

**VILLAGE OF EAST SYRACUSE**  
**Planning Board**  
**October 15, 2012**

Chairman Ron Gustafson introduced everyone, welcomed the newest member Dave Boldt.

Present: Planning Board members: Ron Gustafson, Bob Murphy, Dick Robb, Claire Johnson, Dave Boldt, Village Engineer Steve Snell, CEO Frank Stirpe and Secretary Dawn Cramer.

Present on behalf of Courcy Garage is Mike Courcy.

Present on behalf of the Brownfield Committee are Matthew Rogers from Saratoga Associates; Bob Tackman, BOA Chairman, Dale Barhite BOA member

**Courcy Garage**  
**115 Johnson Street**  
**East Syracuse, NY 13057**  
**(tax map #008-13-01.2)**

Mike Courcy of 115 Johnson Street, East Syracuse, NY 13057, (tax map #008-13-01.2) spoke about his site review for "Cold Storage" to put up a 3000 square foot pole barn style enclosed building with a small office and bathroom on his lot size 86' x 132".

Mikes concern was the elevation pitch from the edge of the road to the garage door to the floor elevation of 412' (minimum flood elevation by FEMA). Mr. Courcy hired Lehr Land Surveyors and the elevation was found to be at the correct elevation, it also showed the green area.

Planning Board member Dick Robb asked what the bubble was around the green area. Mr. Courcy said it was the green area that was going out 10' and not to the road because he feared snowplowing in the winter would dig it up and make a mess. He was putting green area on the side and flower planters in the front along with a sidewalk from the man door in the front of the building.

Chairman Ron Gustafson asked why the sidewalk did not show on the survey. Mr. Courcy said he wasn't sure where exactly the sidewalk would go. Village Engineer Steve Snell asked if the concrete was for the building. Mr. Courcy said concrete would be in the office and bathroom floor only.

Mr. Courcy said he would like to change the inside height to 20' instead of 16'. He said he spoke with CEO Frank Stirpe and there is no height restriction.

Dick Robb commented flat elevation, lower than expected that's good, Dave Boldt asked if the bay floor would be gravel-yes.

Steve Snell said no changes to the architectural plans and pointed out the tie in location for the sewer but there was nothing on the survey. Mr. Courcy said he was tying into the manhole. He shot the bench wall, was 9' fall. The building is 130' away from the manhole and Mr. Courcy spoke with plumbing control and needed a 4" main with a 6" core.

Engineer Steve Snell asked about Exterior lighting asked if he wanted a light at the door. Mr. Courcy would like to put up pack lights on his property like the other two businesses in his area. Would also like the lighting to angle downward to stay on his property.

Chairman Ron Gustafson asked if he was putting up any signage. Mr. Courcy said that he would go through the Zoning office if he decided to. Dick Robb suggested putting up address signage for emergency services.

CEO Frank Stirpe asked about outside storage. Only gravel is kept outside and it's in a hopper there will be no dumpsters and Mr. Courcy would also like to remove the fencing that is there.

Dick Robb proposed the green area be removed on the west side and is suggesting taking the green area out to the pavement and providing a 10' radius for vehicles to cut in when backing up. Mr. Courcy asked if he could move all the green space out to the front. No that was a variance that was granted; you can place the planters in front of the building then grass in front of that.

Village Engineer Steve Snell said all proposed should be on the survey, lighting, green space, sidewalk...

Mr. Courcy asked if he had to come back to the Planning Board or can this be Okayed and then the survey could be given to CEO Stirpe. Claire Johnson said they could make the motion subject to.

Chairman Ron Gustafson asked the board if there were any more questions or comments. None

**Motion** by Dick Robb, seconded by Claire Johnson – Subject to altering the site plan to include; floor elevation, planters, green space, grass, lighting specifics and a cut sheet of what type of lighting.

Polling the Board: D. Boldt – aye, D. Robb – aye, C. Johnson – aye, and Chairperson R. Gustafson – aye. Motion carried.

Village Engineer Steve Snell will send ideas to M. Courcy and Copied to Chairman R. Gustafson

### **Brownfield Presentation**

Brownfield Presentation started with introductions to room. Matthew Rogers provided a power point presentation to the Board members with a general overview of the project. Mr. Rogers explained the different phases involved and the visions seen for the future of downtown East Syracuse.

The Committee will hold a public workshop this fall followed by a drafted report and public workshop in early 2013 with completion in Spring/Summer of 2013.

Meeting adjourned.

Respectfully submitted *unapproved*,

Dawn Cramer  
Planning Board Secretary