

**PLANNING BOARD
Village of East Syracuse
December 9, 2013**

Chairperson Ronald Gustafson called the meeting of the Village of East Syracuse Planning Board for Monday, December 9, 2013 to order at 4:35PM.

Present: Planning Board members: 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.

Excused: Planning Board members Mary Albanese and Tony Albanese

On behalf of Clearwood: Kyle LaTray

**Clearwood
617 West Manlius Street
Tax map # 004-14-01.1**

Kyle LaTray presented the proposal for a 34' x 72' steel sided Pole Barn to be used to store miscellaneous lumber currently stored throughout the site. Will be cold storage only, no heat and limited power. Propose raising up the floor 1' to keep dry.

Steel will be tan with gray top, to coordinate with color of current building.

Building will be located behind the Nicotra building and will hardly be seen from the street. Nicotra building sits much higher. Slope of Nicotra's lot is steep and currently covered with weeds. Working with contractors to bulldoze and spray cover. Plans would include clearing the weeds and covering with riprap to improve the general appearance.

Code Enforcement Officer Randy Capriotti reported conversation with Matt Rogers from Saratoga Associates, Project Mangers for the Brownfield Opportunities Areas. Approves of proposal, especially he coordinated color scheme.

Planning Board member Dick Robb questioned classification of building. Warehouse facilities are prohibited in Main Street zone (§841.5)

Randy Capriotti interpretation is that building is strictly storage and an ancillary building. The Code does not address storage facility, and is therefore permitted.

Dick Robb expressed concerns with pole style buildings. A few years ago one was built on the main street noting that such a building cannot be heated or used for any other use. Discovered this after approvals were already granted. Feels it is a disservice to not build with a foundation

and services. Historically, people will want the convert such buildings to habitable uses which becomes quite costly and difficult to police.

Mr. LaTray states that doing this to clean up the lot. Same as when installed sidewalks – it's the right thing to do and improve the appearance. Takes seriously the appearance of the property and their location on the Village's main street.

Randy Capriotti reported that set-backs shown need to be corrected to 15'. Okay with RLS specs.

Steve Snell, from O'Brien & Gere addressed concerns with no actual survey, and drive lanes. Would like to see topographic survey with grades and building position.

Mr. LaTray reports that the curb cut is wide, approximately 15'. Parking for the Office is near the front. Tractor trailers pull in and out all the time.

Steve Snell also inquired about the plans for the slope grading and riprap should be shown on the plans.

Discussed lighting. Current plans are for no power but considering electrical power to building. With it dark early may need interior lights.

Returned to discussion of warehouse facilities prohibited in Main Street zone. Randy Capriotti explained practical interpretation that this use is similar to adding a garage to house "junk". Would be concerned if were to subdivide and separate the property from the primary business. Discussed Tiny Bubbles building. May look good now but in 10 to 15 years will require maintenance. Look at condition of Featherly's building further down the block. Mr. Robb noted that the Village Code only defines a "warehouse" and asked what if any difference there is between a warehouse and a storage building. The Chairman expressed concern that allowing such a use – even an ancillary use – in a Main Street District would create a precedent.

Discussed the location and position of building. Terrace Street is a "paper street" here and the proximity of the railroad tracks. Much of the area is overgrown with weeds.

Planning Board member Robert Murphy reviewed SEQR. Applicant was asked to complete the new form for SEQR. Proposing classified as type 2 action with a negative declaration.

Village Clerk Patricia J. Derby advised that matter was referred to Onondaga County Planning due to location on State road. Planning Board will await those comments before making any recommendations.

Applicant will return to Planning Board in January. In the meantime, will work with Village Engineers to: rework survey and site plans, show drive lanes on plans, detail proposed plans for plantings (may have to show as an option and obtain neighboring property owner's permission), provide color swatches, and show on plans details for utilities (no heat – cold storage only but electrical for lights).

Chairperson Ron Gustafson expressed the desire to cooperate with development, especially on main street, but there are some concerns with storage buildings.

Other Business

Code Enforcement Officer Randy Capriotti reported on Interlock Management application for West Second Street.

Meeting adjourned at 5:30PM

Respectfully submitted by,

Patricia J. Derby
Village Clerk

*Minutes were provided **unapproved** to Planning Board on Wednesday, December 11, 2013.*