

**PLANNING BOARD**  
**Village of East Syracuse**  
**November 16, 2010**

**Chairperson Ronald Gustafson** called the regularly scheduled meeting of the Village of East Syracuse Planning Board for Tuesday, November 16, 2010 to order at 7:03PM.

Present: Planning Board members: Dick Robb, Claire Johnson, Bonnie Palmer, Robert Murphy, Tony Albanese, Mary Albanese 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 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.

**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 from July when presented preliminary plans for proposed expansion of Wal-Mart store operating at 6438 Basile Rowe. Proposed expansion for a 125,000 sf Division I Store to 156,000 sf Super Store.

Village Board of Trustees agreed in August to act as lead agent for the SEQRA process with the Planning Board offering a recommendation to the Board.

Mr. Buholtz stated that main objective for tonight is to receive the recommendation from Planning Board so that may proceed to Village Board of Trustees for their acceptance for SEQRA that project be a negative declaration, Need SERQ completed so that may obtain permits from NYS DEC to work in wetland buffer areas.

Mr. Buholtz having provided a history of the Wal-Mart store at this location at the July meeting proceeded to explain the differences from current plan from preliminary plans presented then.

Preliminary plans showed expansion plans stay within site and will not require any re-zoning. Proposing changes to: additional parking; removal of landscape island and replacing with striped islands; push out of store front; two entrances; drive area pushed out; additional sidewalks and pavers; new building expansion on to current lawn area; move over existing drive lane and truck drive lane.

Worked with OCWA to test pressures and hydrant flows for sprinkler system. Found pressures to be lower since change over to OCWA. Need 41psi or above with 1400 gallons/minute for worst case fire scenario. Requires the addition of approximately 25' height and 25' diameter 90,000 gallon storage tank, with small 16' x 20' pump station located on western side of building near detention pond. Tank will be insulated and heated so that does not freeze. Tank and building will be designed by architects and meet all required specifications.

Planning Board member Dick Robb asked that the 3 or 5 issues discussed in July be addressed. Included: Landscaping; island locations & number; and parking variance.

Will go to the ZBA for a variance for parking requirements. Wal-Mart typically wants 5+ now at 4.7. Location and number of islands will determine extent of variance needed.

Mr. Robb stated concern that added parking is at the furthest location from entrances where they will not be used. Mr. Buholtz acknowledged that they will be infrequently used, but there is no other place to add them.

Code Enforcement Officer Frank Stirpe inquired about the customer loading zone in the front of the building. Currently have problems with customers parking in fire lanes. Mr. Buholtz will inform Wal-Mart managers of problems and ask that that be addressed.

Planning Board member Bob Murphy asked about decreased green space. Mr. Buholtz stated that there is no where to add more. Still at 40% of site because of wetlands.

Planning Board member Dick Robb asked about landscaping within the parking area. Suggested that more could be done than one planter and the iconic tree. Maybe creating buffer areas around islands, around the parking edge or building front.

Looked at islands in parking area. Plans show three at northern end of parking. Recalled different positions from July meeting regarding islands. With 9 parking aisles, propose that islands be added at alternating aisles. Considered island to occupy 2 parking spaces instead of larger taking up to four spaces. Willing to design island to support drainage plan, also taking into consideration additional maintenance and difficulty plowing.

Bob Murphy asked about adding sidewalk to eastern side (near Basile Rowe). Sidewalks are planned for side along pond. Other Planning members saw no use for adding more sidewalks and concrete that will not be used. Does not support the bus stop or pedestrian access.

Mr. Buholtz noted that a 4 foot ornamental fence is planned for around pond.

Sunday Bougher offered that landscaping may appear limited so that to feature the iconic tree, to represent New York State. Try not to add landscaping that will attract water. Try to keep moisture away from building.

Mr. Robb suggested that with 550 feet of building frontage a single tree may not be enough. So little landscaping around building is unacceptable.

Ms. Bougher noted that there are certain operational purposes in the front of the building. May be possible to add raised planters around island, but that limits parking. Mr. Buholtz suggested that the islands be moved closer to the building, yet still behind the handicap parking. If use 2 parking spaces approximate size is 10x40. Trustee Jodi Gehrke-Turner would like to see more green space than just the area behind the building.

Code Enforcement Officer Frank Stirpe remarked about concern for use of parking area in summer months for expanded garden center. Ms. Bougher reported that with expanded stores Wal-Mart no longer will bring department out into lot. Won't expect once store is built.

Code Enforcement Officer Frank Stirpe asked about the hydrants shown on plans – see four hydrants with one moved (on plans C-5).

Code Enforcement Officer Stirpe asked about elevation and materials. Sunday Bougher presented set of drawings showing the depictions of the proposed building and elevations. Admittedly, is a big building but added architectural features that will work well in this area with a blend of the old and the new, and an art deco look. Added canopies and the signature wall, with building accents. Planning Board member Bonnie Palmer noted the appearance is much improved.

