**PLANNING BOARD**

**Village of East Syracuse**

**January 9, 2017**

Chairperson Ronald Gustafson called the meeting of the Village of East Syracuse Planning Board for Monday, January 9, 2017 to order at 4:33PM.

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

On Behalf of Applicant Islamic Cultural Center of Bosnians’ In Syracuse: Project Engineer Joseph A. Mastroianni, PE, Ryan Files, Esq., Carol O’Hara, Saban Zahirovic, Suad Omeronz and Muris Neimorlija.

**Islamic Cultural Center of Bosnians’ In Syracuse**

**720 Hartwell Ave**

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

Applicantreturns again after having attended Planning Board meetings on September 12th and November 14th and December 12th regarding proposed new construction of 80’ x 80’ facility at 720 Hartwell Ave – former driving range property.

Project Engineer Joseph Mastroianni provided revised drawings for Proposed Site Plan (P-2), Grading & Drainage Plan (P-3), Landscape & Lighting (P-4), Lighting Simulation Plan (P-5) dated 12/28/16 and NYS DEC Notice of Intent form detailing stormwater pollution prevention plans for site.

Village Engineers O’Brien & Gere prepared additional site plan review comments dated December 27, 2016. Mr. Mastroianni addressed these comments in Memo dated 12/28/16.

Prior to the Meeting Mr. Mastroianni distributed comments dated 1/9/17 regarding the sanitary sewer easements.

**Joseph Mastroianni, Project Engineer** provided an update and highlighted the changes made to plans since the Planning Board’s review and comments at the December meeting.

Changes shown on the drawings (P2 & P3) include the additional handicap parking space and the parking again moved to the front of the site; added vegetative swale to the Stormwater Plans for the roof drains and catch basins drain to the pond; and Lighting Plan (P4) show and was verified by consultant that the poles are one unit with single light head. All these changes have also been provided to the Village Engineers.

Applicant’s Attorneys have researched the issues with the sanitary sewer easement. Appears that there was action in 1987 to grant an easement from the property owner to the Village. This was discussed with Planning at the time but never recorded or filed with the County.

Discussed the building color and use of block. Did not bring the samples to this meeting that shared in December. Planning Board member Liz Landry noted that this is similar to what is on her work building – if want to see can check the building on corner of James and Oak Streets.

Mr. Mastroianni repeated decision that red brick will not be used as it symbolizes that which is used in communist countries. White also symbolizes purity.

Have received approvals from County regarding the traffic study and OCWA to provide water to site.

Planning Board member Dick Robb noted that he was absent from the December meeting but expressed disappointment with the progress of this application. Feels that in the 4 to 5 months that this has been pending the Project Manager has defended a poor design with too much concentration in the northern part of the site. Feels NYS DEC should have been applied to permit the option of utilizing more of the site and the area within the 100 foot buffer to the wetlands. Mr. Robb expressed concern with the landscaping proposed. While some has been added it appears to be paltry given the size of the site (24 acres) and scale to the building. The lighting plan looks good. It appears well done and will provide safety and security. Still believe better building material could be used. Little has changed and not in favor of this application as presented. Also the Planning Board deserves a full set of plans for review as well as the details presented to the County and Village Engineers.

In response Mr. Mastroianni noted in his 30 years of experience that the NYS DEC is not inclined to grant permission to infringe upon the buffer area if there is any other way. What is presented is an alternative so any chance of impacting the buffer will most likely not happen. Shoving the building back farther also impacts the 100 year flood plain. It would also increase construction costs.

Regarding the landscaping most projects will not start with 20’ trees. Mr. Robb recalled that he advised to be selective and pick a few spots. Feels that his comments fell on deaf ears.

Discussed the detention pond. The Mayor suggested that fencing or a guardrail be installed. Mr. Robb noted that with use on the sports fields this could be an attractive nuisance. Mr. Mastroianni offered to install a fence and any measures needed for safety.

Director of Code Enforcement Randy Capriotti reported that he advised applicant that full sets would not be necessary for review until all changes are made, then to complete the application and avoid unnecessary copies a final full set must be submitted. Chairperson Gustafson concurred that this allows the Planning Board to focus on the changes.

Regarding the architectural details, until full soil borings are made cannot know if will go with full block. Brought in samples but this is a standalone structure not a canned design similar to Walmart’s that are used throughout.

**Planning Board Comments:**

Chairperson Gustafson recalled that the site was formerly mostly swamp or storage before the driving range was there.

Village Engineer Steve Snell reported that he still has minor changes to stormwater plan. Wants to check the grading levels and sewer plan. Proposing a 20’ easement along Hartwell Ave and that this is filed and recorded with the County. Will also look to have an agreement for maintenance of the detention pond.

Director of Code Enforcement Randy Capriotti thanked them for addressing the handicap parking and shifting the parking to keep out of the right-of-way. Concerned about fencing and landscaping in the right-of-way or easement.

Director Capriotti also commented on re-positioning of the building. Do not see that much is gained by moving it elsewhere. Chairperson Gustafson agreed noting that it is not the first building on the site as the old Hobby Shop building is staying for storage. Planning Board member Bob Murphy is not in favor with moving the building into the wetland buffer area. Thinks it will be a bigger problem if moved, especially as building has a full basement.

Planning Board member Dick Robb asked about the enclosure for the dumpster. Mr. Mastroianni stated that whatever materials selected for the building will also be used for the dumpster enclosure.

**Community Comments**

Muris Neimorlija the Minister for the Islamic Cultural Center asked to address the Planning Board. He lives in the Village with his house bordering the parcel of the proposed site. He thanked the Planning Board for the time they have spent to help their application progress. Reported that most Bosnian have come to East Syracuse after surviving genocide in 1995. They came here for freedom. In Bosnia everything was destroyed. Here they found jobs and bought homes. In East Syracuse they helped to raise property values – a few years ago what they could buy for $80,000 is now over $100,000. They are looking to grow their Center from the small building they are in now in Town of Manlius. This large site is where they want to be. They will do whatever the Planning Board wants. They want the building to be safe. They want to share the use of the sports field with the community. Want it to be a place everyone can use and enjoy. Asking for the Planning Board to help us build here. We want to be here.

Chairperson Gustafson explained that the Planning Board is only trying to assure that standards are met. Working in Real Estate he knows that the Bosnians make wonderful neighbors. All their properties are well maintained.

Mr. Mastroianni asked what else they need to do.

* Village Engineers – Only minor. Need to check Stormwater and grading;
* Code Enforcement – Add fencing around pond – proposing something that can be seen through either chain-link or decorative;
* Planning Board member Dick Robb concerns: Lighting is fine; Easement must be recorded; Landscaping has to be bolstered – should be larger and more; enhance the architectural value of the building – not all block; and still feel the NYS DEC should be consulted to see if the site could be re-arranged so not all clustered up front; and
* SEQR – Planning Board member Bob Murphy has almost complete. Do not see any impact issues.

Chairperson Gustafson proposed meeting again in January so as to move the project forward and still have time to schedule Public Hearing for the Board of Trustee review in February. Next meeting will be **Monday, January 23rd** at **4:30PM.**

Meeting adjourned at 5:30PM.

Respectfully submitted by,

Patricia J. Derby

Village Clerk