**PLANNING BOARD**

**Village of East Syracuse**

**September 12, 2016**

Chairperson Ronald Gustafson called the meeting of the Village of East Syracuse Planning Board for Monday, September 12, 2016 to order at 4:35PM.

Present: Planning Board members: Dick Robb, Bob Murphy, Mike Rendino, Liz Landry, and Chairperson Ron Gustafson. Also present: Director of Code Enforcement Randy Capriotti, and Village Clerk Patricia J. Derby.

Excused: Planning Board members Tony Albanese.

On Behalf of Applicant Islamic Cultural Center of Bosniaks In Syracuse: Project Engineer Joseph A. Mastroianni, PE, Dennis O’Hara, Carol O’Hara, Saban Zahirovic, Mirzet Hajdarevic, and Saud Omeroviz.

**Islamic Cultural Center of Bosniaks In Syracuse**

**720 Hartwell Ave**

**Tax Map # 006-01-02.1**

**Joseph Mastroianni** presented details for proposed new construction of 80’ x 80’ facility at 720 Hartwell Ave – former driving range property.

Referring to P-1 in the drawings submitted shows the area. The building is proposed for the top half of the property.

The Islamic Cultural Center of Bosniaks In Syracuse has been in the area for 11 years with a building currently on Fremont Road. For several years they have been looking for a sizable property to build a religious center with adequate parking and room for athletic fields.

This property is currently zoned General Commercial and religious use would be permitted.

Proposal for 80’ x 80’ building (drawings A1 – A6) would include basement level for kitchen and classroom/conference rooms. The Ground Floor would have Offices and the cultural room for men’s prayer area. The men’s spiritual area is separate from the women. Women will observe from a mezzanine level. There is no seating.

Proposed plan shows 135 parking spaces. This area is currently crushed gravel. Area would be black-topped.

Building would be situated so that the front faces 56° northeast – towards Mecca.

Future development includes plans for soccer field and basketball courts.

Proposing fencing and landscaping. Fence would be 6’ high scaled to 4’ in spots with a gate. Will offer a key to gate for emergency services.

Land is flat with building positioned so as not to impede with wetlands. Currently working with NYS DEC for Article 24 requirements and 100’ buffer.

Sewer and water easements exist on property. Been advised by OCWA that hydrant is active and recently restored.

Do not see any issues with noise or lighting. Facility will be used for prayer 5 times a day. Greatest use is typically Fridays at 1PM. There will be evening services for holidays and special events. These typically go until 9PM.

Drawing A-1 shows the building front and proposed Dome. Dome height is 40’ extending 13’ above building roof. Also includes a 50’ Munara with a spiral staircase constructed out of fiberglass.

Planning Board member Dick Robb asked about the Dome. Dome is translucent and some light will come through. May contain pictorial design with some back light.

Planning Board member Liz Landry asked about the Munura. The Munara is symbolic more than functional. Included as part of traditional design.

Drawing A-2 shows East façade – the view from the highway. This is the opposite from the entrance. Building will be constructed steel frame with masonry block.

Drawing A-3 is south façade – view from parking lot, with A-4 the north being a mirror image.

Some of the details for the interior are not worked out yet, but Drawing A-5 shows the conference space and classrooms in the basement area.

Drawing D-1 shows the landscaping plan. The pear trees are flowering but do not bear fruit.

Liz Landry asked about the color scheme. Building will be white and cream beige.

Planning Board Chairperson Ron Gustafson asked about the future use of the building on site (formerly the hobby shop). Plan is to keep the building for storage.

Applicant is in the process to purchase the building. Will provide a letter from Owner.

Bob Murphy asked about the elevations and if in a flood zone. Applicant is working with the DEC out of their Cortland Office. Will submit DEC analysis and any reports. Will verify that working from revised flood plain maps that FEMA recently adopted.

Dick Robb asked about the parking – is this for the building or does it include the outdoor use as well. Mr. Mastroianni noted that there will be limited times that both prayers services and sports will occur. Parking shown should be adequate for either.

Liz Landry asked if the sports fields will be leased or used by other entities. That may be an option in the future but there are no plans for that now. The fields will only be used by the Community Center. There are over 200 families within the east and north Syracuse area.

Bob Murphy asked about the construction time schedule. Plan to complete construction within a year, but wait to commence in the spring.

Dick Robb asked about lighting. Plans include outdoor lights along the walkway and 2 in front on the building as well as 4 or 5 in the parking area. There are none in the lot.

Planning Board member Mike Rendino asked about the building materials and concern about the water content with a basement use. Mr. Mastroianni reports that there will be soil borings and samples taken and adjust to minimize the ground water impacts. Grade lines are shown in D-2.

Director of Code Enforcement Randy Capriotti shared comments from the Fire Department. They are concerned with the drive entrance and access to the current hydrant on the south side of Hartwell Ave. Do not want situation where run hose across the street and traffic. OCWA has checked the hydrant and it has pressure. If necessary could add a second hydrant.

Discussed landscaping. The Dumpster will be enclosed and gated. Dick Robb asked that landscaping be proportional to the building and the Munara at 50’. Applicant may apply to Planning Board for a higher than 6’ fence, possibly a 7’ wall.

Discussed signage. Proposing a monument sign out front as well as some signs on building.

Mr. Mastroianni presented that the Islamic Cultural Center of Bosniaks has been working on this for at least ten years. The current location on Fremont Road is too small and has wetlands and parking issues. Looking forward to doing this project and doing it right.

Applicant was advised that matter was referred to Onondaga County Planning for their review. They will not address matter until their meeting October 12th. Propose changing the usual October meeting be scheduled a week later to allow for their recommendations and approval.

Next meeting will be Monday, October 17th at 4:30PM.

Meeting adjourned at 5:20PM

Respectfully submitted by,

Patricia J. Derby, Village Clerk