Drawings also show proposed total signage. Signs at this location have already been changed to newest logo design. May look like a lot of signs but many are directional. Requesting total 602 sf of signage, excluding the pylon sign. Will apply for variances with application to ZBA.

Typically, close one entrance between midnight and 6AM. Find that more people enter through grocery side. Entire store is open but access through only one entrance.

Planning Board members commented on overall design being more attractive. Appreciate that center of building front is showcased with flag and iconic tree.

Commented on concerns for area now to be littered and attraction for seagulls and debris. Mr. Buholtz will discuss litter concerns with store managers. Managers are responsible for keeping areas clean. Ms. Bougher noted the areas addressed in design to curtail birds and other hazards.

Tom Compoli inquired about design for tank and pump house building. Architects will design with mechanical engineer's specifications. Initially looking at approximately 25' height with 25' diameter. Will look at available color choices from manufacturers and select complimentary color. Promised not to paint Wal-Mart blue.

Considered ways to make tank and pump house less offensive, but restricted by location and requirements to maintain pressures needed for sprinkler systems. Pump building will not be as high as the tank. Will look at switching positioning.

Planning Board member Dick Robb noted that parking spaces shown are less than Village code requires – shown at 18'. Mr. Buholtz proposed that could re-stripe but aisles are wider, so change is moot. Tom Compoli suggested that the parking spaces were grandfathered as they were put in before the change in Code. If it is an issue can address with ZBA.

Mr. Robb noted the pavement in front of storefront is raised asphalt. Mr. Buholtz reports that with the changes to the store front this is pushed out further and there are grading changes. New pavement is higher than the building. Will be installed to reduce the disturbance yet still meet reasonable slope. Areas will be striped as shown on paving plan with crosswalks clearly defined.

Mr. Robb inquired about the fixtures and the lights on the building. The original light poles will be replaced but remain at approximately 39' height. There are security lights and cameras throughout the area. Wall units are 175 watts with light fixtures 1000 watts. Will provide plot along with lighting plan to show cut offs and spill over. Area is all commercial or industrial, with highway nearby. Nothing much to interfere with.

Tom Compoli remarked that WM Engineers is still reviewing the SWPPP report and the drainage. Will review Wal-Mart's comments and respond.

Planning Board member Robert Murphy asked about NYS DOT involvement. Leslie Senglaub remarked that DOT is not involved. Dealing with the DEC concerning wetlands. Mr. Buholtz stated their position that the NYS DOT has no jurisdiction as not doing anything on their property. Years ago DOT wanted over \$1 million to make pedestrian traffic changes and major mitigation efforts. As there is no impact on the street there is no need to solicit involvement from DOT.

Code Enforcement Officer Frank Stirpe produced copy of DOT September 8, 2010 letter seeking additional information related to project. Onondaga County Planning Board comments included submitting traffic study to NYS DOT. Ms. Senglaub will contact NYS DOT to clarify position that have no jurisdiction.

Chairperson Ronald Gustafson addressed position for SEQR. Concerned that all environmental impacts have not yet been identified with proposal not seen by Zoning Board yet. Ms. Senglaub stated position that those matters are design issues and not anything that will impact the environment.

Village Engineer Tom Compoli noted that the tank still needs to be resolved and may have environmental impacts. Still do not know the height and dimensions for tank. Ms. Bougher proposed that the tank can be designed to whatever restriction the Board places and will not exceed 25'.

Ms. Senglaub suggested that those issues may be visual and will not impact any neighbors in area.

Ms. Senglaub continued noting that Planning Board as an involved agency would still have opportunity to comment independently after Lead Agent issues its finding statement. Planning Board member Bonnie Palmer questions the accuracy of that statement as the Planning Board in the Village of East Syracuse is only a recommending/referral Board.

Tom Compoli noted that the SHIPPO response still needed to be reviewed. Mr. Buholtz reported on 2006 findings that there was no historic significance found in report prepared by Rochester Museum of Science Center. Still waiting for letter response from NY SHIPPO.

Chairperson Gustafson reported that Planning Board was not comfortable with addressing SEQRA until all information is available. Mr. Buholtz restated the difficulties with moving forward on the project without the SEQRA. Cannot apply for permit from DEC to work in the wetland buffer area. Process for SEQRA is done differently in East Syracuse, normally just statement on general environmental impacts.

Applicant will return to next Planning Board meeting to follow up on concerns with:

- Islands in parking area;
- Statement regarding Garden Center;
- Tank specifications, including height, dimension and color;
- Catalog cuts for luminations;
- Building elevations;
- Drainage issues; and
- Application for variances with Zoning Board of Appeals.

Meeting adjourned at 8:24PM.

Respectfully submitted by,

Patricia J. Derby  
Village Clerk

*Meeting Minutes were distributed **unapproved** to Planning Board members on Thursday, November 18, 2010.*