

**PLANNING BOARD**  
**Village of East Syracuse**  
**December 8, 2009**

**Chairperson Ronald Gustafson** called the regularly scheduled meeting of the Village of East Syracuse Planning Board for Tuesday, December 8, 2009 to order at 7:05PM.

Present: Planning Board members: Robert Murphy, Richard (Dick) Robb, Claire Johnson, Mary Albanese, Pamela (Bonnie) Palmer, and Chairperson Ron Gustafson. Also present: Village Engineer Tom Compoli, Code Enforcement Officer Frank Stirpe, and Village Clerk Patricia J. Derby. Planning Board member Tony Albanese was excused.

Patrick White, owner of Interlock Management/J&J Landscaping returns with proposal for a warehouse at 324/326 West Second Street.

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

Applicant returns following informal review in January, 2009 and continued discussion in February and March. (Planning Board meetings on January 13, 2009; February 10, 2009; and March 120, 2009). Project was delayed because of sewer and water issues.

The Village of East Syracuse is undertaking installation of a sewer line in that area as part of the DEC Consent Order and inflow & infiltration study.

Applicant has a new engineer, Shannon Walters, working on project. Ms. Walters has been in contact with OCWA. Mr. White met with the Mayor and the Village Engineers and believes the sewer and water issues have been resolved and project can move forward at this time.

Latest plans show sewer line running down east side, heading south. Will also pull water from this side.

Fire Chief Cramer inspected the site, with Code Enforcement Officer Stirpe and Village Engineer Tom Compoli. Commented that 4" water main that runs to property should be upgraded at least a 6" or 8". Water main is "flush only" hydrant. Only one working hydrant in area creates a problem for firefighters. Suggests add a new hydrant that would be closer to the building, not block access and have appropriate amount water flow. (Letter is attached and made a part of this record).

Tom Compoli, from WM Engineers, noted that there is no way to turn a fire truck around in this area. They would have to back down. Do not like having engine on the wrong side of a fire.

Ms. Walters appreciates the Fire Department's concerns and offers possible solution by installing a new hydrant 400' away looped into the existing 10" water main, and leave the 4" water service as is with the hidden flushing hydrant. (Letter, dated 12/8/09, with attached map is also made a part of this record).

Mr. White suggests that this proposal, pulling from the 10' line would serve more people – there are several businesses located in area including: taxi business; tile sales on wood lot; and new business Cable warehouse. Area is zoned General Commercial.

Mr. Compoli reviewed the proposed map, identifying locations and utility services.

Code Enforcement Officer Stirpe reported meeting with Fire Chief and DPW Superintendent. Concerned with only flushing hydrant in place. Suggest changed to regular hydrant. Also concerned about turning radius in driveway.

Mr. Compoli proposed checking with Chief Cramer to see if he find proposal acceptable. Believes hydrants must be within 500 feet of the building. One on the other side may be acceptable.

Mr. Compoli commented on the sewer that the Village is putting in. O'Brien & Gere Engineers made this a gravity sewer. Applicant will have to hook up to that.

Chairperson Ron Gustafson inquired as to who would be putting in the new hydrant. Mr. Compoli stated it would be the applicant. Mr. White asked to see the cost impact first before committing to the installation.

Mr. Compoli reported that there is a fee charged for each hydrant by OCWA. Village pays annual maintenance fee for each hydrant.

The flushing hydrant just cleans the line. It is at a dead end section of the line. There is one existing hydrant in area. Adding hydrant at Second Street and Burrows is still 500 feet away. All hydrants are located in Village road right-of-way, an easement is not needed.

Propose to leave acceptance of hydrant up to the Fire Chief. Chairperson Gustafson concurred, noting that they know what they need for fighting a fire.

Mr. White asked for a decision tonight. Issues can be resolved by engineers, does not effect the site plan. Mr. Compoli suggested making acceptance by Fire Chief a contingency.

Code Enforcement Officer Stirpe again asked that turning radii be addressed.

Appears to be 20 foot radius on plan. Road width is 24'. Mr. Compoli suggested that turn radius be increased to 30'. Mr. White assured that there is room to accommodate 30'. Fire Truck needs at least 35' radius, but not going to get that.

Lighting plan was reviewed previously and found acceptable. Mr. Stirpe expressed some concern with no lighting at back of building. Previous owner had problems.

Syracuse Onondaga County Planning commented that sewer and water issues be addressed and that Storm water plan be submitted to NYS DOT. WM Engineers reviewed the plan and found it to be adequate, but still must be sent to State. Compliance with SOCPA recommendation should be another contingency.

Code Enforcement Officer Stirpe asked that parking spaces be shown at correct dimensions on plans – 9 ½ x 19'. Have enough parking, but should show correctly.

Chairperson Gustafson looked at the building elevations again. Typical metal warehouse, with block front.

Mr. Compoli noted that site is still two separate parcels (and two tax map numbers), but with one deed. If ever sell, must come back for subdivision. Noted that there have been several right-of-way sections given by the Village.

**Motion** – by R. Robb, seconded by M. Albanese – That the Planning Board recommend the approval of the site plan with conditions that:

- Fire Chief approve a specific hydrant selection;
- Turning radius be increased to 30 ft. at the eastern driveway;
- Parking spaces dimensions shown; and
- Meet SOCPA recommendation.

Polling the Board: C. Johnson – aye, R. Murphy – aye, R. Robb – aye, M. Albanese – aye, P. Palmer, and Chairperson R. Gustafson – aye. Motion carried.

Advised that all changes must be shown on revised plans before Board of Trustees approval. Board will schedule public hearing at December 21<sup>st</sup> meeting and conduct formal site plan review at public hearing on January 4<sup>th</sup> meeting.

## **OTHER BUSINESS**

**Key Bank** – Chairperson Ron Gustafson reported on attending ZBA hearing on December 3<sup>rd</sup>, with Planning Board members Claire Johnson and Dick Robb. After lengthy deliberations ZBA found that Code Enforcement Officer acted appropriately in denying building permit because site plan review is required. Unsure if Key Bank will return to this Board for that review.

**Byrne Dairy** – Code Enforcement Officer Stirpe reported that Byrne Dairy is again talking about replacing the store at the corner of Kinne and West Manlius Street. Will also seek two more gas pumps. Suggest that they come to the Planning Board before referral to the ZBA (for Special Use Permit for pumps). Looking at January meeting.

**Randall Arendt’s seminar “Transforming the Strip”** – Planning Board member Dick Robb attended early session of workshop on December 3<sup>rd</sup>. Interesting presentation on strip development and main street issues.

**Design Guidelines and Revisions to Zoning** – Village Clerk Patricia Derby reported that delayed in starting Brownfield Opportunity Areas program grant studies. Dept. of State advises that must seek competitive bids.

Meeting adjourned at 7:45PM.

Respectfully submitted by,

Patricia J. Derby  
Village Clerk