

VILLAGE OF BALDWINSVILLE
PLANNING BOARD SPECIAL MEETING MINUTES
Tuesday, August 7, 2007, 7:30 P.M.
Approved 9/4/07

PRESENT: Chris Savacool, Chairman
Dave Arthur
John McFall
Don Cronk
Carl Pelcher

NOT PRESENT: Larry Barnett, Board Member
Ed Rock, Board Member
Ron Carr, Village Attorney

ALSO PRESENT: Mayor Joseph Saraceni
John Camp, Village Engineer
Susan LaQuay, Secretary

GUESTS: Matt Moore, regarding Village Commons
Joe Hucko, regarding Village Commons
Tom Scuiga, regarding Golden Legacy Adult Living Facility
Julian Clark, Plumley Engineering, regarding Coholan property (formerly Jardine)
Dan Coholan, regarding Coholan property (formerly Jardine)
David and Carrie Weaver, residents, regarding Village Commons

SPECIAL MEETING - 7:30 P.M.

OTHER BUSINESS

Chairman Savacool stated he spoke with Mayor Saraceni regarding setting up a meeting with EDR and he is in support of doing this and will work with them to plan a workshop. Also, EDR has been retained to look at the Harrington Firehouse site and Denio Street. Mayor Saraceni stated they will be present at next Thursday's Village Board of Trustees meeting to discuss this area. He noted EDR is eager to work with the Village once again and he thinks a workshop with EDR and the Planning Board is a great idea and will talk to them about that. Chairman Savacool encouraged Planning Board Members to attend the Board of Trustees meeting.

Chairman Savacool stated that the Board had discussed, when looking at the long range vision of the Village, the potential for unexpected things happening. The fire at the corner of West Genesee Street and Oswego Street demonstrates this issue and puts into focus the importance of what the Village is trying to do with the EDR plan.

Chairman Savacool stated the Board Members have received materials regarding the municipal training program and noted that the Board had been unable to attend the last one due to it being fully attended. He encouraged all members to attend this time if possible and asked that everyone get their information to the secretary by Tuesday, August 14, 2007 so they can be registered before it fills up. C. Pelcher stated he is going to a training program in Hamilton on Thursday.

OLD BUSINESS

Chairman Savacool noted that representatives for the Shoppes at Baldwinsville are not present and he has not received anything new regarding this application.

Site Plan Amendment for Golden Legacy Adult Living Facility regarding a pool – (Meigs Road)– Tom Scuiga

Mr. Tom Scuiga is present to address the Board. He stated that when he applied for the pool permit he was advised to amend the site plan. He provided the Board with the County Health Department approval of the plans that were submitted by Plumley Engineering.

Mr. Scuiga stated the actual pool water will be 27' from the back of the building. There will be 15' of concrete around the pool to accommodate patio furniture. The pool will be completely surrounded by a fence with an electronic gate that will be monitored by computer and residents will need an access card to open the gate.

Chairman Savacool asked what the grading is like in the area. Mr. Scuiga stated the area is flat already, but they may need to place a small retaining wall in the northeast corner. The rest is on flat ground.

Chairman Savacool noted one of the reasons this had to come before Planning is that it is a PDD district. J. Camp stated he reviewed this plan and does not see any engineering issues. Chairman Savacool noted there is very little disturbance to the grading. D. Arthur stated he walked the site and agrees that it is flat and is an ideal place for a pool. He stated he did not see any issues regarding drainage.

D. Arthur noted the original plan included lighting along the walkway. He stated he saw the path, but no lighting. Mr. Scuiga stated the whole back, including the path, is lit up from the lights on the buildings. He showed on the plans where the building lights are located and stated he believes this is adequate. However, he is willing to add lighting if the Board feels it is needed.

Chairman Savacool asked what the project status is. Mr. Scuiga stated they have one building left to build and another building is at the trim stage. The others buildings are full.

Chairman Savacool stated that there has been some discussion about putting in sidewalks from the Tri-County Mall site. He asked Mr. Scuiga if he plans to install sidewalks as well to join up with this. Mr. Scuiga stated he would be willing to do this in the future. However, there is a residence and the Mercer Mill Apartments between the sites. There is also a drop off towards that site. Chairman Savacool stated that he feels sidewalks would be beneficial and the Village may want to look at that in the future.

Upon motion by D. Arthur and second by C. Pelcher to approve an amendment to the Golden Legacy Adult Living Facility Site Plan as represented on Sheet C4 revised on August 7, 2007 in relation to Number 9, the adding of the pool to the layout, and also according to the specs of Site Plan SP1 of 1 dated May 2007. Carried.

