

Village of Baldwinsville
Planning Board Meeting Minutes
Tuesday, March 31, 2015 7:30
Approved

PRESENT: Carl Pelcher, Chairman
Jim Schanzenbach
Bob Scherfling
Terri King
Dave Arthur
Mike Mazoway
Joseph Saraceni

ALSO PRESENT: Jamie Sutphen, Planning Board Attorney
Stephen Darcangelo, Village Engineer
Gregg Humphrey, Code Enforcement Officer
Mary Augustus, Codes Clerk/ Planning Board Secretary

GUESTS: Jim Orlando, owner of B'ville Diner, LLC.
Daniel Manning, PLLC, Stardance Industries LLC- 36 Oswego Street
Brian Bouchard-regarding Fobes Island
Steve Fudali-regarding Fobes Island

Mr. Mike Mazoway will be an alternate for Mr. Maysel Markham this evening.

Upon **motion** by Ms. Terrie King, second by Mr. Dave Arthur the Planning Board minutes for February 24, 2015 are approved as submitted. **Motion Carried**

New Business – 36 Oswego Street (Masonic Temple)

Mr. Daniel Manning, 225 Wilkinson Street, Suite 106, Syracuse, New York 13204. He represents the owner of 36 Oswego Street, Stardance Industries, LLC. Mr. Manning addresses the Board. Property is located on the corner of Oswego Street and East Genesee Street, 4 story masonry building. Mr. Manning explains that Stardance Industries has appeared before the Board previously, and he is here tonight to explain the modify site plan. The second floor will be office space with a main conference room and bathrooms. The third floor will be a potential restaurant. Mr. Manning continued explaining that the proposed site plan for the Southeast corner of the building would entail a concrete ramp, steps that lead to a small vestibule approx. 138 square feet. The new entrance is 2' above grade, thus the need for a ramp.

There is an existing guard rail about 25' from the entrance that will be replaced with ornamental black iron bollards with a chain between each bollard. Mr. Manning explained the only other change would be a small 2 story addition to accommodate the new entrance and foyer. This bump out will measure 7'2". There are no site plans for any landscaping. There will not be a dumpster on this site. The trash will be removed from the interior directly to a truck. The janitor's closet will hold trash until it is picked-up. The plans were further discussed between the Board and Mr. Manning. There will be an elevator installed in this area for the first three floors of the building.

Mr. Manning continued; he explained the second floor would be multi office spaces with one main conference room. The third floor will be designed for a future restaurant. The owner does not have a tenant for the space at this time, so the area will only be rough-in for future use. The bathrooms on the third floor would be completed. The fourth floor is unfinished mezzanine; which will be left unfinished for the near future. Mr. Manning stated that a new site plan would be submitted to the Board when new tenants are acquired.

Mr. Manning continued; explaining changes to be made with the exterior of the building. The removal of existing windows on the second, third and fourth floors replaced with wood clad two tone windows. The first floor windows will be finished and painted following the same paint pallet. All the exterior work is exactly what was presented to the Board previously. There in some minor repair work to be done on the corners of the building.

Mr. Manning continued to explain that the new addition exterior would consist of limestone for the base trim, cornice trim and window surroundings. The addition will be constructed of an architectural masonry deco face measuring 4" x 12" matching design of original brick work.

Mr. Mike Mazoway asked where the materials for this project would be stored. Mr. Manning explained the material would be placed in the back of the building. Mr. Manning stated if were any large deliveries or staging they would apply for the necessary permits.

Mr. Carl Pelcher questioned the trash pickup; Mr. Manning stated the trash truck would be loaded on site. The Board was concerned about the amount of trash; the owner is not proposing a full service kitchen. The trash will be minimal. Mr. Steven Darcangelo explained the owner has to be made aware that the village will not give up public space for private dumpsters.

