

**PLANNING BOARD**  
**Village of East Syracuse**  
**August 10, 2010**

**Chairperson Ronald Gustafson** called the regularly scheduled meeting of the Village of East Syracuse Planning Board for Tuesday, August 10, 2010 to order at 7:05PM.

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

Excused: Village Engineers Tom Compoli.

Charles Lesser, Jr. attended regarding application for new construction – garage, at 303 East Yates Street.

**East Syracuse Sales Co., Inc.**  
**1 Chevy Drive**  
**Tax Map #007-02-08**

East Syracuse Sales attended July 13<sup>th</sup> Planning Board meeting to present plans to subdivide to two (2) separate parcels: 19.45 area to be divided to 10 acres with current East Syracuse Chevy building and second 9 acres in the back for future development.

Advised that needed to return with finished plans. Nothing has been submitted. Will address when plans are provided.

Received comment from Onondaga County Planning from their review on July 29, 2010. Onondaga County Planning Board recommends that the following modifications to the proposed action prior to local board approval of the proposed action:

“The filed subdivision map must show designated wetlands and/or wetlands buffers on site as currently delineated by the New York Department of Environmental Conservation and the US Army Corps of Engineers.”

**Charles Lesser Jr.**  
**303 East Yates Street**  
**Tax map # 003-06-09**

Planning Board member Dick Robb circulated comments earlier today regarding residential garages. Looking for guidance on requirement that residential garages be reviewed by the Planning Board and direction concerning the standards to be applied in the review for residential garages.

Code Enforcement Officer Frank Stirpe reported that §815 directs that size warrants (over 800 sf) Planning Board review.

Mr. Robb noted concerns regarding large garages in residential areas and the impacts on the neighborhoods, environment and public facilities. Large accessory structures make for larger uses.

Charles Lesser commented that in the Village of East Syracuse has few lots that are large enough. As most lot are not big enough, as per the Code, will not be a widespread problem.

Mr. Lesser continued noting that his proposed garage is to accommodate four (4) vehicles. There is no second floor, but will have storage in the rafters. The peak reaches 14', with walls 10'. Mr. Robb noted that there is a big footprint, but not a massive structure.

Proposing a steel building, painted to match the house. Going with steel primarily for cost. Steel is more economical to put up. House has beige vinyl siding.

Mr. Robb expressed concerns for large garages in residential invite future occupants to look at for other uses. This case is for own vehicles, next owner may look to operate a quiet business.

Planning Board member Bonnie Palmer asked that consider the realistic use for how people will use their property. Today's uses included multiple cars and need for a place to store them. More concerned with the choice of steel building than the overall size of the garage. Suggested that landscaping and placement be considered. Need to fit in to the setting to help reduce the industrial nature of a steel building.

Planning Board members expressed preference for other building types than steel. Recalled improvements made on Manlius Street with concrete composite over vinyl. Agreed that landscaping would help.

Mr. Lesser noted that garage will be set further back on lot. Will not be immediately seen from the road, with the doors facing front. Did inquire of neighbors and none had any concerns. Driveway will be in same location, just expanded and further back.

Mrs. Palmer noted need for maintenance on steel buildings. Need to be painted frequently so as not to rust. Mix of materials in residential neighborhood can look haphazard. In this instance, place far enough back from street and house that will not be noticed. Will see doors, but not much of the rest of the building.

Mr. Lesser offered that he is looking to add landscaping. Just has not gotten to that yet with other improvements that needed to be done first. The rear already has a row of hedges. Only one side will need to be done and will do something similar to at the house.

**Motion** – by T. Albanese, seconded by M. Albanese – That the application to remove existing garage and replace with 26' x 40' garage be approved as submitted with the condition that landscaping be added.

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

Applicant was advised to meet with Code Enforcement Officer Stirpe to proceed with the Building Permit.

## **OTHER BUSINESS**

**Windmills** – Code Enforcement Officer Stirpe reported that the Board of Trustees commented on the lapse of the moratorium regarding windmills, with no action taken on the proposed local law.

Advised by NYS and County that should hold off on enacting local legislation. Issue still being address for residential settings.

Town of DeWitt is also struggling with local legislation.

Discussed changes in design and technology, as well as some local examples that work well and fit into the surroundings.

**Meeting Set-Up** – Expressed concern that some member have their backs to attendees and applicants. Will try different table set-up. Encourage applicants to come up to table to present.

**Wal-Mart Update** – No further plans have been submitted. Appeared before the Board of Trustees at August 2<sup>nd</sup> meeting to declare Notice of Intent to be named Lead Agency for SEQRA process. Board of Trustees discussed problems with geese and encourage inclusion of a fence around detention basin.

Meeting adjourned at 7:47PM.

Respectfully submitted by,

Patricia J. Derby, Village Clerk

*Minutes were distributed **unapproved** to Planning Board members Wednesday, August 11, 2010.*