

PLANNING BOARD
Village of East Syracuse
December 14, 2010

Chairperson Ronald Gustafson called the regularly scheduled meeting of the Village of East Syracuse Planning Board for Tuesday, December 14, 2010 to order at 7:05PM.

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.

On behalf of Storage Tanks (115 Phelps Street): property owner Michael Nelligan

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 Rob Klemple, Architect from Scott & Goble Architects.

On behalf of Two Plus Four Construction and Lakewood Development LLC (for 121 East Heman Street, Heman Street Senior Apartments): Susan Kimmel, President, and Ed Keplinger, Landscape Architect from Keplinger Freeman Associates.

Michael Nelligan
115 Phelps Street
Tax Map #009-03-01; 009-03-02; and 009-06-01.2

Michael Nelligan presented detail on plans to install two (2) above ground fuel storage tanks. Combined capacity is 1075 gallons. Tanks will be installed on a 7' x 22' x 1' concrete slab.

Tanks will store diesel fuel for off-road and heavy equipment. Will only be for own fleet, with no other users.

Village Engineer Tom Compoli has reviewed the application. Satisfied with proposal. Tanks have additional 20% capacity. Because property is located in flood plain tanks will need to be bolted down.

Code Enforcement Officer Frank Stirpe has also reviewed the application. Meets criteria for set backs.

Mr. Nelligan noted that he will have supplemental signage and is aware of reporting requirements for any spill. Tanks will sit on concrete pad, not pervious surface.

Planning Board member Dick Robb asked about elevations. At 409.2 is below flood plain.

Tom Compoli led the review of SEQR criteria part 2. No unusual events, including no additional noise during construction. Determined a negative declaration. Will not result in any significant adverse environmental impacts.

Motion – by D. Robb, seconded by R. Murphy – That the application for installation of two (2) fuel Storage Tanks for Michael Nelligan at 115 Phelps Street be approved.

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

Mr. Nelligan was advised to apply to Code Enforcement Officer Stirpe for permits.

**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 and November 16th regarding proposed expansion of Wal-Mart store operating at 6438 Basile Rowe.

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. Hope to secure that recommendation tonight. That will allow to move forward with permit process from NYS DEC to allow work in the wetlands buffer zone.

Following up on outstanding items from November meeting, applicant is providing SHPO (State Historic Preservation Office) letter stating that project will have no effect upon cultural resources.

Provided revised landscape plan showing additional landscaping to four (4) islands. The tank has been moved to behind the pump house. Tank will be less than 25 feet.

Modified the lighting levels. Reduced foot candles to less than ½.

Rob Klemple reviewed the site plan changes noting the location of the pump house. Will be of similar materials and colors to match the store. Tanks design is not finalized. Will be put out to vendors to bid, but will be less than 25 feet.

Planning Board member Bonnie Palmer inquired about the fence. Fence will be a simple wrought iron with no additional ornamentation. Opted for simplistic design consistent with building design and for safety. Chain link fence picks up at edge of detention basin.

Planning Board member Dick Robb asked for review of the lighting plan. Tom Compoli noted that for residential areas recommend less than 3. This area is all commercial. Range from 4.75 near the building to less than .1 closer to property line. Lighting is at fairly low levels while still providing safety and security.

Dick Robb suggested that more trees may be added in front of the pump house and tank. Also discussed the size and type of trees in the islands. Trees are 12' to 15' (light poles are 30'). Jack Buholtz remarked that trees were chosen based on what will survive in this environment.

Tom Compoli reported that are still working on drainage issues. Not complete, but getting closer.

Tom Compoli noted letter from NYS DOT received today asks for full Traffic Impact Study. Letter provided to be part of SEQR record. Mr. Buholtz stated that they will address the DOT concerns. Noted that the traffic study was based on 2006 data for the existing store. Project that because of the nature of the store that will decrease because shoppers will stay longer. With traffic levels on Rt. 290 do not feel it warrants another analysis.

Noted resident's letter regarding a pedestrian crosswalk. Wal-Mart does not object to a crosswalk but adding one will change the delay times the entire length of Rt. 290 from Bridge Street exit. That could require major improvements along Rt. 290.

Leslie Senglaub reported that it is not part of this project to do any highway work. NYS DOT is not an involved agency and has no jurisdiction. They can comments, but have no decision making authority.

Tom Compoli noted that while DOT does not have authority, they may still make suggestions. When Wal-Mart was built in 1992 the DOT said that they would put in the crosswalks. May still have a copy of that letter.

Mr. Robb urged Wal-Mart to look at the suggestions and see if this would improve access. Mr. Buholtz said that they would consider and make a careful response.

Chairperson Ronald Gustafson asked if changes to the entry would have any impact for the SEQR review. Mr. Buholtz offered that if elected to make those changes they would then need a DOT permit. Do not see the necessity of doing that. Feel that current plan will not create a significant environmental impact.

Dick Robb understands the sensitivity to the issue, but feels that any voluntary changes would not create an impact for SEQR. Proposal is negligible. Feels that the suggestion may be beneficial, even though not required.

Tom Compoli reviewed the full environmental assessment form prepared by Bergmann Associates for this project.

Motion – by T. Albanese, seconded by R. Murphy – That the Planning Board finds the Wal-Mart expansion project will not result in any large and important environmental impacts and recommends that the Village Board of Trustees determine that a negative declaration be prepared.