Site Plan Amendment regarding ATM kiosk – Village Commons – Washington Street Partners (Joe Hucko)

Mr. Joe Hucko is present to address the Board. He showed on the plans where there are modifications to parking, which will eliminate some spots near the primary entrance and add stop paint stripes at various locations to restrict some of the traffic. The location of the ATM drive thru has been turned to have cars exit on the western side of the site. They also included a connection between the site and the Knights of Columbus, which was suggested by the EDR plan, and made room for walkway. They will not be putting in the walkway yet, but have made an allotment for it. He stated they will have to modify the wrought iron fence at some point.

J. Camp stated he has just now received the plan. He noted that parking spaces on the far west side are butting into adjacent property. Mr. Hucko stated there is nothing at that location, but he has an informal arrangement with the abutting property owner. J. Camp noted if that arrangement were to dissolve, those spots would not be useable. Mr. Hucko confirmed this and stated if the arrangement was to dissolve, a fence would be erected and they would have to reconfigure that part. J. Camp stated this involves 13 parking spots. Mr. Hucko stated there would not be a net loss of all 13 spaces.

C. Pelcher stated that last year the snow was plowed into the proposed location of the ATM kiosk. He asked where the snow would go now. Mr. Hucko stated it would have to go off site. There are a few locations that can be considered. They own the parking behind the library. C. Pelcher noted that there are dumpsters behind the library

now and asked why they are there. Mr. Hucko stated they felt this was a good location for this. These dumpsters service Kinney's Drug Store.

J. Camp asked if there is a negative gain or loss of parking spaces with this plan. Mr. Hucko stated there is a net gain of a couple spaces.

D. Cronk stated that previous submissions indicated landscaping where the proposed trail is now. He asked if this location will still have landscaping as it does not look very appealing. Mr. Hucko stated there is no definitive plan right now for that as it will likely be affected by the building of the kiosk as they may need to cut into the hill.

Chairman Savacool stated the Board wants to insure that certain areas like this are eventually completed with landscaping etc. and that there not be any areas that are unsightly. Mr. Hucko stated they would not be opposed to that. D. Cronk stated that he want to be sure that they be considerate to the properties behind them and not put in any landscaping that would be an attraction for people to loiter in. Mr. Hucko stated he understands this concern.

J. Camp stated there is a part of the drawing that is labeled as additional parking. He asked if this is on the same parcel. Mr. Hucko stated it is a separate tax parcel, but has the same ownership and is on the same deed. Chairman Savacool noted that at one time it was connected.

Chairman Savacool noted that there are currently dumpsters located where the proposed kiosk will be. Mr. Hucko stated there is only one dumpster there and it can be relocated. Chairman Savacool stated they had discussed dumpsters being relocated to the covered garage area and the Board would really like to see them be less visible or screened. Mr. Hucko agreed to screen the dumpsters.

J. Camp stated he has not seen a number regarding how many parking spaces there are now. He does not have a picture of it. C. Pelcher had a picture of the parking lot. Chairman Savacool asked Mr. Hucko how many spots are there currently. Mr. Hucko stated he thinks there are 243 and they are increasing the number to 249. He noted that there are spots that are not striped yet and so they were not initially counted. J. Camp asked if they are counting the parking in the covered buildings. Mr. Hucko stated these were counted as they are open to customers as well as tenants.

D. Arthur stated he sees a few problems with this plan. Regarding the location of the kiosk and the island and the covered garage, he sees a minimum of 4 spaces on the eastern side of the garage that will be hazardous due to activity around the kiosk. He believes this is a tight location to try to have an ATM kiosk and parking. Mr. Hucko stated he believes there is plenty of parking on the site and is willing to restrict parking in this area to improve safety.

D. Arthur stated his other concern is the proposed walkway on the western side of the property. He thinks it is a great idea but does not see any extension from the walkway that comes from the front of the building. Mr. Hucko stated this proposed walkway is proactive on their part. He spoke with the Knights of Columbus and they indicated they wanted to see something there. This was included on the plan for illustrative purposes. D. Arthur stated that even if it is there just for that purpose, the Board would need to see that it will safely service pedestrians because it is a plan the Board is considering. Mr. Hucko stated he can eliminate the walkway if it will hinder approval. Chairman Savacool stated he would like to see a walkway there, but at the time it is proposed they will need to consider an extension of the sidewalk. Mr. Hucko stated it would be relatively easy to extend it to the sidewalk at the fitness center.

