



Village of East Syracuse

204 North Center Street, East Syracuse, NY 13057

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Lorene Dadey

Deputy Mayor

Mary Albanese

Trustees

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Justice

Robert Jokl

Village Clerk

Jennifer Scafidi

Parks & Recreation

Thomas Richardson

DPW Superintendent

Randy Hughson

Code Enforcement

Chris Shields

Fire Chief

Leonard DiBello

PLANNING BOARD

MINUTES

JANUARY 8, 2024

TIME: 4:30PM

Present: Ron Gustafson, Chairman, Robert Murphy,
Frank Usiatynski, Tony Albanese

Also Present: Deputy Mayor Albanese, Trustee Shawn Plourde,
Village Clerk Jennifer Scafidi, Code Enforcement Officer
Chris Shields

Start Time: 4:30pm

Project Overview:

(21) Owner occupied Condos

214 Kinne Street

002.-07-01.1

This is the 2nd meeting with additional information for the Planning Board showing more information on the Condo project.

211 South Center Street

Change of occupancy and new gymnasium

008.-11.05.0, 008.-11.06.0, 008.-11-04.1, 008.-11-04.2

This is the 2nd meeting with additional information for the Planning Board for meeting the greenspace requirements and the exterior site lighting.

First Presenter

Ryan Benz, Redev CNY, LLC

Terry Horst, Landscape Architecture

Ron: Chris, can you please give us a quick update?

Chris: At the last meeting the planning board had requested more detailed information about the condos.

Ron: What is the update on the ZBA meeting that was held on 11/09/2023?

Chris: The Zoning board approved all (3) variances that were required.

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1-Request for 2 zoning use hardships and one area variance. The applicant requests relief from 340-39.C to allow for a multi-family residential conversion in the R-Residential zoning district.

2-Also requests relief from 340-40.F to allow for the existing gymnasium to be permitted as a gymnasium within the R-Residential zoning district.

3-Finally the applicant requests relief from 340-22.A (3) to allow for the existing available on-site parking to satisfy all parking requirements.

Ryan: We continue to work with King & King, our design team on the 21 units, 22 including the gym. These consist of (12) 1-bedroom units, (8) 2-bedroom units and (1) studio unit. Today, I wanted to specifically request approval on site plan. We are getting ready to submit a permit application. From the exterior site plan perspective, we are looking to make substantial changes to the ethnicity to the exterior of the building. I intend to have it appropriately designed. The exterior improvements need to be done to be eligible for the HCR state funding. This focuses heavily on energy efficiency. There will be all new windows. We are adding 3 small single hung insulated exterior windows. The additional improvements will be the demolition of the existing landscaping. We are not changing the layout. We are right sizing it, trimming it back and getting new plants. We are proposing milling all the existing asphalt in the parking lot. We are proposing to mill and repave the other side of the building towards the parking area. We have an approved variance for 38 parking spaces. We are proposing to change the bus drop off area back into grass. We are proposing 2 charging stations for electric vehicles. That is a requirement of the HCR program that for every 20 parking spaces, you have 1-2 charging stations.

Ron: Where are they going to be placed?

Ryan: He pointed on the layout provided to them.

Terry: There are 4 roof mounted LED lights that are being replaced on the gymnasium. They are proposing a dumpster. The gates will be kept shut and have side openings for people to dispose their trash.

Ron: Will someone oversee if the residents decide to dump a lot of big items?

Ryan: The HOA will have a management agreement with the garbage company.

Terry: We will keep the flagpole. The landscape will change. The large trees will stay. The existing fence will stay and be utilized as a play yard for the kids or for dogs. As far as the interior courtyard area, we are proposing some units have doors coming out into a private area where they can put a table and have some privacy with a 10ft long privacy fence.

Ron: Will those units be selling for more money?

Ryan: No

Terry: As far as storm drainage goes, the roof drains will drain into a dry well. We need to address the cracking of the planters.

Tony: The county put water retention basins in a while back. Are they still there?

Terry: The water gets discharged into the planters and there are drains in the bottom of those planters that connect to the storm line.

Tony: Are those drains still going to be in place?

Terry: Yes

Frank: Wasn't that back in 2015?

Tony: Yes

Ron: Will Steve Snell get a copy of everything?

Tony: Can the sewer handle the extra water on Kinne St? Are there going to be washing machines in each unit or will there be a laundry area?

Ryan: Yes. It can handle it. They are proposing to have washers in each unit.

Ron: Any other comments from the board?

Frank: regarding the ADA, what is the requirement?

Ryan: 1 unit is fully ADA accessible and there is a 2nd unit that can be converted into another ADA unit. They are 100% compliant.

Chris: For the 21 condos, how many parking spaces are going to be handicap and van accessible?

Ryan: 2 and 2

Chris: 2 handicap and 2 van?

Ron: Does that leave any handicap spaces for the gym?

Ryan: Since there is a ramp by the gymnasium, one spot will probably go there. We can discuss where the ADA parking will be.

Frank: What do you look for first for ADA layout? What is most important for accommodating them?

Sarah: There needs to be Clearance thru the doors, hallways, kitchen and rooms. We look at the sinks and countertops.

Frank: Just looking into the future and when these people get older, we might need more ADA units and therefore might need to have some units converted.

Sarah: Several of the units have bathrooms that are big enough. It is a matter of converting the sink and vanity to the correct elevation.

Frank: Thank you so much.

