

PLANNING BOARD
Village of East Syracuse
October 21, 2013

Chairperson Ronald Gustafson called the meeting of the Village of East Syracuse Planning Board for Monday, October 21, 2013 to order at 4:30PM.

Present: Planning Board members: Mary Albanese, Tony Albanese, Robert Murphy, Dick Robb, David Boldt, Liz Landry, and Chairperson Ron Gustafson. Also present: Village Engineers O'Brien & Gere Steve Snell, Code Enforcement Officer Randy Capriotti and Village Clerk Patricia J. Derby.

On Behalf of 90 Terrace Street LLC: Project Managers Napierala Consulting: Matt Napierala and Jim Emerick, and property owners: Jim and Donald Brang.

90 Terrace Street, LLC
380 Carr Street
Tax map # 010-09-04.0

Jim Brang presented details of the site plan application. Project is proposed to replace the five separate but combined building lost by fire in July. Site will continue to be operated by Syracuse Recycling. Syracuse Recycling is one of only two Onondaga County approved recycling centers. They sort and bundle all materials from the blue bins: paper, cardboard, cans and plastic. They do not take in any garbage. Operates as a recycling center now and will continue same operations. Tenant desires to re-open as soon as possible.

Propose adding 7000 sf over existing concrete footprint to create additional storage space. Building is a pre-engineered steel construction with metal siding. Building will be fully installed with sprinklers. Entire brick structure, except for front office area (approximately 12 x 150) came down in the fire. Additions are shown on drawings as the darker tan area. Plans have been revised from the plans approved in 2010. Will rebuild on existing concrete footprint, but raise approximately 1 foot.

Discussed internal operations flow and storage inside the building. All tipping activities are inside. Nothing will be stored outside. Obtain a license each year for operation of second hand goods. Condition of license is no outside storage, pest control, and building security.

Code Enforcement Officer Randy Capriotti reported complaints concerning debris outside. Area is checked frequently for compliance with license conditions.

Mr. Brang reported outside dumping years ago. Improved with Syracuse Recycling operations and addition of loading dock.

Discussed parking. Show 15 on plans to meet Code requirements for warehouse facilities, but only use 5 or 6 regularly. CEO Randy Capriotti warned against using parking areas for storage.

Also reminded that area must be policed regularly for debris and litter. Suggested adding fence to capture debris flying off the trucks during delivery.

Donald Brang explained recycling operations and use of sophisticated equipment utilizing lasers and puffs of air to sort materials. Technology replaced workers. Now less labor intensive. Proposal meets requirements for parking (1/600 sf) with 97 shown on plan and only 92 required. Actually only need 10 for current employees.

CSX has installed a new road and will no longer be crossing the property for their access to railroad tracks. This will reduce some of the truck traffic on site. Front driveway is just gravel and in bad condition. Proposal includes re-grading with compacted gravel.

Discussed demolition and clean-up of site from fire. Estimate approximately 3 week process for demolition. Will start as soon as permit is issued and all reports are done (asbestos handling).

New building will improve service and operations. Adapt and improve flow.

Village Engineer Steve Snell reviewed his comments and Napierala response including: site access, stormwater run-off, sanitary sewers and water service, and lighting.

Applicant will submit preliminary elevations and full lighting plan. Proposed lighting is to be building mounted. No pole mounted lighting.

Building will be built to new 2014 Code and will require sprinklers. Hydrant will be relocated.

Discussed landscaping. Green spaces are kept natural.

CEO Randy Capriotti reported that proposal meets requirements for parking and green space. Issue with set backs. Had non-conforming setback – to rebuilding must be brought into conformance. North-west corner is only 6 feet. Will need variance from Zoning Board of Appeals.

Discussed meeting schedules and timeline for all approval processes. ZBA would meet the 3rd Thursday in November (11/21). Planning Board could reschedule meeting for November 18th to another date. Board of Trustees meeting is December 2nd.

Applicant proposes squaring off that corner to meet set back requirements and avoid further need for variance.

Will return to Planning Board on November 18th with revised plans showing lighting plan and changes to meet set back requirements. Architectural elevations will be provided.

Onondaga County Planning found no-adverse inter-community issues but commented on reducing stormwater runoff, sewer capacity and water service.

Planning Board will complete SEQR review at next meeting.

Planning Board meeting adjourned at 5:45PM.

Respectfully submitted by,

Patricia J. Derby
Village Clerk

*Meeting Minutes were provided **unapproved** to Planning Board members on Tuesday, October 22, 2013*