J. McFall stated he feels the exit/entrance at Virginia Street is unsafe. The foundation sits 2" to 3" above the sidewalk level. Also, cars have to pull out completely onto the sidewalk before they can see traffic from either direction. He feels that at least 10' of that concrete wall should be taken down on each side. J. McFall stated there are some plantings shown on the original approval that were not done and should be done. He also noted that Mr. Hucko stated during the original approval process for the site that he would build a fence along the north side of the property line and that was never done. The owners of the adjacent property had to pay for their own fence and he feels some restitution should be made to those people. He feels that until these above mentioned issues are addressed, the Board should not entertain further plans for the site and he will not vote for any approvals.

D. Arthur noted that on the eastern side of Kinney's the truck lane was supposed to have been clearly marked as one-way for trucks only. That has not been done. Mr. Hucko stated they mounted signs to address that requirement.

Mr. Hucko stated he respectfully disagrees with J. McFall regarding the fence on the northern property line. He does not believe he agreed to a fence and noted that he planted trees to meet the requirements. He thinks they have done a good job with this site and wants to maintain a good relationship with the Village. There may have been unintentional oversights, but he feels they have made a substantial investment in the Village and want to be a good corporate citizen and he believes they have enhanced this location. He does not want to be painted as trying to circumvent requirements. They will stripe if they need to and they will relocate the dumpsters.

Chairman Savacool noted that Mr. and Mrs. Weaver of 9 Virginia Street are present. Mrs. Carrie Weaver stated they own the property next to Mr. Hucko's property. She stated they want to address the Board regarding Mr. Hucko and Washington Street Partners and remind the Board that three years ago when they were given permission to build there, there were many verbal commitments that were given that were never followed through on, such as green space at the rear of the property, fencing and screening for the residences that border the property, and housing of garbage dumpsters, which are pretty unsightly where they are. She stated they have made phone calls to Washington Street Partners regarding this and the barbed wire fence that ran along the north side of the property between their home and the gym. She stated they made many phone calls over many months trying to get that removed as the barbed wire was very dangerous. They had to have the Village CEO come to their home and cite the fence before it was actually taken down. She wanted to remind the Board that prior verbal commitments by this Applicant have not been followed through on.

Mrs. Weaver also noted that residences on Elizabeth Street and Virginia Street are a barrier between residential and commercial zones and wanted the Planning Board to keep that in mind with all the development that is going on. She feels this is a very important border as these are historical neighborhoods and feels an ATM kiosk at the back of the property will encroach on them. Mr. Weaver stated he would hate to see even more traffic at this site because it is already a dangerous parking lot. There are also drainage issues that will develop if they cut into that bank as suggested. He stated this is a particularly difficult process for them as they have heard comments and commitments that have not been honored. He stated Mr. Hucko told them he didn't care about the issues they were concerned about as theirs is the only property that was affected.

J. McFall asked how much it cost them to install their fence. Mr. Weaver stated it cost close to \$8000.00. J. McFall asked what they would consider fair restitution. Chairman Savacool stated this is beyond the scope of the Planning Board. Mrs. Weaver noted they are not here tonight for restitution, but just wanted to remind the Board to be aware that this has not been a good relationship in the past and verbal commitments and some site plan commitments have not been honored or followed through on. Mr. Weaver wanted to remind the Board that, as they found out first hand, that if it is not on the site plan, it does not legally have to be done.

J. Camp stated he would like to look at the initial site plan approval for the property to see what has and has not been done that was part of the approved plan. D. Arthur agreed, stating he is somewhat confused as to the parking situation and would like to see the original numbers. Chairman Savacool stated they can certainly look at that. He stated he is more concerned about the traffic flow and not so much about the parking.

Chairman Savacool stated he and J. Camp will meet with Mr. Hucko to discuss these issues prior to the next meeting. He reminded the Board that D. Arthur will chair that meeting. The Board cannot move forward with this until the next meeting and will talk it out with Mr. Hucko prior to that. This application was adjourned until then.

Informal discussion regarding the former Jardine/now Coholan property (near Agway) – Dan Coholan

Mr. Julian Clark from Plumley Engineering and Mr. Dan Coholan are present. He stated he has some ideas regarding zoning for this site that they want to address tonight so they can move forward. He distributed plans showing the existing zoning conditions. The Salina Street property is zoned commercial. The two properties along East Genesee Street are zoned residential.