Bob: How are you going to base the parking? One parking space for each unit?

Ryan: We will have reserved signs. We will figure it out. We will have 21 reserved spots for the condos and that leaves 17 left over for the gym.

Chris: Where are the charging units go to be? Where are you taking those 2 spots from?

Ryan: Good question. We will see what we need.

Ron: Are you hiring someone to be onsite for the HOA?

Ryan: As far as the HOA, there doesn't need to be a full-time person on site. They will be able to make payments online.

Ron: Will there be security?

Ryan: It will be site secure. It will have key fob access. There will be several security cameras too. There will no police officers.

Ron: What happens when people from the funeral home use the parking spaces?

Ryan: Good question. We will do the best we can to figure this out. We respectively request an approval for the site plan. We are getting ready to submit a permit request.

Ron: We are a recommending board. We can recommend it to the Village Board and the Village Board will approve or disapprove.

Ryan: I appreciate it.

Tony: How about the DPW? Has anyone spoken to Randy?

Chris: Randy is up to date. He and Steve will go through the sewer plans. I have no real concerns. It was a school in the past with 300 students flushing toilets. Instead of kids, you will have 21 residents flushing toilets.

Ron: Does everything look ok fire wise?

Chris: Nothing has been done yet. It will be when it is all done. We will make sure everything is up to the code. I'm just concerned about the parking situation.

Ron: Didn't the school make it clear that they want approval on an individual basis?

Chris: Yes, anytime there is a tournament, and they need more spaces, they need to ask the school for approval. Randall Hon is the President of the Legacy Foundation. He doesn't have a problem going thru the process every time. What worries me is we are already seeing a chaotic mess this gym is creating and we haven't even removed the 21 spots for the condos yet.

Deputy Mayor Mary: We had trouble getting fire truck thru the other day.

Ryan: If you want us to put seed on the other side of the building, we will.

Ron: Will it help the situation to add grass on both sides of the building or make it worse Chris?

Chris: It will help people to not get towed. They will not park there if there is grass. As long as the school is good with this, there is a lot of parking there. The lot can fit about 60-70 cars. I just worry about using other people's property for their parking. As long as there is good communication and they keep it clean, should be good.

Ryan: Please refresh my memory about parking.

Chris: You can park on the street until 2:00am in the winter months. There are 5 months out of the year that you can't park from 2:00am until 6:00am. Those months are November 1st until April 1st.

Ron: Should we require curbing. That would stop this.

Ryan: That would be expensive.

Chris: I don't think the DPW would be fond of that.

Ryan: I want to bring this building back to life.

Ron: Will designated parking spaces for each condo work?

Ryan: I think that is the way to do this. The question is how to manage the other 17 parking spots.

Robert: How do you like the idea of putting grass back on both sides of the building?

Ryan: I like that idea. It think it will beautify the neighborhood even more.

Chris: The issue is going to be the units that have 2 vehicles and need 2 spots.

Ron: Maybe it will help when Kevin at Forani funeral home expands his parking lot. Maybe he will open up a deal.

Ryan: I appreciate the board's consideration.

Ron: Any other questions from the board members? Any other questions or comments from the public?

Jordan Bellassai, 208 E. Heman Street: I live on East Heman Street. I am excited to hear the sidewalks won't be parked over. I am also excited about the minimal pollution. I'm really glad you talked about ADA. I would like to hear more about setting up residents for success. I work for a health foundation. We need to think outside the bathrooms. There are going to be aging adults living there. I think they need to think beyond ADA compliant.

Shawn Plourde: I am the new Village trustee. I was on the Zoning Board. This was brought to our attention. As far as parking, everyone should get their own parking spot. We need to consider the 17 spaces for the gym. I was told that only a couple dozen come to these events at the gym. You really don't have 17 spots because you need to consider the staff. There are probably 4-6 staff. This is something that needs to be taken into consideration.

Ron: Is it possible, Ryan, to make it designated that you can't hold larger events without school approval prior to fully scheduling the event?

Frank: They can still park on the street.

Ryan: I respectfully agree this problem is over 19 parking spots. We need to educate folks on what side of the street to park on to avoid them getting tickets. I appreciate Jordan's thoughts.

Ron: Any other comments or concerns?

Motion to recommend to the Village Board that they are in favor of the project with the understanding that both sides of the building will be green.

Motion by: Robert Murphy

2nd By: Frank Usiatynski

Polling the Board: Yes

Motion Carried

Chris: The next board meeting is **Monday February 5th at 6:30pm.**

Next Presenter

211 South Center Street

Randy Coogan, Architect

Ron: Next on the agenda, **211 South Center Street**. I ask the applicant to please come forward.

Chris: Last meeting, information was requested on the exterior lighting and the greenspace. They did not meet the greenspace criteria. They went back to the drawing board and came back with it. There is grass all over. It looks nice.

Randy: We did have a summary here of the square footage and you can see 25% of the area required to have. 13,057 and the greenspace equates to 13,173. We added additional landscaping. We have sufficient lighting for the parking.

Ron: Chris, do you have any concerns?

Chris: Just parking. I think it looks great. I'm happy they came up with the greenspace.

Ron: Any other questions from the board?

Motion to recommend to the Village Board that they are in favor of the project subject to the engineers approval.

Motion By: Tony Albanese

2nd By: Frank Usiatynski

Polling the Board: Yes Motion Carried

Adjourn time 5:30pm