

PLANNING BOARD
Village of East Syracuse
May 11, 2010

Chairperson Ronald Gustafson called the regularly scheduled meeting of the Village of East Syracuse Planning Board for Tuesday, May 11, 2010 to order at 7:03PM.

Present: Planning Board members: Dick Robb, Claire Johnson, Bonnie Palmer, Robert Murphy, Mary Albanese, and Chairperson Ron Gustafson. Also present: Code Enforcement Officer Frank Stirpe, and Village Clerk Patricia J. Derby. Trustee Jodi Gehrke-Turner also attended.

Excused: Tony Albanese

Attending on behalf of application for commercial fence permit for 320 West Second Street: property owner Jim Laurenzo.

On behalf of application for new construction – garage, at 221 Kinne Street: Ron Falise.

On behalf of Bristol Myers Squibb Company: Steven Bidstrup - BMS Associate Director of Engineering Services; Pam Brunet - BMS Manager of Community Affairs; Steve Eckler - O'Brien and Gere Engineers, Senior Managing Scientist; Ed Keplinger - Keplinger Freeman Associates, Registered Landscape Architect; Robert McLaughlin - Bond, Schoeneck and King Attorney; Raul Santiago - BMS Director of Technical Services; Daniel Sepulveda - BMS Project Director, Engineering Services; and Chris Strang - BMS Director of Environment, Safety and Health

Commercial Fence
320 West Second Street
Tax Map #009-04-02.0

Jim Laurenzo reported that he purchased the property a couple of years ago. Provided copy of photos that show the transformation, before and after. Looking now to complete fencing. One side and rear of property already has 6' chain link fence. Looking to completely enclose.

Presented survey showing existing fence and proposed additional fence along 320 property line.

Propose keeping as 6' chainlink similar to that of neighbor.

Planning Board member Dick Robb inquired as to the tenant, Maxton Technology's business. Mr. Laurenzo explained that they equip cellular towers, putting up the wire and generators. This is their first presence in the CNY area. Expect to add 7 or 8 jobs locally.

Yard will be used to store heavy wire. Code Enforcement Officer Stirpe reported that storage is permitted in general commercial. Area is primarily warehouses with some residential remaining.

Code Enforcement Officer Stirpe commented on the improvements made. Planning Board member Bonnie Palmer appreciates the improvements to the neighborhood.

Motion – by D. Robb, seconded by R. Murphy – That the application for commercial fence for 320 West Second Street be approved as presented.

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

Advised applicant to pursue application for fence permit with the Code Enforcement Officer.

**New Construction – Garage
221 Kinne Street
Tax Map # 001-08-01.2**

Code Enforcement Officer Stirpe introduced proposal to construct a 26' x 36' garage at 221 Kinne Street. IN 2004 directed that anything over 800 sf footprint must come before the Planning Board. This garage is 936 sf.

Ron Falise reported that he recently removed the old cottage at rear of property. Looking to build garage for vehicles storage, plus a workshop for personal projects.

Code Enforcement Officer Stirpe commented on lot coverage and green space requirements. This application meets all requirements with lot coverage below the maximum level and green space approximately 65%.

Planning Board member Robert Murphy inquired about set backs. Code Enforcement Officer Stirpe reported that the set back requirement is 3 feet.

Chairperson Ronald Gustafson noted the correction to error for dimensions in original application and inquired as to the siding for the addition. Mr. Falise reported that garage will be sided in same materials, look and style as the house – vinyl siding. Will also add barn-doors to already existing carport/shed in rear of property. Area used to store ranger, keep out of weather.

Planning Board member Dick Robb noted that this is a big garage for a fairly small lot in a residential area. A four stall garage with a wood shed seems excessive. Mr. Falise offered that if it gets to the point that do not need the car port will take that down.

Planning Board member Claire Johnson referenced the Village Engineers concerns with the floor drain and the connection to the sanitary sewer. Mr. Falise reported that he spoke with Tom Compoli from WM Engineers and advised him that the intention of the floor

drain is only for standing water off from the vehicles. Do not intend to connect to sewers. If it is a problem will remove floor drain.

Motion – by C. Johnson, seconded by B. Palmer – That subject to resolution of the floor drain issue that recommend the approval of the proposed 26’ x 36’ garage at 221 Kinne Street.

