Planning Board Meeting
January 5, 2023

Present: Chairman Bob Salmon, Heidi DuSell, Andy Jones, Karl Anderson, Frank Kaylor, Code Officer Geer, Terry Mann, Russ Wehner, Todd Schaal of MEID Construction, Mr. Kristen of MEID Construction, Counsel Bell, Jill Doss

Absent: Jason Tardio

Chairman Salmon called the public hearing to order for the Lake Street School conversion to Senior Living site plan and special permit to order at 7:02 p.m.
Todd Schaal and Mr. Kristen of MEID Construction handed out information prepared by the State in regard to Community Schools . They also circulated copies of a revised site plan for the proposed renovation of the Lake Street School to 27 senior living units and possible community school space in the future. More information will be available in regard to the community school idea after Chittenango School District has reviewed and makes a determination on possible ideas for a community school feature at the Lake Street School. Mr. Schaal commented that Chittenango School district is planning the immediate use of the existing gymnasium area as per an agreement they have with MEID Construction. The community school idea would be a collaboration of efforts involving the seniors that will be living at the renovated facility and other community groups within the area including the school and the Town and Village. Each community school is different as they address the unique needs of the particular community that they are located in. The Lake Street School is considered to be located in a rural location under the State guidelines. The vision is for partnerships and services, perhaps a cafeteria or food area, hair salon, barber shop, and teaching availability for various age groups. These services would not be commercial in nature but a collaboration of services for the community. Mr. Schaal mentioned hospitality training, maybe BOCES training, community driven services. There wouldn't be an age limit and the School would administer the programs, services and activities. No specific uses have yet been determined. Once it is decided what these services would be the applicant would come back before the Planning Board. The first part of the project will be the creation of the senior living spaces. Mr. Schaal also commented that the "shute" will remain open and remain used as it currently is. He noted that there are 68 parking spaces noted on the plan, including spaces behind the building, in front of the building and along the "shute" area. The parking behind the building (which is new) will be for the residents as well as those in the front of the building for residents and their families. Along the shute area, the thought is those could be used for those using the community school area, which will include the gym at the building. Terry Mann, Deputy Fire Chief asked about access to the rear parking lot for fire equipment. There will be an armed gate as well as some bollards placed in certain areas as noted on the plan to prevent vehicles in certain areas. The armed gate will be accessed with a fob type system for the residents use. Mr. Schaal commented that there will be a Knox box on the gate and in another location on the building to allow the fire department access to the parking area. A concern was expressed on the width of access and a "pinch point" for emergency vehicles accessing the back parking lot. Also, a question was asked about emergency access to the (ambulance or rescue) to the second floor. A new elevator is not planned at this time, there is an existing elevator but too small to accommodate a stretcher. Mr. Schaal commented that for now, the wide stairways would need to be the means of emergency access for the second floor living units. There is the front entrance and two-side

entrances available with adequate width stairwells. Terry Mann recommended to Mr. Schaal that labeling the living units with appropriate numbering system would be needed to help in locating possible patients during emergency responses - a floor number and room number that would help emergency personnel locate rooms quickly. The public bus drop off and pick up area will be at the front of the building. There will be two outdoor lighting fixtures added (to match as closely as possible) the existing light fixtures currently in place. Lighting will be at the same color and lumen intensity as those currently in place. Lighting will be down lighting. The existing poles will be painted. The two new light fixtures are being added for safe access to the building. Mr. Schaal commented that the existing shrubs and trees at the front of building will be removed and the area will be filled, leveled and re-seeded. Four new tree (honey locust) will be planted at the front. These steps are being taken for ease in maintenance and clean up. The tree locations and species will be noted on the plan. Mr. Schaal commented that it would be noted on the site plan. A question was raised if MEID Construction had purchased the property. MEID Construction did take ownership of the property at the end of November 2022. Mr. Schaal reviewed the floor plan proposed layout for the 27 senior living units (which there are 7 units on the second floor), there is a tenant services area and day suites (which would be for guests of residents to use for overnight stay with family). It was noted that the SEQR paperwork was not completely filled out. With no further comments or questions, the public hearing was closed at 7:50 p.m.

The regular meeting was called to order at 7:51 p.m.

SEQR Form - Lake Street - Senior Living Project
The Board and Counsel Bell reviewed Part II of the SEQR Environmental Assessment Form. Upon the motion made by Andy Jones and seconded by Heidi DuSell, the Board unanimously determined that the Planning Board would be the Lead Agency for purposes of SEQR, they further determined this to be an Unlisted Action, based upon their review and completion of Part II of the Full Environmental Form. They further noted that there would be no adverse or negative impact on the environment for the Chittenango Lake Street School Senior Living Project.
It was noted that the GML-239 was returned from Madison County Planning Agency for local determination.

Special Permit for Chittenango Lake Street School Senior Living Project.
Upon the motion made by Frank Kaylor and seconded by Andy Jones, the Planning Board authorizes approval of a Special Permit application submitted by Alliance Apartments, LLC for the Chittenango Lake Street School Senior Living Project for property located at 125 Lake Street, Chittenango based upon the floor plans documents prepared by MEID Companies dated January 4, 2023 consisting of pages 1, 2, 4, 5, 6, 7.8,9,10, and 11. Further the Board reviewed the application and amended response that conversion of the school facility with senior living with community school facility with expected hours of operations 24 hours for senior living and community school area from 6 a.m. to 10 p.m., parking is available, all uses will be contained within the building, also based on building elevations prepared by Mark Domenico Architect, PLLC consisting of sheet A-6, conditioned approval on community school portion of building the hours consisting of 6 a.m. to 10 p.m. Monday to Sunday and the Senior Living portion of the building will be open 24/7. All members present voting in favor.

Site Plan for Chittenango Lake Street School Senior Living Project
Upon the motion made by Andy Jones and seconded by Karl Anderson, the Board unanimously approved the site plan for Chittenango Lake Street School Senior Living Project as prepared by Alliance Apartments LLC site plan for property located at 125 Lake Street based upon such site plan prepared by Sheridan Engineering dated November 17, 2022 sheet SP#1 conditioned upon the following:

- label the sanitary sewer easement
- subject to separate approval for signage
- subject to new lighting poles and lighting fixtures which shall be consistent with existing lighting fixtures and lumens and existing lighting poles to be cleaned and painted
- maintenance of portable pylon delineators to address speed and safety concerns for adjoining school property (notably in the "shute" area of the project) which provides driving access from the Chittenango High School through the Lake Street Senior Living project
- "no parking" signage to be installed at gated rear access to building and driveway (fire lane).

Motion carried.

Minutes
The Board members reviewed the minutes of December 5, 2022. A correction under the Verizon section was noted. Mr. Crysler is a contractor for Verizon, the text should read Scott Crysler, VP of Diamond & Thiel Construction Co., Inc. a contractor working with Verizon. With that correction noted and upon the motion made by Karl Anderson, seconded by Heidi DuSell, minutes as corrected for December 5, 2022 approved. All members present voting in favor.

Storage Container Discussion
Counsel Bell will forward the sample legislation to the Secretary to forward to Board members to review. The Board mentioned a few thoughts for language related to storage container discussion; determine zoning where the units might be appropriate, perhaps higher density zones, and units would still have to comply with Building Code.

With no further business, meeting adjourned upon the motion made by Andy Jones, seconded by Heidi DuSell at 8:54 p.m.

Respectfully submitted,

Jill A. Doss
PB Secretary