VILLAGE OF EAST SYRACUSE

**ZONING BOARD OF APPEALS**

**December 14, 2017**

The Village of East Syracuse Zoning Board of Appeals convened the hearing on the matter of an application by Aldi’s Inc. for an Area Variance for parking requirements as per §826.05 at 6633 Manlius Center Road (tax map #006-02-09.1) on Thursday, December 14, 2017 at 7:10PM.

Present: Zoning Board members: James Voodre, Kevin Gill, and Acting Chairperson Vito Morgese. Also present: Village Clerk Patricia J. Derby, Director of Code Enforcement Chris Shields.

Excused: Chairperson Ellen Robb, ZBA member Robert Sweeney, and Village Planning & Zoning Attorney John Marzocchi

On behalf of Aldi’s Inc.: Amanda Brewer, from APD Engineering and Architect.

No Village residents or guests attended.

Aldi’s Inc.

6633Manlius Center Road

Tax Map # 006-02-09.1

Area Variance

In the absence of Chairperson Ellen Robb Acting Chairperson Vito Morgese read the Hearing Notice showing that §826.05 Retail and Professional Space states “In new construction only, one space shall be provided for each 200 square feet of floor area …”. [ZO§®13.13]

Amanda Brewer, from APD Engineering and Architect on behalf of Aldi’s Inc. began the presentation by referencing Drawing No. C2 of the site plan of the Application explaining that the proposal for building addition will extend existing building 16 ft. Expansion is planned to add goods & services for the customer as well as improve flow throughout the store.

This expansion will result in the loss of parking. Currently have 97 parking spaces. After the expansion only 86.

It is basically a small lot with no place to expand parking area. No changes are proposed to the green spaces. The addition will be done with imperious materials so there will be no impact on drainage and storm water retention.

ZBA member Kevin Gill remarked that answered one of his questions – the other being: where will snow removal go? Ms. Brewer noted that the expansion doesn’t lose and green space so that snow will be stored or moved to the same green space as currently done now.

ZBA member Jim Voodre asked if this is the only expansion for this area. Ms. Brewer reported that the company is planning other expansions to other stores in the County. Many of these buildings were built in 1990’s or 2000 and need renovations.

ZBA member Voodre asked if this site is leased. Ms. Brewer reports that Aldi’s owns the property.

Acting Chairperson Vito Morgese accepted the Parking Study provided with application, the Short Environmental Assessment form with no adverse environmental impacts identified, and the review of the Onondaga County Planning Board with determination of no significate adverse inter-community or county-wide implications included and made a part of this record.

ZBA member Gil asked about the handicap parking relocated to the western side of the building. Ms. Brewer noted that all NYS handicap parking requirements are met.

Hearing no other comments, ZBA member Voodre moved, and ZBA Member Gill seconded – That the area variance from parking requirements as per §826.05 be approved for Aldi’s Inc. operating at 6633 Manlius Center Road.

Polling the Board: J. Voodre – aye, K. Gill – aye, and Acting Chairperson V. Morgese – aye. Motion carried. Area variance is granted.

**Motion –** by J. Voodre, seconded by K. Gill – To close the hearing and adjourn.

Polling the Board: J. Voodre – aye, K. Gill – aye, and Acting Chairperson V. Morgese – aye. Motion carried.

Applicant was advised that the next Planning Board meeting is Monday, January 8th at 4:30PM if they wish to be on that agenda they must submit by December 28th. The Planning Board site plan review is to consider the matter and make a recommendation for approval by the Board of Trustees.

Meeting adjourned at 7:19PM.

Respectfully submitted by,

Patricia J. Derby

Village Clerk