

**PLANNING BOARD
Village of East Syracuse
November 18, 2013**

Chairperson Ronald Gustafson called the meeting of the Village of East Syracuse Planning Board for Monday, November 18, 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 owner: Jim Brang.

On behalf of applicant Interlock Management: no one attended.

Two Village residents attended: Trustee James E. Carr, Jr. and Marty Martell

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

Jim Emerick presented the revisions to the site plan, as recommended by the Planning Board at the October meeting. Changes include: alteration to the building to take an 8' x 68' notch off the corner to meet the setback requirements; added handicap parking spaces along the side of the building; and relocated the hydrant.

Jim Brang discussed the elevations and the color scheme submitted. Also added a chain link fence, with an access gate, on east side. CSX traffic no longer crosses the property for access.

Planning Board member Liz Landry inquired about the time schedule to clear property. Mr. Brang reported on the extensive and regulated process for removing and recycling contaminated materials. Working with contractor to move this process along quickly.

Discussed the landscaping. Much of what is shown on the plans is existing.

Code Enforcement Officer Randy Capriotti reported that they have complied with all requests.

Village Engineer Steve Snell reported on review of lighting fixtures.

Planning Board member Robert Murphy reviewed SEQR.

Motion – R. Murphy, seconded by D. Boldt – That accepts the SEQR determination for this project as a Type 2 action with a negative declaration.

Polling the Board: D. Boldt – aye, R. Murphy – aye, D. Robb – aye, L. Landry – aye, T. Albanese – aye, M. Albanese – aye, and Chairperson R. Gustafson – aye.

Discussed the changes for interior storage.

Motion – To recommend approval for the site plan for property at 380 Carr Street as per the changes presented on revised plans dated 11/7/13.

Polling the Board: D. Boldt – aye, R. Murphy – aye, D. Robb – aye, L. Landry – aye, T. Albanese – aye, M. Albanese – aye, and Chairperson R. Gustafson – aye.

**Interlock Management
Warehouse/Commercial Building
326 West Second Street
Tax Map # 009-06-10.0**

No one attended for this application, but the Planning Board offered initial comments in the so that applicant may move forward.

Village Engineer Steve Snell reported on the SSO Mitigation project along creek. Part of the project includes abandoning an 8-inch public sanitary sewer along the west side of the South Branch of Ley Creek and replacing with pressure sewer along the east side of the Creek. The pressure sewer will require the use of private grinder pumps to be installed for properties interested in connecting to the public sewer. A gravity system in this area was found not practical due to proximity and depth of the Creek and depth of ground water.

The layout shown on the plans appear to be from an earlier version and not what was approved. This property will now need a grinder pump. Also easement granted is 20' not the 15' shown. The building encroaches on the easement.

Discussed the placement of building. Loading dock must also be shifted to the right.

Code Enforcement Randy Capriotti commented on irregularity in Code. General statement under Industrial zone says no setbacks required. Was not updated when codes were changed. There are now set back requirement detailed in the described section.

Applicant's plans submitted appear to be unchanged from those presented to the Planning Board in 2009 when no approvals were granted.

Applicant will need to revise to address:

- current easement;
- set back requirements; and
- Grinder pump installation for sewer services.

Village Engineer provided comments on application addressing concerns with: sewer, water, access, parking spaces, drive aisle, storm water, flood plain, lighting, building placement, land elevations, and green space requirements.

Next meeting

The next Planning Board meeting is scheduled for **Monday, December 9th at 4:30PM.**

Planning Board meeting adjourned at 5:10PM.

Respectfully submitted by,

Patricia J. Derby
Village Clerk

*Meeting Minutes were provided **unapproved** to Planning Board members on Friday, November 22, 2013*