Mr. Clark stated he has two ideas regarding zoning as follows:

1. Rezone all the properties as commercial. This would allow Mr. Coholan to use the property as he has outlined in the submitted plans. Mr. Coholan also has purchase offers on 3 residential parcels adjacent to the two that he owns on East Genesee Street and would want them rezoned commercial as well.

2. Combine all the properties and create a PDD district.

Chairman Savacool stated that the process regarding the zoning would be to file for a zone change with the Village Board of Trustees. The Board of Trustees would then come to the Planning Board for a recommendation. He stated he does not think anyone could come to any conclusions at this point and would have to take a closer look at the area. This is the first the Board has heard of other residential properties being involved. It would depend largely on what they intend to do with that residential area. The Board has been concerned in the past about the commercial zone infringing on the residential area.

Mr. Coholan stated they would want to avoid doing anything commercial behind the residential properties. He understands that they need to be aware of encroaching on the residential area along Curtis Avenue. He noted the property in back of these residences is already zoned industrial. He has gotten a lot of requests regarding this property. He would like to redo the co-op area and take down the current building. They will have self-storage. Banks and restaurants have shown some interest in that location as well. There is nothing firm at this time and he is trying to get an idea of where to start.

Chairman Savacool asked if the idea is to break up these properties. Mr. Coholan stated they want to split it down the middle and have self-storage on the Salina Street side. There would be 2 distinct pieces of property and stormwater management in between. He would develop the East Genesee Street and Salina Street sides separately.

Chairman Savacool asked where the idea for PDD came from. Mr. Clark stated he thought of it at the last meeting. He noted they will have over 10 acres total and it might work well in this location and will avoid continual zoning issues. He stated they would also be pleased with zoning the whole site as commercial. Chairman Savacool stated that one advantage to being a PDD is the fact that if anything were to happen in this area, the Planning Board would have a little more control over it. He is concerned that if the Board just approves a zone change for that area then whatever the developer wants to do that is allowed in that zone they would be able to do. Some of those uses may not fit into what the Village wants to see. He also notes there are residential areas that the Village is concerned about preserving. The Board would find it more difficult to entertain the idea of a zone change and it may be more palatable to consider a PDD. He noted this would provide the developer with more flexibility as well.

Mr. Coholan stated he does not want to obtain more frontage than he already has suggested or go further up East Genesee Street than he is now. He noted he has had a lot of contact with the neighbors.

Chairman Savacool stated the Board will have to look at the site more closely to determine what the impact might be. Mr. Coholan suggested they can drive to the back of the co-op and will be able to see the entire site.

J. McFall asked if there are time issues regarding this plan. Mr. Coholan stated time is an issue regarding the storage facility.

D. Arthur stated he feels a PDD would be easier to sell to the community. This will allow the developer to be more creative. He feels the frontage along East Genesee Street is critical and taking five residential lots and changing them to business or commercial zoning will meet with a lot of resistance, both on this Board and from the Board of Trustees. He feels the PDD will allow them to start on phase 1 with the storage areas going in and then allow them time to work with the community on the East Genesee Street side. This is a very noticeable piece of property and they want to be sure to keep the village feel. Mr. Coholan agreed and stated that they would want to see the storage go up first. The best use of the property would be to own those five residential properties and have that frontage on East Genesee Street rather than own just behind them and have commercial in their backyards.

D. Arthur stated he thinks PDD would be the best option for everyone. It would accommodate the developer and still meet the needs of the Village. It would also be a more expedient way of addressing the zoning issue.

Mr. Coholan stated he will own the land that Store America will be on. Mr. Clark asked if there would need to be one ownership or one lot. The lot total is 12.5 acres if it is combined and not subdivided. Chairman Savacool stated he will have to check with R. Carr. Mr. Coholan stated he would like the ability to sell parcels in the future. D. Arthur stated he believes there can be separate ownership of one site. J. Camp noted if this were true, the lots, even when

sold, would remain in the PDD. Mr. Coholan asked if there were any derogatory attachments to the property if he sells. Mr. Clark stated the PDD will give them the most freedom of any of the zoning designations. They would just need to come to the Board with any changes.

OTHER BUSINESS

J. McFall stated he believes it is would be wise for the Village to firm up the desired setback line as soon as possible given the recent fire in the Village four corners area.

Upon motion by J. McFall and second by D. Arthur, the meeting was adjourned at 8:50 p.m. The next Planning Board meeting is scheduled for Tuesday, September 4, 2007.

Respectfully Submitted,

Susan A. LaQuay
Planning Board Secretary