelt Ave. – She was representing Beth Tartaglia whose house is directly across from the development. She is concerned with traffic and said it is very unsafe. When the driveway gets built, the car lights will shine directly into her house. She said that snow removal on the sidewalks isn't taken care of currently and that the kids won't be able to walk or ride bikes there.

Elaine Toth – 1014 Tulip – She reiterated what the other Tulip St. residents said regarding traffic and said they are the ones who are familiar with the traffic. There is no sight line and the snow piles up on the sidewalk and it won't be safe. She said this is too big of a project for that small plot of land. She asked the Planning Board to please pay attention to the residents who live in the area.

Curt Arseno – 4 Donald Place – He is concerned there is only one way in and out of the development. He said it takes 3 turns of the light to make a turn and is concerned with the Fire Department having enough room to turn around.

Pat Sheridan – How will we deal with the construction vehicles going in and out of the project site.

George Allison – 117 Barclay Rd. – He is concerned with the school buses.

Ashley Hicks – She said during construction there can't be a no left turn on to Commerce Blvd., it would be too dangerous.

The public hearing remains open.

A special meeting will be held on March 14, 2018 to start the SEQR process for the site plan.

Mr. Eallonardo asked if this application needs to be referred to County Planning. Chairman Ostuni said this was referred in December 2015. Attorney Langey said it was up to the Board to resubmit.

A motion was made by Mr. Eallonardo and seconded by Mr. Taft to resubmit the application for County referral and to include the earlier Onondaga County Planning Board resolution. All ayes. Motion carried.

Attorney Langey said the County can recommend the application for local review or they could recommend denial of the case. It would take a super majority (quorum plus 1) to approve or they can recommend to modify the plan and that would take a super majority to overrule.

There being no further business, Mr. Osborne moved and Mr. Rosier seconded the motion to adjourn. All ayes, motion carried. Meeting adjourned at 8:45 p.m.

Respectfully submitted,

Sandra J. Callahan
Deputy Clerk