The new installed elevator will be hydraulic for the all 3 floors. There is a full basement under this building. The windows on the third floor will be replaced with similar matching windows. The windows on the fourth floor are fixed and will be replaced. All the windows will visible have a nicer appearance. There will be no lights on the exterior of the building with the exception of required lighting for the entrance. The board asked if there will be any HAC units placed on the roof, Mr. Manning said there would, they will not be visible from the ground.

Motion by Mr. Dave Arthur, second by Mr. Joe Saraceni declaring the Planning Board Lead Agency. This is an unlisted action.

Mr. Carl Pelcher read through Part 2-Impact Assessment of the Short Form EAF for discussion with the Board. He stated, "based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts."

Motion to accept EAF by Ms. Terrie King, second by Mr. Dave Arthur. Motion carried

Mr. Carl Pelcher stated that there would be further discussion at the next meeting regarding this project.

Mr. Manning agreed and stated they would like to start this renovation at 36 Oswego Street in the Spring.

Mr. Gregg Humphrey reminded Mr. Manning that the empty frame for a sign on the Oswego Street side of the building needs to be removed.

Ms. Terrie King asked where the tenants for this building would park. Mr. Manning stated the tenants will have to rely on, on street or municipal parking.

OLD BUSINESS -Discussion/ action regarding 16 East Genesee Street – Jim Orlando

Mr. Jim Orlando was present to address the Board. Mr. Orlando requested a modification to his original application for the work he planned for the B'ville Diner. He explained that all the businesses around him such as the Dollar Tree and Key Bank were now completed he would like to finish his project. Mr. Orlando installed the fence on the West side of the diner and would like the approval to finish the ramp inside the fence enclosure. The only change to the original plan is that Mr. Orlando would like to enclose the ramp inside the fence. The building permit does show that the ramp is enclosed. Mr. Orlando stated the only other thing that is different on this site plan is the fact he will move all the mechanical equipment from the back of the diner to inside the fence/dumpster enclosure. Mr. Orlando stated that there is a crawl space under the diner, his intent is to dig out the area for a basement, but this is planned sometime in the future. The site plan shows the condenser units in the back of the diner, they will now be in the fence/dumpster area. It was decided by the Board to cross off their location and Mr. Carl Pelcher will initial the plan for this change. Mr. Orlando has a compactor for garbage, it will feed up the ramp into the compactor and emptied twice a month. Ms. Jamie Sutphen explained that the change in the side design should also be listed as a modification to the original plan. A copy of this modified site plan should be put in the Dave Muraco's file for clarification somewhere down the road. Ms. Jamie Sutphen reminded the Board that a Short Form Environmental form is needed. Mr. Steven Darcangelo asked if DOT would have to approve the installation of the sidewalk. Mr. Orlando explained that the installation of the sidewalk would not affect the curb cut.

Mr. Carl Pelcher read Part 2 – Impact Assessment. After review with the Board it was determined, "based on the information and analysis above, and any supporting documentation that the proposed action will not result in any significant adverse environmental impacts."

Motion by Mr. Dave Arthur, second by Mr. Schanzenbach declaring the Planning Board Lead Agency for 16 East Genesee Street. This is an unlisted action.

Motion to accept EAF by Ms. Terrie King, second by Mr. Dave Arthur. Motion carried

Mr. Joe Saraceni thanked Mr. Orlando for his patience and seeing a good project through.

Update-Fobes Island

Mr. Brian Bouchard was present to address the Board in response to comments provided by the Board on March 6, 2015. As follows:

General

1. What will be the development's name? It would be nice if it reflected the area's history.

I am sure we could get suggestions from Baldwinsville Historians.

– Fobes Island Apartments & Residential

2. Are 1.5 parking spaces per apartment enough?

- Yes, based upon existing apartment complexes owned by developer
 - 70 parking spaces
 - 4 handicap spaces
 - 24 garage spaces
 - 98 Total Spaces (1.9 spaces per apartment)

3. Should each apartment get 1 numbered space to prevent disputes?

- No, will create more issues with renters, only assigned spaces are rented garage units.

4. Do we need to name the access road?

- Have a call into County 911 on their desire for emergency response.

