DRAFT

Village of Liverpool Planning Board
Monday October 26, 2015
7:00 PM

Present: Joseph Ostuni Chairman
Michael LaMontagne Alternate
Thomas Tartaglia
John Langey Attorney
Greg Sgromo Engineer
William Reagan, Codes Officer
Mary Ellen Sims Alternate Secretary

Absent: John Eallonardo
Peter Osborne
Robin Daloia
James Taft

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

Old Business
Zone change referral request for Meyer Manor Apartments- Tulip Street- on the application of Cosimo Zavaglia for Village Board referral to change zoning on tax map # 001-01-04.2 (.85 +/- acres) from R-1 to R-3 to be compatible with the current R-3 zoning on tax map # 001-01-29.1 (6.18 +/- acres) to allow for the construction of an entrance drive across # 001-01-04.2 from Tulip St. for a proposed apartment complex of approximately 130 units on parcel 001-01-29.1.

Steve Calocerinos, the Engineer for the project, informed the Board that the sketch plan was presented at the last meeting of the planning board on July 27th, 2015. He stated that in order for the project to move forward, the parcel 001-01-04.2 (.85 acres) zone change request from R-1 to R-3, for use as a driveway must be considered and approved by the Village Board.

A formal request for zone change on this parcel from R-1 to R-3 was made to the Village Board of Trustees; however the Village Board requested a formal recommendation from the Planning Board to the Village board on this request.

The large parcel, tax map # 001-01-29.1 is zoned R-3. The current proposed layout depicts access off of Tulip Street (A County Road) on the most easterly portion of the project and a potential gated access from Donald Place (Town of Salina Road). In order for the access off Tulip Street to move forward, the parcel must be rezoned from R-1 to R-3.

The proposed layout includes two (2) alternate preliminary design schemes, each including three apartment complex buildings on the combined site. The possibility of a three to four foot berm was discussed between the housing tract, known as Johnson Tract, and the proposed project. All issues regarding layout, design, parking, drainage etc. will be addressed during site plan approval. This meeting tonight is in regard to the proposed zone change for the small parcel from R-1 to R-3.

After a lengthy discussion, the following **consensus of** the Planning Board is as follows

It is the Consensus of the Planning Board to provide a positive recommendation to the Village Board of Trustees for such Zone Change provided, however, that the applicant address the following areas of concern at this initial stage, to wit:

The Applicant demonstrate in writing the opinion of the Onondaga county Department of Transportation that the Tulip Street access will provide no concerns relative to traffic safety for vehicles ingressing and egressing from the site(given the potential for 130 +/- units at full build out)

Applicant must address its statement that access from Donald Place may be required for the site based upon New York State Code and , if so required, that the access point will be gated or otherwise controlled and further to address the year-round maintenance of that secondary controlled access point; and

The actual owners of the property (purportedly members of the Meyers family) provide a formal written request for the Zone Change and the site plan review.

After this recommendation was moved and seconded, a resident of the Johnson Tract asked if he could address the Board. He asked if the Board considered the impact on the quality of life of the residents of the Johnson Tract and the Village of Liverpool residents. He asked about the possible impact on the Police Department, the schools, and the fire department, traffic, and drainage and safety issues.

John Langey, Attorney, stated that these possible impacts will all be addressed at SEQR review and Site Plan Review.

Joe Ostuni stated that there will be public hearings to discuss all concerns of the potential project. He suggested that anyone can write concerns to the Village Planning and Board of Trustees and they will be kept in the file. Joe Ostuni commented that if the Village Board approves the zone change for the small parcel from R-1 to R-3, it has no effect on the approval of the site plan.

Joe Ostuni thanked all in attendance and moved to the next item on the agenda.

New Business
Site Plan Compliance – Barking Gull
John Gormel submitted a Compliance Final site plan, dated July 27th 2014, for open issues regarding the Barking Gull. A list of the compliance issues are on the top of the plan. The only compliance issue that has not been addressed is fencing around the dumpster.

Greg Sgromo, Engineer, mentioned that the Compliance Site Plan does not meet site plan criteria and that he will review and get back to us. If the Engineer does need to review, the Village will need escrow amount for the review.

American Legion- Discussion on Wall Mural

The American Legion would like to paint the American Flag on both sides of their building and asked if it needed a permit to do this. A rendition of the painting was distributed to the Planning Board.

The Planning Board questioned whether the painting of the American Flag is part of the design guidelines for the Village Master Plan. The American Legion is a 501 (3) C.

Bill Reagan stated that the code does not require a permit for the painting of a building or for murals.

Attorney Langey stated that he will review and report back to the Board.

Sohyla Ziaie Painting 514 Oswego Street

Colors were presented to the Planning Board for approval for the painting of 514 Oswego Street. The planning board approved the siding to be Autumn Red, the soffits will be Forest and the trim will be Buckskin. This will be added to the site plan.

Sohyla will return to the Planning Board with the colors added to her site plan and a survey will be presented at that time.

Adjournment

Motion was made by Tom Tartaglia, seconded by Michael LaMontagne, to adjourn the meeting. The meeting will be adjourned at 8:45 PM. Motion Passed.

Respectfully submitted,

Mary Ellen Sims
Planning Board Alternate Secretary