

**PLANNING BOARD**  
**Village of East Syracuse**  
**January 11, 2011**

**Acting Chairperson Claire Johnson** called the regularly scheduled meeting of the Village of East Syracuse Planning Board for Tuesday, January 11, 2011 to order at 7:00PM.

Present: Planning Board members: Dick Robb, Bob Murphy, Bonnie Palmer, Tony Albanese, Mary Albanese, Claire Johnson and Chairperson Ron Gustafson. Also present: Village Engineers WM Engineers Tom Compoli, Code Enforcement Officer Frank Stirpe, and Village Clerk Patricia J. Derby. Trustee Jodi Gehrke-Turner also attended.

On behalf of Ciotti Hobby Shop (720 Hartwell Ave): property owner Pete Ciotti; Architects, D.W. Hannig, LS, PC; and Michael \_\_\_\_\_, Builder.

On behalf of Wal-Mart (6438 Basile Rowe East Syracuse Store): Jack Buholtz, Senior Project Manager Bergmann Associates, Leslie Senglaub, Esq. of Harter Secrest & Emery, and Sunday Bougher, Architect from Scott & Goble Architects.

**Ciotti Hobby and Collectibles**  
**720 Hartwell Ave**  
**Tax Map #006-01-02.1**

Pete Ciotti attends to offer details for proposed building addition at 720 Hartwell Ave. Propose adding 25' x 35' (875 sf) for retail hobby shop with a 10' x 20' (200 sf) storage area to the existing 20' x 30' building used for T-Off Driving Range.

WM Engineers commented that added impervious surface should be offset. Suggest include a stone filter strip around the building. This should be shown on the plans.

Planning Board member Dick Robb asked how the addition would tie in with existing building, materials, etc. Mr. Ciotti reports that it will all be re-sided with white vinyl siding. Roof will also be replaced with new asphalt and new shingles.

Code Enforcement Officer Frank Stirpe noted that the handicap parking for van access must be 96" wide and have a sign marking it as van accessible.

Mr. Robb asked about required parking. Mr. Ciotti reports that there is more than enough available parking. Do not need to add any.

Mr. Robb asked about changes to signage. Proposing adding a neon building sign but not a freestanding sign.

Code Enforcement Officer Stirpe reports no problem with application. Lot size, green space (it's a driving range), maximum coverage, and set backs are all okay and to Code.

Larger drawings were requested, showing the changes for the filter strip and the van accessible handicap parking.

Onondaga County Planning reviewed and offered that "will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring Board."

**Motion** – by T. Albanese, seconded by B. Murphy – To recommend that the site plan for Ciotti Hobby & Collectibles at 720 Hartwell Ave be approved, with the addition of a filter strip around the building and the van accessible handicap parking space, and that these be shown on the plans.

Polling the Board: B. Murphy – aye, D. Robb – aye, T. Albanese – aye, M. Albanese – aye, B. Palmer – aye, and Acting Chairperson C. Johnson – aye. Motion carried.

Applicant was advised that the Board of Trustees will address this matter at the February 7<sup>th</sup> meeting. Revised drawings should be submitted for Code Enforcement and Village Engineer's review ten (10) days prior.

**Wal-Mart Expansion  
6438 Basile Rowe  
Tax Map #007-02-04.1;  
007-02-04.2 and 007-02-03.2**

Jack Buholtz, Project Manager and agent on behalf of Wal-Mart returns following presentations in July, November 16<sup>th</sup>, and December 14<sup>th</sup> regarding proposed expansion of Wal-Mart store operating at 6438 Basile Rowe.

On January 3<sup>rd</sup> the Village Board of Trustees adopted a resolution to act as lead agent for the SEQRA process. Appeared before the Zoning Board of Appeals on January 6<sup>th</sup> concerning area variance applications regarding parking spaces – number and size, and signs – number and size. ZBA granted the variances for the parking spaces but continues to deliberate issues with the signs. Will return on February 6<sup>th</sup> to ZBA concerning the signs.

Continue to meet with the NYS DOT to satisfy their concerns. Have provided for their review:

- Drainage study (on CD) – currently no work is proposed that effects DOT or drainage issues;
- Sync Analysis – showing the traffic flow between intersections;
- Transit Bus & Pedestrian access.

Current bus service accesses directly to front door approximately every hour. Other bus routes along Rt. 290.

Pedestrians could cross Rt. 290 to existing sidewalk along parking area edge.

Chairperson Ron Gustafson asked how much pedestrian traffic there actually is on site. Mr. Buholtz reported minimal pedestrian access. Took traffic counts in February 2010 and June 2006. Counts taken at peak times typically Friday between 4 and 7PM and Saturdays between 10AM and 2PM. 2006 study found none on Saturday peak and 1 Friday PM, and none again in 2010 on Saturday and 2 on the Friday PM. Do not see a lot of pedestrian traffic.

Mr. Buholtz shared details of an offer Wal-Mart is willing to make to the Village to establish an escrow account for future development of a pedestrian crossing after this project is completed. Will discuss further with DOT. Understand that the pedestrian poles and conduit already exist. Would need to stripe and add curb ramps. This would be divorced from the current project due to concerns with time delays.

Mr. Buholtz shared a sample of the product proposed for use of the sidewalk along the drainage pond. Village Engineers suggested use to comply with DEC regulations for more than 5% of impervious surface disturbed. Sidewalk will be 500' length and 5' wide. Expect Wal-Mart's approval for this material (recycled tires mixed with stone). Water pours through product with no ice build-up. Do not expect problems absorbing water because of slope near pond area.

Planning Board member Bonnie Palmer asked about trees added for screening in front of Tank. Also discussed added trees near islands. Trees will be over 20 ft. and resistant to the elements. Want trees that can survive the environments.

Asked that revised plans, including the Landscape plan be submitted to the Code Enforcement Officer and Village Engineers by January 17<sup>th</sup> to allow time for review and the opportunity for the Board of Trustees to see the plans and comments.

Wal-Mart will continue to meet with DOT and Village Engineers to resolve any outstanding concerns. Leslie Senglaub repeated that while working with the DOT as an "interested" agent, they are not an "involved" agent and have no jurisdiction for this project. Looking to be a good neighbor as well as keep project moving forward.

Mr. Buholtz met with WM Engineers and will address DOT concerns for the intersection and the site impacts. Entering in proposed manner may not be best situation. May lead to uncontrolled traffic. Code Enforcement Officer Stirpe noted that some access concerns are addressed with the elimination of the island. The multiple island led to confusion. Current plan now more open and eliminates that confusion.

Will also address Village Engineers comments for SWPPS and Landscape plans.

Mrs. Palmer asked if there were any outstanding archeological issues. Noted that have provided the SHPO letter following December meeting.

**Motion** – by D. Robb, seconded by M. Albanese – To recommend that the Wal-Mart Expansion project site plan be approved with conditions that the revised plans, showing pavement, sidewalks, and landscaping be submitted and approved by the Village Engineer and Code Enforcement Officer, and a new SWPPP report be provided. Appreciate the voluntary cooperation shown to the NYS DOT.

Polling the Board: M. Albanese – aye; T. Albanese – aye; B. Murphy – aye; C. Johnson – aye; B. Palmer – aye; and Chairperson R. Gustafson – aye. Motion carried.

Board of Trustees will conduct public hearing for site plan approval at meeting on February 7<sup>th</sup>.

Having no further business the meeting adjourned at 7:40PM.

Respectfully submitted by,

Patricia J. Derby  
Village Clerk

*Minutes were provided **unapproved** to Planning Board members on Wednesday, January 12, 2011.*