

PLANNING BOARD
Village of East Syracuse
January 13, 2009

Chairperson Ronald Gustafson called the regularly scheduled meeting of the Village of East Syracuse Planning Board for Tuesday, January 13, 2009 to order at 7:04PM.

Present: Planning Board members: Bernie Ment, Robert Murphy, Richard (Dick) Robb, Tony Albanese, Pamela (Bonnie) Palmer, Claire Johnson, and Chairperson Ron Gustafson. Also present: Village Engineer Tom Compoli, Code Enforcement Officer Frank Stirpe, Planning and Zoning liaison Trustee Jodi Gehrke-Turner, and Village Clerk Patricia J. Derby.

Patrick White, owner of Interlock Management attends tonight for an informal review of proposed development 324/326 West Second Street.

Informal Review
Site Plan
324/326 West Second Street
Tax map # 009-06-09 and 009-06-10

Application was just provided earlier today. Planning Board members, Code Enforcement Officer and Village Engineers have not had any opportunity to look at plans, will only offer initial comments. Village Engineers will submit letter with comments after further review.

Patrick White introduced the proposed project. Purchased property last winter, across the street from Storage Facility at end of West Second Street, on north side. Double lot is currently vacant. Propose building a 40 x 64 warehouse to store landscape business overflow equipment.

Will build on spec, while looking for potential buyer. Building on 326 West Second only, at this time. (Application and EAF should be corrected to show only one parcel development. Plans may show proposal for 324 West Second, but decision, review and recommendations are for single lot only, and not future development.)

Lot is very flat. Prior owner stored trailers and equipment. Bordered on west by Headson Street (paper street) and Ley Creek.

Proposing building wither a pole barn or all steel frame. Steel building similar to that built in 2001 at Boatworks. Propose adding contoured stone to face to “jazz up” the look.

Propose an empty footprint. Future buyer may add office space later. Planning Board cautioned to prepare for adequate parking. Warehouse space requires 1 parking space for every 600 sf. Office space requires 1 for every 200 sf.

Placing building further back on lot, while still allowing for access around building. With 59' front set back there is room to move building forward for additional parking. Front set back required 25'. Proposed further back to allow for 22' dump truck with 30' equipment trailer.

Two curb cuts already existing. Allows for maneuverability with tight turning radius.

Advised that will have to consider retention/detention. Required for disturbances over 10,000 sf. Parking, driveways and building will add more asphalt than current gravel. Lot is 17,000sf.

Village Engineer recalls a house formerly on site, but do not know where sewer connection is located. May want to consider easement.

Water connects located out front.

Located in flood plain. Existing grade at 410 ½. Village Engineers will check elevations. May need to build to 411 or 412.

Planning Board member Bonnie Palmer cautioned that only considering single lot. Will not offer decision for future development. Should make separate application and change submittal for SEQR.

Discussed location of County retention pond. Creek is substantial – water to west.

Code Enforcement Officer Frank Stirpe inquired about outdoor storage. Must be shielded. Residential property located in rear on Phelps Street. Offered to include landscaping.

Continued to discuss detention. Proposed small basin similar to what Brang did on Bridge Street.

Continued to discuss parking for Office space. Option of office makes more marketable. Small office may require adding 3 or 4 parking spaces.

Building elevation drawings show east & west elevations in reverse.

Green space should be maintained at 25%.

Discussed need for sewer connect. Not an accessory building. Primary building requires sewer. Again, improves marketability.

Village Engineer Tom Compoli suggested may consider ejector pumps, driven under the creek. Creek is good size. Creek flows west then north to railroad. Area is wet.

Will check for federal and state wetlands.

Planning Board member Robert Murphy asked when proposing to start. Patrick White hopes to start asap. Looking for work for crew over winter.

Mr. White noted that he is leaning toward the steel building, over pole barn. Planning Board encouraged all steel. More marketable and longer life.

Tom Compoli from WM Engineers will submit a letter following engineering review. Will comment on flood plan; wetlands, SWPPPs, and parking. Advised to separate application for single parcel. One parking space should be handicap, with extra access.

Encouraged to show landscaping and 6' enclosure for dumpster.

Water service should be shown and coordinated with OCWA.

Planning Board member Dick Robb inquired about plans showing overhead wires. Mr. White not opposed to burying utilities. Can do excavation. Cleans up the site and better not to clip. Power shown on plans, located across street.

Discussed existing curb cuts. Okay with two – better than backing out onto street.

No sidewalks are proposed.

Chairperson Ron Gustafson commented that good use for land. Code Enforcement Officer Stirpe noted improvement over junk yard and mess formerly on this site.

Mr. White inquired about storage facility across street sewer and water connections. Does have water, but sewer not required. Planning Board member Dick Robb noted Health requirements. Mr. White agreed to make more marketable. Wants to do site right.

Will provide copy of minutes for Mr. White's consideration. Application will be referred to Onondaga County Planning due to proximity to NYS Highway. Need separate application and corrected SEQR for referral. WM Engineers will send comments, as well. Plan to return to next Planning Board meeting for formal and further review.

Applicant left at 7:55PM.

OTHER BUSINESS

Planning Board members considered challenges presented when applications are not received 10 days prior to meeting. Difficult to offer helpful and informed comments without opportunity to check site and review materials.

Chairperson Gustafson stated position that has been discussed many times before, that anyone should be allowed to come before the Planning Board, as long as it is understood that it is for guidance only. If members are not comfortable making comments without benefit of Engineer's prior review they should not. Opportunity to provide guidance and help in formulating plans, such as tonight's suggestion concerning overhead wires.

Planning Board member Tony Albanese noted confusion with tonight's application – unsure where site was located. Difficult to offer constructive comments without adequate information.

Planning Board member Bob Murphy noted that do not want to discourage anyone from coming in.

Planning Board member Bonnie Palmer suggested that all meeting should have a prepared agenda. Agenda should be closed 10 days prior to meeting. Allows time to prepare.

Planning Board relies on information from Code Enforcement Officer and Village Engineers. Appreciate informal discussions and brainstorming, but as a courtesy should submit 10 days before meeting.

Trustee Jodi Gehrke-Turner sees both sides – want to encourage discussions but need to be clear on advice that is offered.

Chairperson Gustafson noted that there are not many that are looking to develop East Syracuse. Friendly, less rigid conversations are helpful in formulating plans. Some need to be brought along. Again, need to be clear that no actual decisions are rendered.

Planning Board member Tony Albanese repeated that no one would be precluded from making coming to meetings. Planning Board meetings are open.

Motion – by R. Robb, seconded by A. Albanese – That as a courtesy to the Planning Board, it is the policy that matters for discussion, formal or informal, be submitted for the agenda ten (10) calendar days before meeting. Applications will not be restricted for completeness, but it is understood that more information submitted by applicant will allow fuller discussion with the Planning Board and its advisors.

Polling the Board: B. Ment – no, R. Murphy – no, R. Robb – aye, A. Albanese – aye, P. Palmer – aye, C. Johnson – aye, and Chairperson R. Gustafson – no. Motion carried (vote is 4 ayes to 3 nays).

Village Clerk will prepare a formal agenda ten (10) days prior to the meeting. Code Enforcement Officer will advise all applicant of requirement.

Meeting adjourned at 8:35PM.

Respectfully submitted by,

Patricia J. Derby
Village Clerk