

Village of Liverpool Planning Board
Regular Meeting Minutes
Monday June 27, 2016
7:00 PM

Present: Joseph Ostuni, Chairman
James Taft
John Langey Atty
William Reagan, Codes Officer

John Eallonardo
Peter Osborne
Greg Sgromo, Engineer
Sandra Callahan, Secretary

Absent: Tom Tartaglia
Michael LaMontagne
Robin Daloia Alternate

Call to Order

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

Approval of Minutes May 23, 2016

Motion was made by James Taft, seconded by John Eallonardo to approve the minutes of May 23, 2016 as presented. Motion Passed.

New Business

514 Corinthian Court - JT's Creamery – site plan review for ice cream shop walk-up window and related seating

The owner was present and was unaware that an actual site plan was required. Chairman Ostuni stated that the Planning Board approved café seating, not a picnic table. He will meet with Bill Reagan to review what is needed and return for the July meeting.

Old Business

Dunkin Donuts – Bob Abbott submitted a modified site plan with changes per the DOT recommendations. It showed a wider driveway with 2 ins and 1 exit, eliminated parking alongside the building to prevent a stacking problem.

Mr. Abbott mentioned that the restaurant will not be generating new traffic it will come from 2nd Street traffic. The Pre-study lighting sequence is adequate.

Chairman Ostuni said there has been a lot of attention and media regarding the traffic impact. He asked what makes the traffic study consultant certain there won't be traffic issues?

Mr. Abbott said the engineer spent many hours from 6 am to 10 am and from 3 pm on to study the traffic and his conclusion was the signals are in sync for the current traffic and driveway location. He read the traffic study conclusions and said the study was given to NYS DOT engineers and DOT reviewed and responded with minor modifications to site plan which they have done.

Mr. Abbott also described the new plan and stacking of cars and said it will fit in to Design Plan as much as possible.

Mr. Osborne asked if Oswego St. traffic was included in the traffic study. Mr. Abbot said people don't change their route to go to Dunkin Donuts. He was not sure if Rt. 57 traffic was included

Mr. Taft asked the distance from the entrance/exit to the light, Mr. Abbott said 125 feet.

Gregg Sgromo, Engineer submitted a letter addressing the revised site plan and NYS DOT study. He also said there needs to be additional green space; there is too much asphalt on the current plan. He recommended a bike rack. There is no current lighting plan to go with the revised site plan. He also said there needs to be curbing around the parking lot.

Mr. Abbott said there needs to be some open space for snowplowing and maintenance. The street side will be landscaped.

Mr. Osborne thought the street trees originally shown (not currently shown) should be added back in.

They will be on the July agenda, the earliest possible public hearing would be August.

Meyer Manor Apartments

Steve Calocerinos, Engineer was present representing the developer. Chairman Ostuni addressed the audience and said the site plan is preliminary.

Mr. Calocerinos said the big concern is the size and location of buildings and the traffic. The new preliminary plan is 120 units, 3 – 3 story buildings maximum 35'. The plan shows the reduced size of the buildings and rotated 90° on the plan.

Mr. Taft asked about the noise from highway to Johnson Track. Mr. Calocerinos said there would be no balconies on the apartments. The building will provide a buffer, there will still be vegetation. Mr. Taft said he likes this plan better, aesthetically.

Mr. Calocerinos said the Fire Department will have a chance to weigh in regarding access.

Mr. Osborne was concerned about the front parking lot, how will you buffer the lights? Mr. Calocerinos said they will develop photo metrics and submit them down the road. He also asked about snowplowing, Mr. Calocerinos said they left room in the plan for snow.

Mr. Osborne indicated previous versions showed plantings along the property line (north) to provide visual screen. Current version shows no plantings. Plantings will help screen the project from the Johnson Tract.

Mr. Osborne noted the current plan shows a drainage swale along the north property line. If snow removal pushes snow into this swale this could dam up the water course and cause flooding onto neighboring properties.

Mr. Osborne noted the Overflow of the storm management basin is directed towards Lot 31. This could cause flooding onto this lot.

Mr. Osborne asked who the anticipated clientele was to be. Would there be families with children? Steve answered that there may be. Mr. Osborne asked where was there space for them to play as the open space appears to either storm water management areas or parking lots.

Mr. Osborne asked based on the examples we were shown as to whether the building heights will meet the code regulation of 35 feet. Steve indicated the architect is working on that and may need to alter the roof pitch to keep it within regulation

Mr. Osborne indicated that the burning bush listed in the planting list was on the NYS DEC invasive species list.

Mr. Eallonardo indicated the capacity of the units was not appropriate for the site and context. Mr. Osborne agreed.

The GTS traffic study still has to go to the County DOT for recommendation.

Chairman Ostuni said we need input from the Village Engineer to provide feedback before the Planning Board can say if the preliminary plan is moving in the right direction; specifically – density, sewer and swales.

Mr. Sgromo will summarize and provide his recommendations to the Planning Board so Steve can move forward with better plans.

Mr. Calocerinos asked if they are moving in the right direction. He wants some direction from the Village Engineer.

Attorney Langey said he wants Steve to address the Town of Salina Attorney's letter addressing the Town's concerns.

Some members of the audience wanted to ask some questions and Chairman Ostuni explained to the audience the scope of the Planning Board and how we work with the applicants. There will be a Public Hearing and people will be allowed to address the Board at that time.

Attorney Langey told the audience that State Law drives the Village Law to review site plans and special permit applications. The Village Code dictates our implementation.

There being no further business, Mr. Osborne moved and Mr. Taft seconded the motion to adjourn. All Ayes, meeting adjourned at 9:00 p.m.

Respectfully submitted,

Sandra J. Callahan
Planning Board Secretary