

TOWN OF GRANBY PLANNING BOARD

Meeting Minutes

June 4, 2024

A regular meeting of the Granby Planning Board was held at the Granby Town Hall, 820 County Route 8 Fulton; and was called to order at 7:00 pm by Chairman Jane Crego.

Meeting Attendance as follows:

David Crockford - absent

Jane Crego, Chairman

Rhonda Nipper

Lori Blackburn - absent

Erin Palmitese

Carl Nysten,

Tom Anthony

Lisa Somers, Clerk

Also Present: Cheryl Anthony, Joshua Arnold, Andrea Biceno and Anthony Murphy – Cuhaci Peterson (Walmart architects), Colliers Engineering & Design (Walmart civil engineer), Michael & Gale LaBeef, and Attorney Jamie Lynn Sutphen.

BUSINESS

Walmart – Preliminary Review for Site Plan Approval for an Expansion Project, Painting and Signage

Representatives of the Walmart project supplied members with updated sets of building plans for interior space, and updated site plan designs for the Walmart property. Town Engineer, Doug Miller, questioned why a submission for building permit plans has been presented to the Town before a site plan review and approval is completed. He stated that any building permit application submitted to the Town is rejected at this point of the project review. He had also supplied a preliminary review report with several items of discussion to be covered during the meeting. Collier's engineering representative provided a brief overview presentation of the site plan submission packet for modifications involved with relocating the online grocery pickup point to the front of the store. The current use of the expansion area is largely for plants and other seasonal use items which will be relocated to the north end of the store that already houses similar items, and new shading for the area will be implemented. The plan set detailed new designated parking area with wider parking spaces, new paint and striping, space numbering, banner placement, concrete and asphalt replacement, and new storm pipe location. Several pages of new signage were also submitted in the plan set for routing and directional purposes within the parking area and traveling lanes. The plan assumes that the main entrance off of State Rt 3 is the primary route utilized by the public and therefore is heavily designed. Board members contradicted that assumption by stating that the County Rt 3 handles a large share of the traffic flow for communities coming from the north and east – Hannibal, Cayuga County Towns and Oswego to name a few. The Engineer questions why there are two separate submissions of documents that do not correlate to each other – two separate firms are working different areas of the project. Board members commented that the large set presents the current colors utilized on the Walmart building which is highly preferred over the blue, gray and yellow presented at the May meeting. Discussion ensued regarding the following items:

- **Site Circulation** – It was noted that the northeast corner of the parking lot is commonly used for queuing deliveries by tractor trailers, largely due to the poor design of the rear side of the store that does not have enough paved area for maneuvering multiple tractor trailers in and out of loading docks. Signage for directional purposes intended for drivers and the public would be helpful and add to safety measures. Engineer Doug Miller would like to see a site plan that encompasses the entire site instead of just the area of expansion, and to include improved truck circulation patterns.
- **Walkers** – Discussion of ongoing updates to the Town's Comprehensive Plan initiated the need for internal sidewalks because the Town studies have shown that many people walk and bike to the Walmart, which was never planned for during the initial development of the site. A need for sidewalks, bike racks, ramps and grade changes to facilitate bike traffic, painting to visually designate areas for walking and biking traffic.
- **Size of Parking Area** – The current in-place design is overparked, Chairman Crego stated that since the store has now been in operation for 10+ years, it is obvious that roughly half the parking lot is unused. Both the Attorney and Engineer suggested removing some of the parking and add green spaces – areas/islands of green space as safe spots for walkers and riders with landscaping to provide shade and resting spots. Board members agreed that there is too much parking and asphalt, and that a conversion to green spaces would benefit the shopping experience and aesthetics of a main big box store that brings people into Granby.
- **Side entrance: County Rt 3** – Chairman Crego expressed concern about the impact of a new use along the front face of the building that will likely increase congestion in an already busy area. She would like to see

some redesign of the side entrance including a sidewalk with striping/painting along the roadway extending from the intersection with County Rt. 3. A redesign of the 4-way stops entering the parking area to include at a minimum pedestrian crosswalk, but would like to see some technique employed that emphasizes awareness to drivers of pedestrian and bike use in the vicinity.

