

Village of Liverpool Planning Board
Monday July 22, 2019
7:00 PM

Present:	Joseph Ostuni, Chairman	Peter Osborne
	Jim Taft	Jim Rosier
	John Eallonardo	Rich Andino, Attorney
	Sandra Callahan, Secretary	Bill Reagan, Code Enforcement

Call to Order

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

Minutes

Motion was made by Jim Rosier, seconded by Peter Osborne, to approve the minutes from June 24, 2019. Motion Passed.

New Business

Lake Drive Apartments – Preliminary design review. Jim Knittel and Lisa Wennberg architects from IN Architects were present with Adam Gormel (owner) to review the preliminary design for an apartment complex located on Lake Drive.

Mr. Knittel said there will be 42 units in a 3-story building. The building will be facing Lake Drive with parking in the rear facing First Street. There will be 65 on-site parking spaces as well as on street parking.

There will be 14 units per floor consisting of 1 and 2 bedroom apartments.

Preliminary design shows a stone façade with walk up entrances and a couple of entrances on the parking lot side.

Due to its location in the flood plain, the building will be raised. They will work with FEMA to comply with flood plain requirements.

Chairman Ostuni asked what the time frame was for submitting an application and survey. Mr. Knittel said they hope to have the surveys for all the properties in six weeks.

Chairman Ostuni asked if the Barking Gull was part of this project. Adam Gormel said it is a separate property and not part of the project at this time.

Bill Reagan stated that mixed use is required for that area.

Chairman Ostuni asked for comments and questions from the Board.

Mr. Taft asked if the traffic pattern would change on Lake Drive, Mr. Knittel said it would not.

Mr. Rosier asked what the timeframe for the project was. Mr. Knittel said they hope to start Spring 2020.

Mr. Osborne asked about stormwater management and said there was high ground water.

Mr. Eallonardo asked the architect to bring an area map, in context with the immediate area, next time they appear before the board so we can get a better feel for the project.

Adam Gormel said he has met with County Executive Ryan McMahon and he is on board with the project and encourages development in the area.

Mr. Reagan stated the dumpsters are not currently shown on the drawing. He also said the buildings will probably exceed the 35' height limit and they may need to go to the Zoning Board of Appeals for a variance or else they would need to approach the Village Board to have the code changed.

Mr. Knittel said they will get the surveys and application together and will return for the August meeting.

AJPD Assoc. LLC – 324-326 First Street – Karen Hmiel and Rich Almeida, property owners were present. Mr. Knittel stayed to represent the applicant as his partner is the architect for this project.

Ms. Hmiel stated they would like to convert the top floor into 2 apartments and the first floor would remain office space.

There is an easement for parking behind the building and their attorneys are reviewing it. Mr. Reagan said there is a new owner of the easement and that nothing can obstruct the easement. They would need off street parking if the easement isn't allowed to be used for their parking requirements.

Chairman Ostuni said we need a better site plan. Ms. Hmiel stated they would like to start as soon as possible but probably have a target date of Spring 2020. She said they need to have an environmental assessment done to check for asbestos and lead paint. She said they will have a better site plan in a week.

Mr. Reagan said the parking is very tight behind the building. There isn't room for cars to turn around. Mr. Knittel said he will go and look at the space and see if parking is feasible.

This will remain on the agenda for the August meeting.

Discussion and recommendation to Village Board regarding Balsam Street parking

The neighbors on Balsam Street appeared at the Village Board meeting to discuss concerns with parking on Balsam Street. Mayor White wanted the Planning Board to review this and give a recommendation to the Village Board for a possible solution.

Sue Tillotson – 511 Balsam Street was present to give an overview of the situation. She said the east side of Balsam Street has 4 rental houses. The tenants all park in the street and do not move their cars for days. She said it is difficult to drive down the street when there are cars parked on both sides of the street. She would like the code to be changed to have No Overnight Parking on the street year round.

Mr. Eallonardo said there are parking issues all over the Village and he doesn't think having no parking is a good idea.

Mr. Osborne asked why the people don't park in their driveway. Ms. Tillotson said that the people park in the road because they have less of a walk to their house than if they parked in the back driveway. Mr. Rosier thinks it is wrong that the Landlords don't tell the tenants to park in the driveway.

Mr. Taft suggested odd-even parking.

If something is done regarding parking it should be done universally throughout the Village.

Mr. Reagan said he will reach out to the Landlords to try and encourage them to tell their tenants to park in the driveway. He also said that if there is no overnight parking on Balsam Street, they will just go to another side street and the problem will just move.

Chairman Ostuni said we should put something in the code to encourage parking in the driveway and not on the village right of way.

Chairman Ostuni said the Village Board needs to selectively look at solutions to encourage parking in the driveway or on their own property. Possibly offer lot coverage relief on their property.

Mr. Taft said they have available parking and they don't use it. He and Mr. Reagan support odd-even parking.

Chairman Ostuni said he is not ready to recommend solutions that require Village resources to enforce, the onus should be on the property owner.

Mr. Eallonardo suggested no overnight parking.

Clerk Callahan will send the thoughts from the Planning Board to the Village Board.

Due to the length of the meeting, the discussion for the 5G Cell towers will be on the agenda for the August meeting.

There being no further business, Chairman Ostuni asked for a motion to adjourn. Motion made by Mr. Rosier and seconded by Mr. Taft. Motion approved. Meeting adjourned at 8:25 p.m.

Respectfully submitted,

Sandra J. Callahan
Deputy Clerk