

Village of Liverpool Planning Board  
Monday June 22, 2015  
7:00 PM

Present:	Joseph Ostuni, Chairman	Michael LaMontagne, alternate
	John Eallonardo	Robin Daloia, alternate - absent
	Tom Tartaglia - absent	James Taft
	Peter Osborne - absent	John Langey, Attorney
	William Reagan, Codes Officer	Sandra Callahan, Secretary

**Call to Order**

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

Mr. Eallonardo moved and Mr. LaMontagne seconded the motion to adopt the minutes from June 10, 2015. Motion carried.

**Old Business – 514 Oswego St.** – On the application of Sohyla Ziaie for a revised site plan  
The applicant presented a drawing and explained she would have 2 commercial businesses downstairs that would require 16 total parking spots. There are 8 on site and she would request 8 on street.

The maximum seating for a potential café/teahouse would be 32 including any seasonal outside seating.

Mr. Eallonardo asked about a prep area/kitchen for the possible café and if we would get an updated floor plan.

Ms. Ziaie said that they wouldn't be cooking any food. If it was a café, it would be a tea house.

Mr. Reagan said they would need a building permit for use as a café or teahouse and the Village code doesn't differentiate between a café and restaurant.

Chairman Ostuni said we would need to look at parking requirements based on square footage.

The applicant said that each business would have a separate entrance.

Mr. Eallonardo wanted to know if the applicant would have to come back to Planning Board if her plans are for all retail or all office space.

Chairman Ostuni asked about signage, the applicant wants to conform to current code. She would have a sign in the same location but smaller.

Mr. Eallonardo asked if we have an official survey. We do not.

Mr. LaMontagne said there were no bathroom facilities noted on the plan. He also asked about a handicap ramp. The applicant said there are 2 bathrooms and that a ramp will be added if the application is approved.

Mr. Reagan said they will be keeping the 5' buffer between the patio and the building. The applicant said she will be adding to the landscaping.

Mr. Taft asked about the lighting. The applicant said she will check the existing lighting and report back.

Chairman Ostuni said that the signage, lighting and handicap ramp need to be addressed. The applicant said the ramp would be in the back of the building. Chairman Ostuni said to add the ramp to the survey.

Attorney Langey read the EAF form. All answers were no.

Mr. Taft moved and Mr. Eallonardo seconded the motion that for the purposes of the SEQR this is an unlisted action with a negative declaration and the Village of Liverpool Planning Board is the lead agency and this application will be referred to Onondaga County Planning for their July meeting. Motion approved.

Chairman Ostuni asked if there are previous commitments for on-street parking and Mr. Reagan said no.

The public hearing remains open until the next meeting.

### **New Business**

#### **512 Oswego St. – Kashani Home Décor & Gift Sign Request**

The applicant stated that there never was a sign on the ground and she would like to add one.

Chairman Ostuni thinks they interfere with traffic. The applicant said the new sign would replace the current A-Frame sign.

Mr. LaMontagne asked what color it would be; the applicant said it would match the building colors. It would be an LED sign with a static message that would change periodically and not be animated.

The applicant will return next month with a sign application. Mr. Reagan will make sure she is in compliance.

#### **Meyer Manor Apartments – sketch plan review**

Steve Calocerinos was present represent the property owner. He explained the location and that there are 2 parcels involved. The 1<sup>st</sup> parcel is 6.1 acres and the 2<sup>nd</sup> parcel is .2 acres for a total of approximately 7 acres. The front parcel is zoned R-1 and the back is R-3.

The project would be approximately 134 units based on the zoning in 2 apartment buildings. The setbacks are: front 35', side 20' and rear 30'. The rear is along the NYS Thruway.

There is an existing easement for drainage and a small federal wetlands on the property. There is no topography survey yet.

Access would be from Tulip Street. The sanitary sewer is on Donal Place and Tulip St.

The parking would be 1.5 per unit and there is enough space on site to accommodate this.

There would be an accessory building for the management office and laundry facilities.

There might need to be a zone change from R-1 to R-3. The driveway would be going through the R-1 area with R-3 usage.

There would be an additional 10' landscape buffer.

Chairman Ostuni asked about lighting and wondered if there would be security lighting that would shine on single family homes in the area. Mr. Calocerinos stated the lighting would conform.

Chairman Ostuni asked about signage, Mr. Calocerinos said there would be signage

Mr. Eallonardo asked about snow storage, Mr. Calocerinos said there was adequate room on site.

Mr. Taft asked about emergency vehicle access, Mr. Calocerinos said they would work with the Fire Department to determine access route.

Mr. LaMontagne referred Mr. Calocerinos to the Village Design Guide and Mr. Calocerinos said he is familiar with it and will landscape appropriately. Mr. LaMontagne suggested using ornamental signage and fencing and be sure to have sufficient buffering.

Mr. Eallonardo asked Mr. Calocerinos to demonstrate how the project complies with the design plan. Will there be air conditioning units? Mr. Calocerinos said they would be quiet. There are no balconies planned at this time.

Mr. Eallonardo also suggested getting plans to the Village Engineer as soon as possible in advance of our future meetings.

Mr. Calocerinos said there would be studio and 1 and 2 bedroom apartments. They would be upscale apartments with no subsidized apartments.

Attorney Langey said this might be in MS4 drainage.

Mr. Calocerinos will do a photometric plan.

Mr. Eallonardo asked about the quality of development, does the Village have any way to make sure it is done to conform to the design plan. What can we do to exert control over development?

Attorney Langey said that we have the right to impose conditions and ask for drawings and landscaping.

Mr. Calocerinos will return for the August meeting.

There being no further business, Mr. LaMontagne moved and Mr. Eallonardo seconded the motion to adjourn. Motion passed, meeting adjourned at 8:15 p.m.

Respectfully submitted,  
Sandra J. Callahan  
Secretary