

**VILLAGE OF BALDWINSVILLE
PLANNING BOARD MEETING MINUTES**

Tuesday, January 27, 2015 7:30 P.M.

Approved 2/24/2015

PRESENT: Carl Pelcher, Chairman
Dave Arthur
Terrie King
Joseph Saraceni
Jim Schanzenbach
Bob Scherfling

ALSO PRESENT: Jamie Sutphen, Planning Board Attorney
Bob Baldwin, Planning Board Attorney
Stephen Darcangelo, Village Engineer
Gregg Humphrey, Code Enforcement Officer
Mike Mazoway, Planning Board Alternate Member
Susan LaQuay, Board Secretary
Mary Augustus, Codes Clerk/Incoming Planning Board Secretary

GUESTS: Mayor Dick Clarke
Mr. Dave Muraco, regarding 18 East Genesee Street
Ms. Alexis Muraco, regarding 18 East Genesee Street
Mr. John Montagne, Dollar Tree – regarding 18 East Genesee Street
Mr. Jim Lavelle, Dollar Tree – regarding 18 East Genesee Street
Mr. James Trasher, PE, Clough, Harbour & Associates – regarding Lock Street

Chairman Pelcher stated the minutes from December 2, 2014 will be addressed at the next meeting.

OLD BUSINESS

Discussion/Action regarding 18 East Genesee Street (fmr. Eckerds) – Dave Muraco

Mr. Dave Muraco is present to address the Board. He stated he submitted the requested items on December 15, 2014 in time for the plan to be submitted to SOCPA by their deadline. Chairman Pelcher stated the Planning Board has received a resolution from SOCPA regarding this application.

An extensive discussion was had regarding the submission. Chairman Pelcher noted that there is a sign variance in place for this property, which was issued to Carl's Drugs in the 1980s. This variance addresses both the street sign and the building sign. Since the variance was granted, Village Code regarding sign size has changed. Chairman Pelcher stated that the variance must be taken as a whole. In other words, if the Applicant wishes to utilize the variance for the street sign they also must adhere to the variance for the building sign. Otherwise, the signs must comply with the current code and this Board is empowered only to permit such signs as comply with the Code. They may submit applications for new variances if desired.

Further discussion was had regarding reduction of curb cuts. Mr. Muraco stated both curb cuts are needed and used extensively. The one closest to the Diner will be needed for tractor trailer deliveries and, therefore, it cannot be reduced.

He also has a signed agreement with the tenant requiring 2 entrances. S. Darchangelo suggested the other curb cut could be used for tractor trailers to avoid heavy traffic entering close to the Diner where pedestrians will be. Discussion was had regarding shifting the curb cut closest to the Diner to the east in order to maintain the width and achieve the goal of providing a pedestrian safe way in front of the Diner. S. Darchangelo cautioned about making too many modifications to the curb cuts as there are already several violations (ex. two curbcuts on the same property need to be separated by 75' and the curb cut closest to the Diner is across the street from another curb cut without a traffic light). Any work in the right of way will require a DOT work permit which will open to door for DOT review of the curb cuts. Chairman Pelcher stated the Board would like to see the entrance near the Diner narrowed to make room for a pedestrian walkway and force tractor trailers to use the other entrance/exit curb cut. The Village, Mr. Orlando (B'ville Diner) and Mr. Muraco can work on this together.

Chairman Pelcher stated he understands that Mr. Muraco would like to have approval tonight. However, until the DOT reviews the plan, including recommendations regarding the curb cuts, the Planning Board cannot move forward with approval.

Mr. Muraco stated he will add the curbing and another dumpster area with screening to the plan as discussed.

Chairman Pelcher stated he appreciates Mr. Muraco's interest and work in the Village. The possibility of holding a special meeting in a couple of weeks was discussed. S. Darchangelo and J. Sutphen will approach the DOT and report back to the Board. The matter was tabled.

Discussion/Action regarding Lock Street PDD

James Trasher, PE is present to address the Board. Revised plans were submitted today and he is here to update the Board and receive comments. Progress has been made to resolve outstanding property ownership issues. Drainage reports have been prepared and are ready for S. Darchangelo to review. Grading issues are still being worked on diligently. A photometric plan will be provided. G. Humphrey will provide Mr. Trasher with the information regarding the Village's lighting on the trail. Mr. Trasher stated they would like to begin work on the apartment buildings in spring or early summer. It is possible that they may be able to start the apartments homes this year as well, dependent on land acquisition. Mr. Trasher stated he will watch for comments from the Board and will attend the next meeting. The matter was tabled.

OTHER BUSINESS

FOUR CORNERS OVERLAY

Chairman Pelcher stated this overlay seems to be hung up on windows. He did some research and found in form-based code that typically glass on a commercial floor will take up 26% and glass on upper floors will take up 19%. The Planning Board will have discretion due to uniqueness of a building. He will work on this more and send out an updated draft to the Board.

February Meeting

Chairman Pelcher stated he will not be at the next meeting as he will be out of town for 6 weeks. J. Schanzenbach has agreed to Chair the next meeting. M. Mazoway (Planning Board Alternate) will sit on the Board at the next meeting as M. Markham will be out of town as well. Chairman Pelcher will be available via email and cell phone.

March Meeting

The Board discussed moving the March meeting to the 5th Tuesday (March 31st) instead of the regularly scheduled meeting on the 4th Tuesday (March 24th).

Planning Secretary position

Susan LaQuay has resigned her position as Planning Board Secretary. Mary Augustus, Codes Clerk, will be the new secretary beginning next meeting. This will help with continuity between the Codes Office and the Planning Board. Chairman Pelcher stated that moving forward, the format of the minutes will be streamlined and condensed ~~and, they~~ will ~~include only calls~~ comply with rules regarding taking of minutes at Planning Board meetings. Calls for action and votes will be more specifically set forth in the minutes.

Jim Schanzenbach – Van Buren Planning Board

J. Schanzenbach stated that beginning next month (February) he will serve on the Van Buren Planning Board. He will need to recuse himself if issues arise that involve both municipalities.

The meeting was adjourned at 9:30 p.m. The next meeting is scheduled for Tuesday, February 24, 2014.

Respectfully Submitted,

Susan A. LaQuay

Planning Board Secretary