

SENECA COUNTY PLANNING BOARD
APRIL 9, 2020

**Remote via
GoToMeeting
Video conferencing software**

MEMBERS PRESENT: Michael Scaglione, Betty Berger, Charles T. Brady, William Dalrymple, Sally Kenyon, Tom Scoles, Melvin Wagner, Gordon Burgess, John Swanson

MEMBERS ABSENT: John Pigman, Mary Kelleher (Alternate), Mark Lott, David Wood (Alternate)

STAFF: Harriet Haynes, Joe McGrath, Justin Gahn, Department of Planning and Community Development

GUESTS: Ed Stockewell Walmart BRR, John Smith Walmart BRR, Emmy Smith BRR, Adam Driscoll (Home Leasing), Linc Swedrock MBE)

The meeting was called to order at 7:05 p.m. by Chairperson, William Dalrymple.

The Minutes of the March 12, 2020 Will be tabled till next meeting by a motion of Mike Scaglione and seconded by Sally Kenyon. Carried 9 – 0.

PUBLIC COMMENTS: Applicants will make presentations at the start of review on their proposals.

GML Reviews:

1) TSF 14-3-76, Special Use Permit, Site Plan Review & Area Variance, MBE Associates on behalf of Home

Moved by Sally Kenyan Seconded by Betty Burger to revisit resolution 9-20. This resolution was voted on in the March meeting but did not have enough votes for a quorum. Ms. Haynes introduced Mr. Driscoll from Home Leasing, who gave an overview of Home Leasing and how they manage their properties. Mr. Driscoll explained that they went door-to-door to let neighbors know about the possibility of this complex. Home Leasing also did a meet and greet at the community center in Seneca Falls to get their name and ideas out there. Mr. Driscoll explained that will be partnered with Eagle Star Housing. Eagle Star Housing is a non-profit organization that provide temporary housing for Veterans. Mr. Driscoll explained that 25 units, through Eagle Star Housing, will be set up for permanent housing for Veterans. Mr. Driscoll explained that the total number of apartments would be 55. Home Leasing will be sending an application to the Housing and Community Renewal (HCR) if awarded this will be the leasing agent for the project. Home leasing is also applying for Historic tax credits. He then explained that the application proposes the reconstruction of the historic mansard roof, which will also mean the construction of a 4th floor. The plan is to also convert the garage area on the south of the main building into a 3-floor area. MR. Driscoll explained that the development would have a fitness center, community room, laundry facility, and that all units will have air conditioning and a dishwasher as well. Linc Swedrock then explained more details about the project. Mr. Swedrock explained the proposal of main entrance being built along with a drop off area and flagpole. Mr. Swedrock explained the parking, garden area, and gazebo in the rear of the building. Mr. Swedrock explained that some of the paved areas around the building will be turned into gras areas. Mr. Swedrock then explained all the approvals that they will need to make this project happen. Ms. Haynes explained the recommendations. Ms. Haynes noted that the project went from 50 apartments to 55. Ms. Haynes also explained that the height variances for the fourth-

floor addition be approved conditional to getting approval from the fire department. She also explained that the parking variance be approved with the condition that Home Leasing could provide that the number proposed meets the actual needs of the building. The code is written that 2 spaces be provided per apartment. Mr. Swedrock explained that they have reached out to the fire department and they are getting that aspect dealt with. He then explained that the parking fits the percentage of other complexes they have built, and they will be proposing that to the town for review. Vote: 7 Ayes -1 Nay -Tom Scoles Abstained. Action Not Carried.

2) TSF 33-1-06.141, Site Plan Review & Area Variance, Walmart real Estate Trust, 1860 North Rd.

Moved by Betty Berger and Seconded by Mike Scaglione on Resolutions 10-20 and 11-20 of the Site Plan Review & Area Variance. Walmart Real Estate Trust at 1860 North Rd. Seneca Falls, Ny. Ms. Haynes explained gave a brief explanation of the proposal and introduced John Smith from BRR and he gave introduced Emmy Smith and Ed Stockwell who would also be giving insight on the proposal. Mr. Smith gave an overview of the project for online grocery pickup station. He then explained that 16 existing spaces would be converted into the grocery pick up area. Mr. Smith explained that the space would be larger than the ones currently in place. The enlarged spaces will also give room for the employees to load vehicles with ease. These stalls will have the stall number signs as well as the phone number sign to call once the customer arrives in the stall. Mr. Smith then explained that canopies would be built over these spaces to protect from the elements as well as give a key indicator were customers need to park to receive this service. Mr. Smith then explained that the proposal would allow for directional signs to be placed on site to direct to the grocery pickup area. There will also be a new crosswalk added for the store associate along with pedestrian signage allowing for safety. Mr. Smith then explained that some parts of the building, including the door, will be painted blue to adhere to the new guidelines from Walmart. Mr. Smith then explained that there would be some interior changes as well. These changes will be a reach in case to store bagged groceries and cold items, warehouse racks, carts and additional dollies will be added, and a manager workstation and printer. Mr. Smith then showed the board what the color difference will be on the building. They will paint the existing pick up area blue it is currently orange. The non-grocery pickup sign will not move, it will be in the same spot it is now. Following Mr. Smith's remarks Ms. Haynes then addressed the visitors and the board. She explained that modifications of her recommendations were need as that there would be an additional wall mounted "pick-up" was not clear in the application. The recommendation was then divided into separate actions for the Site Plan Review, and the Area Variance for the additional signage, including additional wall mounted signage. Action on Site Plan review approval: Motion by Betty Berger and Seconded by Mike Scaglione on Site Plan Review. Carried 9-0. Action of Area Variance for Signage: Motion John Swanson and Second by Sally Kenyon. Carried 8-0 Tom Scoles Abstained.

OLD BUSINESS: None

NEW BUSINESS: None

The meeting adjourned at 7:54 p.m. by motion of John Swanson III.

Respectfully submitted,

Justin M Gahn
Secretary