

PLANNING BOARD
Village of East Syracuse
July 8, 2013

Chairperson Ronald Gustafson called the regularly scheduled meeting of the Village of East Syracuse Planning Board for Monday, July 8, 2013 to order at 4:30PM.

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

Excused: Planning Board members Dick Robb.

Also present: On behalf of Habitat for Humanity Project Manager Michael Brownfield.

One Village resident, Lori Bowers, Silver Street, attended.

Welcome and Introductions

Chairperson Ron Gustafson welcomed new member Liz Landry and Code Enforcement Officer Randy Capriotti. As we have not met for a while Introductions all around were done.

Habitat for Humanity
East Yates Street
Tax Map #003-07-21.0

Michael Brownfield presented the details for proposed new residential construction on currently vacant lot at East Yates Street. Propose to build a 1400 sf 3 bedrooms, single bath home for local Veteran.

Mr. Brownfield explained the theory for building homes that are handicap accessible. Intend to make usable and allow people to remain in their homes. This property will have a non-step entry and 36" wide doors that allow for wheelchair access. Built to high efficiency – windows, roof insulation and walls, as well as high energy – boiler and radiant heat.

Family is a single Father with 3 children. Habitat for Humanity requires each owner to participate in the home building by contributing 300 hours of work.

Reviewed basic floor plan. No basement, driveway to right up to side entrance. Plan is to blacktop, not just gravel. Code Enforcement Officer Randy Capriotti noted the DPW Superintendent's comments that at least 3' from street must be black top.

Planning Board member Liz Landry noted that the plans show shutters on one side – would like to see on both.

Reviewed inside floor plan including hallway, bedrooms, and bath.

Chairperson Ron Gustafson asked about the sale price and financing arrangements. Mr. Brownfield reported suggested sale price is \$95,000. Habitat for Humanity holds the mortgage and owners pays principal only.

Ms. Landry questioned the drainage plan. Area is low lying, if not in the flood plain. Mr. Brownfield apologized for not providing a full drainage of grading plan. Plans are to grade so that water flows to the front, and away from the house. Planning Board concerned that not adds water to back lots or adjoining properties.

Mr. Brownfield reported that have been working on project for a while. Purchased property over a year ago. Plans were developed in 2010. Are standard plans, but CEO Capriotti noted dimensions do match up to tax map.

Village Engineers Steve Snell commented on low lying situation and nuisance ponding. Elevations at 412 and 413 suggest movement but still would like more information on exact grading plan.

Noted there are no curbs and unsure of location of storm sewer. Lot is lower in the back. Mr. Brownfield commented on plans to build up in back to redirect. Hope to keep the trees and leave as natural as possible.

Asked if gutters could be added to plans to help control flow. Mr. Brownfield agreed to add gutters.

Discussed drainage issue in general area. Tank project is for sanitary sewer overflows and to eliminate the pumps. Will not aid storm water.

Engineers want to check storm sewer locations and connections to manhole, as well as full utility plan.

CEO Randy Capriotti noted the porch on the other side than plan. Mr. Brownfield noted plans are a mirror image. Flipped because of utility pole location – thought better access on other side to avoid that pole.

Other details include: 100 amp service, radiant/hot water heat. All gas services for water heater and dryer.

Chairperson Gustafson inquired about concerns for foreclosure. Mr. Brownfield noted that Habitat for Humanity has 68 homes in Syracuse, mainly on the near west side. 4 have been turned back. Habitat works with owners to try to keep them in the home but if can't they would

repair and refinance to another qualified owner. Habitat will turnover, and not leave unattended.

Continued to look at sewer service. Will need to be coordinated through the DPW Superintendent.

Mr. Brownfield noted that time is of the essence. A grant that is a vital piece of the arrangement is set to expire in November. Urged to do quickly.

Planning Board discussed offering recommendation conditioned upon satisfaction of Engineer's concerns for grading and drainage. May need to revise plot plan. Board of Trustees could consider matter at August 5th meeting if revisions can be completed before then.

Motion – by T. Albanese, seconded by B. Murphy – To recommend site plans for approval, subject to conditions that plot plan is revised to the Village Engineer's satisfaction and that drainage issues are all addressed so as to not cause problems for adjoining neighbors or street ponding.

Polling the Board: B. Murphy – aye, T. Albanese – aye, M. Albanese – aye, L. Landry – aye, and Chairperson R. Gustafson – aye. Motion carried.

Code Enforcement Officer and Village Engineer met with Project Manager to explain what needs to be addressed before the Board of Trustees will act.

Other Business

Advised that there are two (2) other matters pending: Bristol Myers Squibb is looking to replace cooling tower and AT&T is returning for additional antennae on tower at Basile Rowe.

Meeting adjourned at 5:25PM.

Respectfully submitted by,

Patricia J. Derby
Village Clerk