

Village of Central Square Planning Board Meeting May 15, 2008

Board Members Present: Rebecca Watson, John Metzger, Shirley Jones, Mary Ellen Commisso, Steve Williams,

Guests: Mike Kraus, Mayor Murphy, John Donohue-Barton & Loguidice, Joe Scripa – Keller Williams, Richard Finch – Spectra Group.

Chairman Metzger called the meeting to order at 7:05PM and led the pledge to the flag.

Discussion was continued from last months' meeting with regard to the lighting changes for the Walmart sign.

Questions that arose were which signs were being changed and how bright would they be as a result of the changes.

Only changing the actual "Walmart" sign to smaller letters and replace the bulbs with LED's. There is no store in the area to compare the lighting to as this is new to the stores. This is a company wide re-signage project.

Mr. Kraus stated that the LED's are less bright and sign will be two feet smaller.

Motion by Steve Williams to approve the resignage for Walmart per Callahan Sign Company specs. Seconded by Shirley Jones. Motion carried.

Mr. Kraus stated that Walmart was responsible for acting on the old permit. Now a new app and fee is required due to application being 13 months old. The permits are only valid for 12 months.

Mr. Richard Finch from Spectra Group presented a sketch plan for the plaza in front of Walmart. John Donohue from B&L is a resource engineer for the project. He has reviewed the plans and has questions.

Mr. Finch – Spectra group develops Walmart Super center shadow anchor centers. They have brought several (4) into New York. This would be the 5th one. This project was previously with another company. Spectra does pre-leasing, which is a benefit to the village. The stores currently proposed are Cato Fashions (women's fashions from North Carolina, which is new to New York) Shoe Show, a restaurant, nail salon, cell phone store. The companies are not yet secured but there is a lot of interest. Mr. Finch assured the board that they were not here to waste anyones time. Most of the plaza's are 70% preleased before beginning construction.

Steve Williams addressed the following concerns: 1) only three dumpsters for the whole plaza, could be a concern if a restaurant were one of the businesses. 2) No access in back for a truck.

Can only have front deliveries. Will this be a problem? 3) Will drainage be an issue. John Donohue stated that this was noted on the prior application stating it's included in the storm water pollution prevention. 4) Will we allow anything in the back – courtesy fence needed to block eyesores – dumpsters.

Finch – Will have retaining wall and will eliminate the grade. There will be 7 or 8 stores. 20 foot increments. Two bigger tenants at 8000 sq ft.

Steve Williams – trash and getting in and out will be an issue. Will there be any adult businesses?

Mr. Finch stated there will be no adult businesses no liquor stores, no video stores. The plaza is maxed out for SEQR. Will do 15,000, 16,000 or 17,000 sq ft. Can always go smaller. Can't lease if parking is wrong.

John Donohue inquired as to snow removal plans. Mr. Finch stated there is an easement to put snow in retention area.

Mr. Kraus will address lighting as the plan progresses. Mr. Finch said they have their own requirements and it must meet code. Mr. Donohue would also like to know how they will conform with fire codes.

Mr. Kraus stated that the chief of the fire department will need to review during the planning process.

Mr. Finch inquired if the village is willing to take over the road. John Donohue stated that it is currently a county road. Developer responsible for snow removal on the roads and would like another entrance. Mr. Donohue stated that the road is a state road and the state won't allow another entrance. The curb cuts that we currently have are all that are allowed.

Mayor Murphy – other plan is for service road.

Mr. Finch said the color of the building will be steel block tan and green – same as Walmart. The store fronts will face the Walmart road. Split face block, nice looking shopping center, painted beige with green lines and trim.

Mr. Finch – this is the first plaza with no rear drive and need 60 feet depth for companies. Typically ingress and egress is a Walmart drive.

Photos were distributed showing roof line – discussion about parapets to hide mechanicals and HVAC units.

Mayor Murphy commented on neighborhood centers where people can go in their area to get the services they need.

Market research shows clientele here is 12.15 miles north. Walmart knows where their shoppers come from - pulling from about 25 miles.

Employees and parking were discussed. Restaurant usually brings higher number of employees than retail stores.

John Donohue listed some concerns:

- Wall in back – grades – sidewalk – concern with what wall looks like from Route 49. Tie backs needed. There should also be protection from someone getting hurt in the rear of the building. Discussion about the need to talk to Burdicks about an easement and determine the value to them.
- Stormwater pollution prevention plan is needed.
- Don't know if traffic is accounted for – will it be worse? Signal will need to be modified. DOT and County may add to requirements.
- Fire code access in back.
- Delivery trucks blocking parking? Will this be handled through scheduling?
- Need to look at zoning laws for setbacks, landscape buffers.

Signage will likely be pylon – possibly the corner where gas station is. Discussion regarding signage on interstate, restrictions, etc.

Mr. Finch asked for conceptual approval from the board. If comfortable with what is proposed so far, he will proceed with a more detailed site plan.

Mr. Metzger stated the board is interested in moving forward.

Mr. Williams has received positive feedback. People are excited about the plaza and has not heard anyone who is opposed to it. However, Mrs. Watson stated her concern with the plaza sitting empty. Mr. Williams stated it has taken a long time to fill the IGA which has sat vacant for some time.

Mr. Scripa stated that Walmart does 20,000 register receipts per week, which is a good volume. Once the building is up, there will be no problem filling it. There will be five year leases with options to renew.

Mr. Scripa needs a good read from the board to proceed with plans. Need to fastrack the approval process.

Mr. Metzger reminded Mr. Scripa that there are things that need to be done, such as fire department, hydrants, lighting, greenery. Right now, all looks ok on paper.

Mr. Finch stated there will be a full set of plans and the project will need to meet all the codes.

Mayor Murphy is concerned with the buffer zone with Burdicks. The mayor will meet with the landowner, Burdicks and Mike Kraus.

Mr. Metzger does not want to have a negative impact on Burdicks.

Mr. Finch would like conceptual approval, pending code requirements. Will present full plan with codes but would like to move forward with the plan.

All board members are pleased with the concept. However, Mr. Metzger stated that two board members are absent this evening.

A public hearing would be needed. Mr. Finch would like to have plans at the July meeting. Project could start in the late summer.

Mr. Donahue stated that a photo rendering needed to be at the public hearing. Public hearing notice requires five days.

Motion by Steve Williams to accept minutes of 4/17/ meeting. Seconded by Rebecca Watson. Motion carried.

Motion by Rebecca Watson to adjourn meeting. Seconded by Shirley Jones. Motion carried. Next meeting to be held June 19.