

Massena Town Planning Board

MASSENA, NEW YORK

MINUTES FOR REGULAR NOVEMBER MEETING

Date/Time: November 17, 2022

Place: Town Hall
Building 60
Main Street
Massena, NY 13662

Present: Vance Fluery, David Grant, Jerry Fregoe, Weldon B.

Absent: Shawn Burke

Introduction of New Board Member

- Vance introduced our new Town Of Massena Planning Board Member, Weldon B. He has replaced the Scott Rogers position.

APPROVAL OF MINUTES

Minutes of Regular Meeting October 20th 2022:

The board reviewed the draft meeting minutes of the October 20th meeting.

MOTION made by Jerry Fregoe, to accept and approve the Planning Board Minutes from the previous meeting as presented. David Grant seconded the motion. The vote was: YES-4, NO-0 at 5:01 PM.

SitePlan Review

St. Lawrence Centre Group - Repurpose retail space at Mall into Warehouse use.

Site address:

6100 St. Lawrence Center (Tax Map #10.001-5-15)

Zoned: Highway Commercial - HC

Massena, NY 13662

Intended use of Land and/or Building: The Mall would like to change the purpose of the former **Hills** end of the mall into warehouse space.

- Brooks Washburn was present and represented the Mall's interest with drawings and description of project. Charles M. was also present representing the mall's interest.

- Charles explained that the former Hills end of the mall would be repurposed for warehouse use.
- It was explained that the first modification that would take place is the addition of 6 truck docks on the front (north) side of the building space.
- There was much discussion concerning the types of products that would be stored. Brooks added that it would comply with occupancy standard S1 & S2. Charles indicated that the material would be resold to Amazon, Walmart and other retail stores.
- There was discussion about vehicle traffic and the need for signage coming in and around the parking lots at east end of the site. The board feels that there should be a limit of 20 trucks allowed in the parking lot and that trucks will be located and parked in the rear (South Side) of the building. Trucks will also be parked per the provided parking lot stripping.
- There was discussion about people traffic in and out of the warehouse space.
- Dave Grant asked about which doors would be used for emergency exits.
- There was also mention about door permission / access. Charles indicated that the tenant would need to add provisions for door access.
- Jerry Fregoe asked about area of storage, and it was stated there would be 161,000 Square Feet of floor space. It was also stated that there would be no shelving used.
- Vance asked about timing of project. Brooks indicated that the project would be a staged building permit. First task is installing truck docks, followed by using the middle area between Hills and the food court. Then 3rd stage would demolition and utilize the food court area.
- Jerry Fregoe asked about fork truck type used. Charles indicated that fork trucks will be electric vehicles and no combustion engine.
- Dave Grant asked about parking lot lighting and the group felt that no additional lighting is needed, but that the mall is responsible to keep the existing lighting functional. Brooks mentioned that the new truck docks would have new additional lighting and that they would follow the industry standard of using down-casting light fixtures.

MOTION made by David Grant to declare the planning board as lead agency to review the short SEQR document. Jerry Fregoe seconded the motion. The vote was: YES- 4, NO-0 at 5:08 PM.

Vance went through and reviewed the SEQR form line by line and the board answered all questions with no problems identified.

MOTION made by David Grant to approve the short form SEQR with the

conditional statement that there will be no flammable items stored in the warehouse area. It should be either a S1 or S2 occupancy. Weldon B. seconded the motion. The vote was: YES- 4, NO-0 at 5:09 PM.

- Vance asked about signage on the front of the building. There was discussion about also the importance of removing old signage off from the mall at that end.

MOTION made by David Grant to approve the St. Lawrence Centre Mall site plan as described with the following conditional items;

- a) That all trucks will be parked on the South side of the building in the designated outlined stripped parking lot. There will be a maximum of 20 trucks allowed, not including trucks that are loading/unloading.
- b) That traffic signage would be installed along access roads identifying warehouse traffic. Unused signs will be removed from the East end of mall building and all new signs to be installed will follow Town code and not be dynamic LCD/LED flashing.
- c) That all materials to be warehoused will follow S1 & S2 occupancy guidelines and no flammable or explosive materials will be stored.

Jerry Fregoe seconded the motion. The vote was: YES- 4, NO-0 at 5:22 PM.

Preliminary Discussion

There was preliminary discussion about the Air Products- Hydrogen project that is potential coming to Massena.

ADJOURNMENT

MOTION made by David Grant to adjourn the meeting; Jerry Fregoe seconded the motion. The vote was: YES-4, NO-0 at 5:55 PM.

The meeting was adjourned at 5:55 pm.

Respectfully submitted,

David W. Grant, Secretary