It was discussed at length between the Board members, Mr. Steven Darcangelo and Mr. Brian Bouchard if the road should be private or public. Mr. Mike Mazoway has concerns if the road was private. Mr. Joe Saraceni thought it would be more beneficial if the road was private. Mr. Steven Darcangelo stated that if the road was private the utilities should be private and if it was decided to be public the utilities should be public. Continued open for further discussion at next meeting.

5. Who will perform maintenance (mowing, etc.) and clean up of the shoreline?

- The Village will complete long term mowing/maintenance for the shoreline from Trail to River. Trail to Complex will be maintained by the developer. Mr. Steven Darcangelo stated that the trail will be on land transferred to the Village.

6. The fire department needs to review and comment.

- Village should provide copy of submitted plan to appropriate personnel with the Fire Dept. Developer and Engineer willing to meet with Fire. Mr. Gregg Humphrey offered to take care of submitting planes to the Fire Dept.

Architectural (Waiting on Information from Architect) Mr. Bouchard is hopeful he will have this information for the Board by next month's meeting.

1. I think many of us did not like that all of the buildings were the same color. Please bring the proposed color palette to the next meeting along with samples of the façade and roofing materials proposed to be used.

2. The River View of the 8 Unit Townhome is plain. Can the elevation be broken up somehow? Can the gabled roof sections be bumped out a couple of feet to add some undulation to the façade? It is the back of the building, but it is also the river side (and in the other building's front view) so it is important.
3. The dormers on the 4 and 6 Unit buildings seem to be too small. We noted this a few meetings ago but it does not appear that these were changed.

Site Plan Elements

1. The trail connector at Tabor Street is pretty straight. Some gentle curves and movement would make it more interesting and natural. Mr. Bouchard stated that question 1 and 2 go together. They added the trail connector, there are gentle sweeps as much as they could get.
 - Comment addressed
2. Add a trail connector at Margaret Street as discussed. Again, please add some gentle curves and movement to add interest.
 - Comment addressed
3. The Village Trail (along the river) is labeled as Concrete Sidewalk on some drawings. Remove this reference and label it as 'New Stone Dust Recreational Trail'. Provide a section detail of this trail.
 - Note has been updated
4. Label curbing at islands and roadways inside the development as 'New Granite Curb'. Provide a typical granite curb section detail. Mr. Bouchard noted the entrances have curbing; you will be able to define this on the plan with the double lines. The right-of-way also has curbing.
 - Curbing notes have been added to the drawing
5. Traffic signs in general need to be added.
 - Traffic signs have been added
6. Provide stop bars and stop signs at each exit point onto Lock Street.
 - Stop bars and stop signs have been added
7. Add pavement directional arrows at all drive lanes.

- We have not added directional arrow. Typically are not included on residential projects. Mr. Bouchard explained that there would be no “one ways”.
8. Should a low hedge be added to separate the parking lot and Lock Street?
- We have included street trees along Lock Street. Adding hedges would limit snow storage.
9. Concrete sidewalk should extend through the driveway curb cuts at Lock Street. This is the standard in the Village.
- Sidewalk extends through the driveways at Lock Street. Sidewalk construction is part of the Village Improvement Project.
10. Provide an elevation and section detail on the dumpster enclosure(s).
- Dumpster detail has been included on detail sheets Mr. Bouchard stated the dumpster would be moved up, due to the fact it would be impossible to reach where it original was located. The dumpster will be enclosed.
11. Add bike racks at Apartment Buildings?
- Bike racks have been included on Site Layout Plans
12. Sheet C-05.1. Add sidewalk (with ADA Pavers as required) on the northwest side of the northwest driveway at the Apartments. Sidewalk should extent all the way to the northwest property line.
- Side walk has been extended to property line. Coordination of this comment should be included with Contractor completing sidewalk improvements as part of Village Improvement project.
13. Sheet C-05.1. The curbing at the lot is very minimal. The island between the two buildings should be curbed. Consideration should be made to curb the large areas at the front of each apartment building to minimize damage from plowing. Should there be curbing separating the parking spaces that run parallel to the sidewalk and Lock Street? Is this a safety issue? Will storm runoff hit the impervious parking lot and cause problems with our "rain garden"?
- Stormwater Treatment system is has been updated to Vortsentry Treatment Unit. Curbing has been installed where practical for snow plowing operations.