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

Village Board of Trustees will address the SEQRA determination in a public hearing on January 3rd. The Zoning Board of Appeals will consider the variance applications for parking and sign at a hearing on January 6th. Wal-Mart will then return to the Planning Board for further site plan review at their next meeting January 11th.

**Two Plus Four Construction
Heman Street Senior Apartments
121 East Heman Street
Tax Map #002-05-05.0**

Susan Kimmel, President of Two Plus Four Construction provided an overview of proposed project to convert the old Heman Street School to 37 units of senior (over 55) housing. Plan will include a deed restriction that property will forever be utilized for affordable senior housing.

Ed Keplinger presented details of the site plan. Footprint of building will not change. Striving to keep the architectural details intact. Windows will be replaced but will stay the same size. Adding a second story to annex building.

Currently have an option with the School District to purchase the property. Obtained a variance for use in February 2010.

Parking will be added to front of building (facing Heman Street) and include a loop around. Will try to save as many of trees as possible.

Dick Robb asked why designed in a loop with wide driveways and added pavement. Sue Kimmel noted that they find that the seniors like the drop off and that it works better if it all goes in one direction.

Ed Keplinger noted the center court area creates a nice community feel and preserves the character of the building.

Dick Robb suggested that the drive aisles be reduced and possibly angle the parking. Also asked why have 58 parking spaces when 37 are required. Ms. Kimmel noted that while less than half the tenants typically drive, it is also intended that the building be used for community functions. Will need parking for visitors, guests and other users.

Tony Albanese noted that at age 55 more seniors will still be driving. Ms. Kimmel reported that the average age for tenants is typically in their 80's.

Tony Albanese asked what the rents would be. Ms. Kimmel noted that it is affordable versus subsidized. Will have 34 single units and 3 2-bedrooms. The 1 bedroom units are proposed at \$500/month including heat and hot water. 2 bedrooms at \$600. Further explained that subsidized is typically at 30% of income. Qualifying income levels for single is \$27,000 and \$32,000 for 2-bedroom. This project is a subsidy on the financing not rental assistance to the tenants, including housing cash credits and tax credits. Looking at 1% interest on the mortgage for a \$6 or \$7 million project.

Expect to bid out next year if funds are approved in January application round. Will know by April. Previous application scored very high but was rejected due to a technical error. Because the Village has a Village Plan and this project fits with that revitalization plan able to score 15 out of 15 for that section. Also looking to apply for Onondaga County Home Grant.

Chairperson Ron Gustafson inquired about adding a canopy to front drop off area. Did not include a canopy in design because did not want to alter the architectural features. Keeping the school name intact. Will not change the front entrances.

Noted comments from WM Engineers include 6' chain link fence to be reviewed by Planning Board. Trying to restrict walk through traffic to other side of property. Will restore sidewalk to west side of property. Want project and facility to be neighborhood friendly.

Reported that this is the fifth similar school conversion project. Others in the Johnson City and Binghamton areas.

Code Enforcement Officer Frank Stirpe commented on the changes to the second floor gymnasium. Wanted to leave as a two-story but Division of Housing claimed it was wasted space. Will make second floor office space and make available to service agency free of charge. Designing building to allow for community use while still secure for tenants. Hope to host senior lunch program and health clinics.

Bonnie Palmer asked if there were any issues other than the windows for SHPO. Sue Kimmel reports that the windows were it. Will provide a SHPO letter prior to the Board of Trustees taking any action on the matter.

Sue Kimmel reported that building will be air conditioned by individual units. Re-doing the duct system. Work will be done to green building criteria and energy saving programs.

Project schedule if in the January funding round will have notice of approval by April. Construction could begin by September and be completed within one year.

Tony Albanese commented on this project as the best use for this building. Community is very excited about this project.

Sue Kimmel reported will be looking to enter into a PILOT agreement with the Village, Town and School District. Looking to pay land tax as is but have relief on the improvements.

Dick Robb commented on the lighting plan noting that it looks good. Kept levels low, only 1.6 at property lines.

Tom Compoli noted that because project disturbs more than 10,000 sf had to do SWPPP. Grading plans have been added.

Discussed the use of the west side sidewalk. Sidewalk will be restored.

Planning Board was hesitant to address without SHPO letter. Do not like to make recommendations contingent upon further filings, but understand the time restraints.

Ed Keplinger noted that changes will be made to plan to make the drive aisles more narrow, angle the parking and show the sidewalk on the plans. Will provide copies for Board of Trustees review prior to January meeting, along with SHPO letter.

Motion – by D. Robb, seconded by T. Albanese – That the Planning Board recommends approval of the site plan and SEQR determination as a negative declaration, and that the plans will reflect proposed changes to driveway (narrow), parking spaces (angled), and sidewalk (on west side of property) and contingent upon submittal of SHPO letter. Furthermore, that Code Enforcement Officer Frank Stirpe and Village Engineer's WM Engineers review these changes and requirements before the Board of Trustees action on January 3rd.

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

Having no further business, the Planning Board meeting adjourned at 8:35PM.

Respectfully submitted by,

Patricia J. Derby
Village Clerk

*Minutes were provided **unapproved** to Planning Board members on Monday, December 20, 2010.*