**PLANNING BOARD**

**Village of East Syracuse**

**November 14, 2016**

Chairperson Ronald Gustafson called the meeting of the Village of East Syracuse Planning Board for Monday, November 14, 2016 to order at 4:35PM.

Present: Planning Board members: Dick Robb, Bob Murphy, Mike Rendino, Liz Landry, and Chairperson Ron Gustafson. Also present: Village Engineer OBG Stephen Snell, 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, Esq., 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**

Applicantreturns today following first review by the Planning Board on September 12th regarding proposed new construction of 80’ x 80’ facility at 720 Hartwell Ave – former driving range property.

Revised drawings have been submitted, dated 11/2/16 reflecting the general comments from the Planning Board.

Village Engineer submitted comments, dated 9/29/16. Planning Board member Dick Robb also submitted comments following review of earlier plans (dated 7/16/16). [Attached and made a part of this record]

Onondaga County reviewed this referral at their meeting on October 21, 2016 and offered several recommendations, including: confirmation concerning sanitary sewer ownership; DEC comments concerning the wetlands and buffer; require a Traffic Impact Study; complete a drainage study or Stormwater Pollution Prevention Plan (SWPPP); and additional comments regarding confirm sewer availability with Onondaga County WEP and encourage reducing stormwater runoff.

**Joseph Mastroianni, Project Engineer** provided a copy of GTS Consulting Traffic Impact Assessment. A copy will be distributed electronically to the entire Board and Village Engineer.

Onondaga County DOT has reviewed this study and provided comments (dated 11/14/16) [Attached and made a part of this record]

Mr. Mastroianni remarked some of the comments made by the Village Engineers. Many concerns will be addressed in the SWPPP report. The site, while it looks like a large parcel but only a small part of the 23 acres is buildable due to difficulties with DEC wetlands and required 100’ buffer and the OCWA easement.

On comment made by Planning Board member Dick Robb was to create more green space and spread out the development on the site, instead of being all bunched up near the road.

Propose eliminating the front row for parking. This will pick up another 20’.

Commented that DEC has marked out the area including the buffer. Once this is set the DEC is reluctant to make any changes, and certainly not between November (first frost) and April (spring).

Village Engineer Steve Snell commented on comment regarding stormwater run-off. The recent work done in the Village has significantly reduced run-off and I&I throughout the Village.

Discussed recent municipal option to develop a “bank” from commercial development based on water usage calculated from existing flow and projected future use. County asked for this Plan but currently the Village does not have this option.

Mr. Mastroianni reports the current usage is 30,000 similar to average residential use. Is only a minor addition for this site.

Mr. Robb suggested that if cannot infringe on the buffer could the building be shifted to the west. Mr. Mastroianni noted difficulties in doing this as well because of the piping to the pond and the easement.

Discussed the sanitary sewer line. Still unsure of who is responsible for the line. Village Engineer Steve Snell reports the existing lateral shown on maps is a 60’ wide sewer easement. This is considered private with the public line along Hartwell. Applicant should research if this was ever recorded.

Planning Board member Bob Murphy asked about the elevations. Earlier plans showed 409 foundation. DEC requires 410. Mr. Mastroianni reports that finished floor is at 412. All calculation has been figured to the new FEMA maps as of November 4th. [Attached and made a part of record]

Director of Code Enforcement Randy Capriotti asked about designated handicap parking. Mr. Mastroianni noted that have more than required parking (138) even if eliminate 20 in the front row. Handicap parking should be 1 for every 25 – need to show 6.

Discussed the fence. Fence will remain as shown, with now 40’ from road. Village Engineer Steve Snell noted that the fence should not be in the sewer easement. Fence will be chain link at sides with 5’ metal with gate in front. Presented drawing of fence. [Attached and made a part of record]

Discussed landscaping. Mr. Robb suggested that the quantity is good but the materials are light. Looking at P-4 suggest that larger trees could be grouped together and more strategically placed, to be more attractive on all sides. The white pines along railroad side will grow to 30’ and bush-out. They are a resilient tree that will provide screening.

Discussed lighting. Will provide lighting simulation to Planning Board. Looking to cut down on the light so that nothing will bleed off site. Pole lights are 20’ high with LED. Wall lights will be mounted 12’ high. Plan will be provided in time for review before the next meeting.

Mr. Robb asked for additional architectural details. Mr. Robb noted his personal preference is brick instead of concrete block. Planning Board member Liz Landry asked to see color scheme as well. Director Capriotti noted that windows features will be evaluated in the building permit process so it is not necessary to provide that level of detail to the Planning Board.

Mr. Mastroianni provided sample of paver colors. Mrs. Landry reminded that should still be handicap accessible.

Mr. Murphy sought clarification on several items for the SEQR concerning: floodplain; design; 100 year and 500 year levels; and drainage.

Planning Board Mike Rendino brought up his concerns regarding this development as the last piece of undeveloped property in the Village. Mr. Robb interjected that under SERQ environmental concerns are appropriate. Mr. Mastroianni noted that this proposal is appropriate to the parcel as currently zoned. Any issues should be addressed by the Village through zoning.

Attorney for the Applicant’s Dennis O’Hara concurred that environmental issues are appropriate under SEQR but not land use. The Village Attorney Robert Germain also provided opinion on recent Court decisions recognizing that financial impact as legitimate factors pursuant to SEQRA, but that these are exclusively with appropriate land use inquiries for the legislative boards as opposed to administrative board’s site plan review.

There are several items to be distributed and submitted to the Planning Board for their review prior to the next meeting. Applicant agreed to forward these in sufficient time before the December meeting. These include:

* Traffic Study [attached with the minutes]
* SWPPP report
* Lighting plan
* Pavers – color and pattern
* Colors
* Re-positioned Landscaping
* Architectural details
* Sewer easement information

Because of the December holidays the Planning Board agreed to meet earlier than the usual second Monday. The next meeting will be **Monday, December 5th** at **4:15PM.**

**OTHER BUSINESS**

**Solar Energy Systems**

Director of Code Enforcement Randy Capriotti reported on recent changes throughout the State for solar energy systems. The Village recently adopted the NYS permit form. The goal of the State is to have a uniform and consistent plan in place for solar energy.

CNYRPDB has put forward a sample model ordinance for Solar Photovoltaic Systems. Asking the Planning Board to review this ordinance before bringing to the Board of Trustees for adoption.

**Design Guidelines**

Village Clerk Patricia J. Derby presented the Planning Board with a draft compilation of all comments from the past year for Design Guidelines. Please offer any comments, changes, corrections or additions.

Meeting adjourned at 6PM.

Respectfully submitted by,

Patricia J. Derby

Village Clerk