- **Roof overhang area b/t main entrance doors** – Keep exterior vending machines, add bike racks, seating for walkers – other community uses possible.
- **Lighting Plan** – Proposal to add one new light pole in parking lot and canopy lights at the structure. Walmart engineer stated that a lighting plan showing illumination (full photometrics) would be developed at a later time to ensure adequate lighting for safety, as well as maintaining established limits for light levels outside the parameters of the site.
- **Stormwater** – The project does create new stormwater levels therefore SWPPP is not required. Site design is to connect into existing drain at a new location.
- **Structure expansion and Building plans** – The Town Engineer had several items needing clarification – stoops, new plastic slats, details for cart storage, new tenant, existing and modified elevations, interior changes, and demo to name a few.
 - ~ Stoops are concrete treatments for outside doors at the entrance area.
 - ~ Cart storage to remain as is with no impact by this modification plan.
 - ~ New tenant for interior of building – filling a vacant spot.
 - ~ Elevations – illustrate what is existing and what is proposed for comparison by the Board.
 - ~ Plans suggest significant construction occurring to the interior – provide phasing to provide timeline and show area proposed for construction material storage.
 - ~ Demolition details and timelines for inside areas and outside areas.

The Board members and consultants look forward to the improvements of the Walmart but are concerned with safety for the public during and after renovation. Materials the board would like to see moving forward are:

- 1) Current up to date survey.
- 2) Site Plan inclusive of the entire Walmart development – all sides of building.
- 3) Traffic patterns and circulation of trucks and vehicles throughout the whole property; with added pedestrian/bicycle routes, sidewalks and green spaces/islands and landscaping.
- 4) Sign package associated with changes listed above.
- 5) Façade package and existing and proposed.
- 6) Phasing plan for interior and exterior construction.

Consultants expressed a need to receive documents well ahead of meeting to provide review time before scheduling project onto next meeting agenda.

Thunder Island – *Site Plan Update of new owner*

Shane & Gale LaBeef provided a site plan of the Thunder Island recreational venue that received when they purchased the property over a year ago. They added two sheds, both under 144 sq ft, which they use for storage. Chairman Crego explained that what the Board is looking for is a comprehensive description of the property in order to establish a baseline of the current use, which will make any proposed changes in the future easier to review as a simple modification of an approved site plan. After some discussion it was decided that the applicants would supply an improved site plan with an accompanying narrative that details each area of the venue. For example, the water slide area would be highlighted on the map and the narrative would detail overall sq ft, number of slides, number of pools, deck areas, walkways, and any other descriptors that defines the space. Another area highlighted on the map could be the go-karts with the same type of narrative. The applicants suggested including of photos in the narrative which the Board agreed would be helpful. The applicants stated that they would work on the paperwork and return to the Board when completed for the review and approval required by the Town.

The LaBeef's explained that currently their time is devoted to putting the business back together, they have had to replace mechanical items such as waterlines, electrical, and many other items that take away from their potential profits but are never seen or appreciated by the public. Once done with the supporting items, they hope to renovate the mini golf area because it takes up a large amount of room and makes them no money. Possibly splitting the area in half by moving and regrouping the current structures for the mini-golf area, and then possibly adding a seasonal petting zoo. Chairman Crego stated that when they are ready then they would need to appear before the Board again for Site Plan Modification approval.

The LaBeef's asked what allowable uses would apply to another property that they own that is located nearby (not adjacent). The R-1 zoning suggests residential development since there is ample frontage along State Rt 48. The property contains a large percentage of wetlands, which would be difficult to develop and require DEC approval. Applicants plan to return with updated site plan in the next month or two.

Granby Zoning Ordinance

Clerk, Lisa Somers, supplied copies of information for consideration by the Board members to initiate an amendment to the Non-conforming Section of the Ordinance. A timeframe for abandonment of a use should be established within the local Zoning Ordinance to be enforceable by the Town in connection to pre-existing uses that do not conform or exist harmoniously in the zoning districts.

MINUTES

A **motion** to approve meeting minutes for May 7, 2024 was **moved** by Carl Nylan and seconded by Erin Palmitese, all were in favor, and the **motion carried**.

ADJOURN

With no other business before the Board a **motion** to adjourn at 8:02 pm was **moved** by Carl Nylan and seconded by Rhonda Nipper, all were in favor, and the **motion carried**

Respectfully submitted by,

Lisa Somers
Planning Board Clerk