14. Sheet C-05.1. What is the hatched area show at the northwest edge of the Apartments parking lot?
- Hatched area has been relabeled to retaining wall.
15. Sheet C-05.2. The utility poles seem to be into the new sidewalk. Is this correct? How can this be corrected?
- Coordination on sidewalk location is part of Village Improvement Project.
16. Sheet C-05.2. There is a dumpster enclosure directly over the top of a storm structure at the northwest end of the parking lot. This structure dumps into the river. Any trash overflow or liquids will end up in the river. Either the dumpster enclosure or the structure should be moved.
- Dumpster location has moved from previous location over catch basin.
17. Sheet C-06.1. Note says 'Retaining Wall (By Others)'. This retaining wall should not be by Others. Change Note to 'New Redi-Rock Retaining Wall'. Provide elevation and section details. Confirm long term maintenance of the retaining wall will remain the responsibility of the developer.
- Plans have been updated with note. Retaining wall maintenance is on private property and responsibility of property owner. Mr. Carl Pelcher was concerned to leave the wording "(by others)" regarding retaining wall on the site plans. It was agreed to have the statement removed.
18. Sheet C-06.1. Is there curbing on the access road? Traffic signs?
- No curbing is proposed for the access road. This will be disused further when it is decided if the roads will be private or public.
19. Discussion on the need for a fence on top of the retaining wall will continue once the Planning Board has a better understanding of the height and grade changes at the retaining wall area. A fence may be merited at this location to keep an errant biker or pedestrian from going over a steep retaining wall onto a steep grade into the river.
- Retaining wall location has move away from the Rivers edge to the Apartment side of the project.
20. Sheet C-06.4. Could the trees be taken out of the river view sheds (from the street) and instead be used to minimize the view of the garages?

- Trees have been relocated

21. Provide overall lighting plan with locations of and type of light poles. New lighting will be required along the Village Trail, along the sidewalk on Lock Street, at the parking lots, at internal streets, and at buildings.

- Lighting Plan has been included utilizing the Village Standard.

22. Discuss the need (or not) to connect each building unit to the Village Trail.

- Developer desires to have connections from each unit to the Trail. Mr. Bouchard stated there is a lot of grade changes between units. If there are connectors from each unit to the trails Mr. Bouchard believes people would stray off the trails and infringe on the areas next to the units. Mr. Carl Pelcher stated that there should be a connector between the townhouses. He believes people will cut through and it would have better control in this area. Ms. Terrie King reminded the Board that stairs had been discussed in the past. Mr. Joe Saraceni questioned the lights between the connectors and the trail, and the spacing between each light. His suggestion was to use LED lighting. The initial cost may be more but would save money over long term. Mr. Joe Saraceni also suggested the Planning Board should speak with the Village Board to upgrade the original lighting on the trail. His concern is the old lights and color should match the new installed lighting. Comments will be taken back to the developer.

Engineering

1. Existing conditions show a sidewalk on the south side of Lock Street. A sidewalk is proposed for installation in this location only from the east end of the project to approximately one-half way between Tabor and Margaret Streets. Your project will need to provide sidewalks for the remainder of the street frontage. Mr. Bouchard feels that this can be decided later. He believes that installing sidewalks with future construction would not be feasible at this time. Mr. Steven Darcangelo wanted the Board to understand that the sidewalks for the 10 parcels of land would not be installed until the homes were constructed. Only 6 of these houses would have a sidewalk. Mr. Steven Darcangelo did stress that they could be installed prior to the houses and hold the developer responsible if there is damage to the sidewalks during construction it would have to be repaired. These sidewalks would be owned by the Village with homeowner responsibility. Mr. Steven Darcangelo stated by definition village sidewalks must cross the driveway. Mr. Joe Saraceni believes it would make sense to install sidewalks after construction. The last parcel of land is privately owned. The property owner has stated they would like to turn the land over to the Village. The site plan at that time would have to be modified in order for the property owner to have street excess. The object would to have the homes

moved up for proper street alignment. Ray Davis would dedicate a parcel of land to the village. Mr. Steven Darcangelo will have land surveyed. There would be a public road that leads to Mr. Davis's property.