Mr. Robb offered addition comment that the footprint of the garage appears to be 80% of the house. Mrs. Palmer noted that proposal meets the requirements. Does not this is disproportionate. Mr. Robb repeated his concern that in a residential area the garage appears to be excessive – it is as big and imposing as the house.

Polling the Board: D. Robb – no, C. Johnson – aye, B. Palmer – aye, R. Murphy – aye, M. Albanese – aye, and Chairperson R. Gustafson – aye. Motion carried.

Chairperson Gustafson asked the Code Enforcement Officer to address the floor drain issue during the permitting process.

**Bristol Myers Squibb Company
6000 Thompson Road
Site Transformation Project**

Raul Santiago, BMS Director of Technical Services introduce the team and offered that Bristol Myers Squibb Company is excited to be here to present the details of a project that has been in the works for a number of years. Project is important to BMS and important to the community. Proposing to remove the older penicillin manufacturing buildings that are no longer utilized. BMS has studied this issue since 2004 and are now ready to move forward.

Steven Bidstrup, BMS Associate Director of Engineering Services presented a brief overview of the project, explaining that project will be done in two phases. The SEQRA package includes both phases, but seeking the approval for just the first phase at this time. Will return, possibly later this year related to Phase II.

Mr. Bidstrup presented the Plan View showing proposed demolition of over 450,000 sf of building space, concentrated primarily on the north end, and being replaced with green space. Plan will include demolition, and relocation of certain functions and renovations. Utilities will also be re-routed.

Presented final grading plans include the addition of employee walking trails and a pavilion.

Significant structure involved in the old manufacturing processes will come down and be replaced with green space and plantings.

Phase II will tie in with this initial Phase and finish up the green spaces tying in with the newer buildings.

The secure perimeter will tie in with the existing fencing and building. The ornamental fence will remain.

Will apply for all necessary permits, including for demolition, renovations and fencing.

Planning Board member Robert Murphy asked how the earlier demolition of the smoke stack went. Mr. Bidstrup reports that all went smoothly.

Chairperson Gustafson asked about the need for keeping open the current access locations. Mr. Bidstrup reports that the Burnet Ave location will be the primary entrance with the other remaining for emergency access.

Mr. Robb asked about the SEQRA process and the difficulty with signing off on the environmental assessment without seeing the Phase II. Steven Eckler from O'Brien & Gere noted that while the project is separated in two phases the SEQRA cannot be separated. Know enough to understand what the impacts will be – no dramatic environmental changes. Recognized and assessed the impact for Phase II, but can revisit when review that portion of the project.

Mr. Murphy asked what percentage of property was being torn down. Mr. Bidstrup estimated that 450,000 of 1.2 million total will be done in Phase I, with another 150,000 during Phase II – or just about half.

Chairperson Gustafson asked why the remote parking is kept until Phase II. Mr. Bidstrup suggested that the parking will be used for contractor's staging area. Phase I primarily is to resolve the penicillin manufacturing operations.

Chairperson Gustafson also inquired as to the street scene once buildings are removed. Mr. Bidstrup reported there will be different views with areas graded for green space.

Mr. Robb asked what they wanted to accomplish tonight. Not ready to for total site plan. Still need to address comments from Village Engineers. Mr. Bidstrup agreed that no approvals were expected tonight, but instead to present the project to the full group, and keep things moving forward.

Mr. Robb asked about disposal of demolition materials. Some special waste will be moved to landfill, with some concrete utilized as filler. An large quantity of clean fill will be brought in. Foundations will be covered with fill and topsoil.

Mr. Robb inquired if demolition will take down to 1 foot below finished grade. Suggests that a lot of work is being done, should address now instead of leaving for later is sold of redeveloped.

Steve Eckler from O'Brien & Gere led discussion through the SEQRA package, noting the items addressed, including: project description, drawings, SEQRA full environmental assessment; responsibilities of lead agent; permit summary; list of involved agencies; and Phase I and II concept plans. Attempted to provide additional information as supplements to address any questions.

Chairperson Gustafson asked that BMS follow-up with the Village Engineers in addressing their comments from letter dated May 10, 2010, and return to next Planning Board meeting in June.

Other Discussion

Planning Board met informally to continue discussion on pending projects and development in the Village.

Meeting adjourned at 8:20PM

Respectfully submitted by,

Patricia J. Derby
Village Clerk