

Village of Liverpool Planning Board
Monday April 23, 2018
7:00 PM

Present:	Joseph Ostuni, Chairman	Peter Osborne
	John Eallonardo	Jim Rosier
	Jim Taft, Alternate	Mike LaMontagne, absent
	Bill Reagan, Codes Officer, absent	John Langey, Attorney
	Sandra Callahan, Secretary	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 March 14, 2018. Mr. Osborne asked for a change to one section. Mr. Rosier moved and Mr. Osborne seconded the motion to adopt the minutes with the change.

Approved

Mr. Osborne moved and Mr. Rosier seconded the motion to adopt the minutes of March 26 as presented.

Approved

Meyer Manor Apartments – Continued public hearing and SEQR completion

Steve Calocerinos, Engineer for the applicant was present to review the recent site plan pages submitted. The primary change on the drawings are the addition of a 6' privacy fence along the north and east property lines, stopping at the vacant lot 31.

The fence would be a 6' vinyl privacy fence, post to post approximately 8' running from the north property line to the east property line.

They would have to modify the landscaping to accommodate the fence. The drawing shows the removal of some lower bushes and shrubs.

They are proposing a white fence but are agreeable to a more natural, earth-tone color to match the buildings if the Board prefers. The Board agrees it should be a natural color and not stark white.

The sign originally shown on the plan has been removed as it was on the State DOT right-of-way. There are currently no plans for a sign, if that should change they will come back to the board for a sign request.

The current plan shows a storm water planter at each corner of the front of each building as shown on the drawings. They were added to help meet the DEC's stormwater management requirements. The developer is trying to get rid of the permanent standing water pond and replace it with something that will not have standing water in it all the time. They are testing the soil to see if it is feasible.

Chairman Ostuni asked for questions from the board, there were none at this time.

Stacy Johnson, 17 Donald Place said the Town of Salina engineer asked for an 8' fence. Chairman Ostuni said it was a suggestion and it would require a variance.

Continued EAF completion

Attorney Langey continued with the questions on the long EAF form.

Question 14 – Impact on Energy – Answered Yes with all sub-questions answered as having no or small impact.

Question 15 – Impact on Noise, Odor and Light – Answered yes with all sub-questions as having no or small impact. There will be shielded light, a fence and temporary noise during the construction phase.

Question 16 – Impact on Human Health – No

Question 17 – Consistency with Community Plans – Answered Yes

Sub-question a – small impact – The mitigation is the architectural style of the buildings, fencing and landscaping. The area is zoned as R-3 and is being used for R-3.

Sub-question b – If fully leased would it environmentally harm the village? It was agreed to have no to small impact.

Sub-question d – Is this inconsistent with any County plans, or other regional land use plans. It was agreed to have no to small impact.

Matt Rettinger, 216 Sheridan Rd. mentioned the village code and said this isn't consistent with County plans and said this should be zoned R-1. Chairman Ostuni explained the County referral process and that this case was submitted two times to Onondaga County Planning Board for referral and returned with the decision it is to be acted upon by the local Planning Board.

Question 18 – Consistency with Community Character

Sub-question e – Is it inconsistent with the predominant architectural scale and character.

Mr. Rosier said it is a large impact even though the developer has made significant changes to the original plan.

Mr. Taft said it is a small impact.

Mr. Osborne said it is a significant impact. He suggested the developer add more landscaping and that there is 25' of space shown on the plan that could accommodate denser landscaping.

Mr. Eallonardo said this project is not in character of the village. He thinks it is a moderate to large impact and the only mitigation would be to reduce the size of the buildings and the number of units.

It was stated that bigger trees need to be planted for shielding, and it will take several years for it to be completely covered and mitigated. Significantly taller trees need to be planted along the property line near the building that is closest to the house on Barclay.

Mr. Calocerinos reminded the board that there are several other types of property (i.e. – commercial, thruway) along the project site not just the homeowners in Johnson Tract.

Chairman Ostuni asked the developer to review and return with landscape proposals to soften the look of the buildings. He said to include the tree size and shape on the drawing to show the improved landscaping. We need this information to complete the SEQR.

Curt Arsenault, Donald Place asked where the construction vehicles will be entering the site from. Mr. Calocerinos said they would be entering from Tulip St. only.

The public hearing remains open.

There being no further business, Mr. Osborne moved and Mr. Taft seconded the motion to adjourn. All ayes. Meeting adjourned at 8:30.

Respectfully submitted,

Sandra J. Callahan
Deputy Clerk