– Developer will coordinate with Village Engineer.

2. The Village will require a pedestrian link from Lock Street to the riverfront trail at both Tabor Street and Margaret Street. It is Steve's recommendation that this walkway be a standard concrete sidewalk (5-foot wide). You show a walkway at Tabor Street but not one at Margaret Street. Steve sketched up a sidewalk that would run from Lock Street south and cross the new roadway. From there it would continue south along the east edge of the apartment building parking area and connect to the riverfront trail. To do this properly you would need to curb the parking area and have the sidewalk at an elevation 6 inches above the asphalt level.

– Plans have been updated with access locations to the proposed trail.

3. As per your discussion with Steve, extend Lock Street to the southeast to provide frontage at the private lots onto Lock Street. This may require work on the utility poles but for now extend the road in a straight line and the re-work of the utility poles can be discussed at our next meeting.

– Coordination required for the last section of road between Village, Developer and adjacent property owner.

4. Who owns the triangle piece of land on the east end of the project where the trail comes up to Lock Street?

– Triangle Piece has been removed and included to adjacent property.

5. Is the new "inner road" intended to be public or private? This will impact concerns we have regarding utility easements/right-of-way issues. We will need to discuss details regarding water and sewer utilities, but we discuss those after all the site issues are resolved.

The Developers desire is to have water and sewer be public utilities located within a private access road. Mr. Steven Darcangelo will further discuss this item with the developer.

The discussion between the Board and Mr. Thrasher will continue at the next meeting.

Discussions-4 Corner Overlay District

The Board will review the information regarding the 4 Corners Overlay District (draft 3/6/15) and vote on it at the next meeting.

Mr. Carl Pelcher stated he had spoken to Mayor Clarke regarding the plans for Lock Street. He has a 5 hour budget for a Civil Engineer to review the plans.

Mr. Carl Pelcher wanted to final remind the Board the discussion regarding the sidewalks; it would be the decision of the Planning Board how this issue is handled. He suggested the Board have a few work sessions to help in their decision. Mr. Carl Pelcher stated the PDD would have to be done prior to granting of the site plan. The PDD and the site plan would both have to be submitted to SOPA. Mr. Steven Darcangelo reminded the Board that the site plan may be approved but there are two parcels of land that the Village does not own as yet. This would be approving a site plan where there are two parcels of land that are privately owned. The Village at this point is not having much luck with the Lamb property. Ms. Lamb is trying to find a place for her tenants which are family members before selling the land. It is not known how long it will take to purchase these two parcels.

Mr. Gregg Humphrey wanted to comment that during the discussion of the sidewalks, they only spoke of 6 parcels with sidewalks; he believes all 10 parcels should have a sidewalk. Mr. Gregg Humphrey also stated that the completion of the sidewalks could be written into the terms prior to receiving the final Certificate of Occupancy. He believes the developer would never sell a house without having a perfect sidewalk.

Mr. Carl Pelcher stated the advantage of the Village owing the road ways is the standards of building the road would have to be to the Village specifications. Mr. Steven Darcangelo said the Village would not inspect a private road, for example McHarrie Towne. Mr. Steven Darcangelo added from his stand point it is easier to maintain roads and utilities when it is owned by the Village.

Next Planning Board meeting will be April 28, 2015

Meeting adjourned at 9:31 pm.

Respectfully,

Mary E. Augustus

Mary E. Augustus, Secretary
Village of Baldwinsville Planning Board