

PLANNING BOARD
Village of East Syracuse
February 10, 2014

Chairperson Ronald Gustafson called the meeting of the Village of East Syracuse Planning Board for Monday, February 10, 2014 to order at 4:27PM.

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

Excused: Planning Board member Tony Albanese

On behalf of Interlock Management: Pat White, Owner and Jim Owen, Project Manager.

Interlock Management, LLC
326 West Second Street
Tax map # 009-06-10.0

Jim Owen presented details for proposal for new construction of warehouse/commercial building at 326 West Second Street. Owner intends to build on spec – since a tenant and business is not known at this time. Building to be a rigid frame or pole barn – approximately 2688 sf steel sided corrugated metal with stone accents.

Signage will be wall mounted, to be worked out with Village and tenant. Code Enforcement Officer Randy Capriotti noted that this is a separate issue. Signage is on the plans but will not be approved with this application.

Planning Board member David Boldt asked if there is a tenant in mind. Pat White reports that it will just be used for storage. CEO Randy Capriotti commented that they may have to return to Planning Board depending on what materials are stored and what use.

Code Enforcement Officer Randy Capriotti reviewed list of concerns:

- Parking spaces – what is shown on the plans is not in conformance with Village requirements. Mr. Owens offered to make that change. Will have no impact on site plan or setbacks.
- Setbacks – are all okay;
- Green space – meets requirements in Code;
- Loading area – okay;
- Hydrants – plans show addition of hydrant front left.

DPW Supervisor reviewed plans and suggests that another hydrant be added further east down Second Street to corner at Burrows.

Pat White recalled when proposal was first brought to the Planning Board in 2009 there was discussion of the Village putting in one hydrant and he would put in another.

Village Engineer Steve Snell noted that hydrants will have to be installed in cooperation with OCWA.

Pat White will look for old correspondence regarding hydrants, waterline connections and OCWA. Previous proposal before the Planning Board in 2009 was never approved by the Board of Trustees. Will research those documents.

Any changes for utilities including water must be shown on the current plans. Existing hydrant is a flushing hydrant and not usable for fire emergency.

Noted that SEQR application mentions stone driveway behind the building. Jim Owens stated that that has changed from previous plans. No longer propose road circling around back.

Planning Board member Bob Murphy asked if owner is aware of need for installing a grinder pump. Pat White is aware of that for the bathrooms. Village Engineer Steve Snell instructed that this must be installed according to Onondaga County requirements and approvals.

Village Engineer Steve Snell reviewed comments:

- Sanitary sewer system – to tie into new sewer system. Construction of the new pressure sewer is currently delayed due to winter weather. Once weather breaks construction will proceed.
- Water service – applicant will tie into OCWA main at north side of West Second Street. Must be installed in coordination with OCWA;
- Access – curb cuts made to Village street. Also change parking stalls to Code requirement 9 ½ x 19 ft.
- Storm water controls – disturbs less than 1 acre, SPDES permit not required. Silt fence should be shown on plans. Also show more details for drainage, in particular drain off to the east.
- Flood plain – in the 100 year floodplain along Ley Creek.
- Lighting – spacing appears different on plans than cut sheets. Should be shown on the plans.
- Signs – will be addressed later;
- Dates on plans should be updated;
- Landscaping – should be discussed with the Planning Board.

Code Enforcement Officer Randy Capriotti noted that the building is type S1 based on information presented and as a result, does not need sprinklers, but depending on what is to be stored in the building this could change. May have to come back to Planning Board for mixed use.

Planning Board member Dick Robb returned to earlier comments on rigid frame or pole barn building. Jim Owen stated that will not have engineering specifications until building is purchased. Steel structure will be placed on concrete pier.

Planning Board member Dick Robb asked about color scheme. Jim Owens said they do not know yet but will be neutrals. Stone accent will be panel, not mortar, and purely decorative.

Landscaping plan shows 11 plants, mostly to back of building. Existing trees will probably come down during utility installation. Asked that most of the proposed plants shown at the rear property line be placed in the front yard since utility construction will likely eliminate the roadside trees.

CEO Randy Capriotti asked that new plans reflect all these changes. The applicant agreed to provide revised plans based on the comments discussed.

Chairperson Ron Gustafson noted that as there are many changes the Planning Board will wait before making any recommendation. Applicant will return for March meeting on March 10th.

Building details will be reviewed by Code Enforcement Officer during building permit process. Planning Board will address all site plan issues.

Some concerns with unknown tenant. Open warehouse may change and do not know what materials are being stored.

Pat White suggested he may want to keep gravel driveway in back of building. Jim Owen will check green space requirements and what is allowed.

Other Business

Reminded of Planning Federation training at On Center March 13th. Village Clerk will sign up those interested once the schedule has been finalized.

Discussed concerns with deficient buildings. Understand developers desire to build cheaply but buildings do not last. Issues with heating, insulation, frost line (especially in CNY), energy efficiency, later conversions and building separations.

CEO Randy Capriotti commented on the need for Planning Board and Codes to work cooperatively. Planning role limited to site plan. Codes can be more involved with the building permit process. Both are hampered without clear regulations. Design guidelines have been an issue where Boards must exercise discretion and best judgment. Board member Dick Robb indicated that the Planning Board's responsibility includes not just the site but buildings, their use, size, design and siting yet stops short of how construction is to be done which is the sole province of the CEO.

Meeting adjourned at 5:25PM

Respectfully submitted by,

Patricia J. Derby
Village Clerk

*Minutes were distributed **unapproved** to Planning Board on Tuesday, February 11, 2014.*