

VILLAGE OF BALDWINSVILLE
PLANNING BOARD MEETING MINUTES
Tuesday, May 26, 2015 7:30 P.M.
Approved June 23, 2015

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

ALSO PRESENT: Jamie Sutphen, Planning Board Attorney
Stephen Darcangelo, Village Engineer
Gregg Humphrey, Code Enforcement Officer
Mike Mazoway, Planning Board Alternate Member
Susan LaQuay, Board Secretary
Brian Corrigan, Zoning Board Chairman

GUESTS: Mr. Chuck Marshall, regarding Stewart's Shops
Ms. Joyce Ramsayer, regarding North West Fire District
Mr. Jeff Budrow, regarding North West Fire District
Mr. Larry S ---, regarding North West Fire District
Mr. Tom Perkins, regarding North West Fire District
Ms. Betsy Bernardin, regarding North West Fire District
Mr. Richard Bernardin, regarding North West Fire District
Ms. Amanda DelCostello, regarding North West Fire District
Mr. Frank Papalia, regarding North West Fire District
Ms. Ashley Casey, from *The Messenger*
Mr. Dan Quirino, regarding North West Fire District
Ms. Nancy Hartnett, regarding North West Fire District
Ms. Louise Corrigan, regarding North West Fire District
Mr. Larry Barnett, regarding North West Fire District
Mr. James Trasher, PE, regarding Fobes Island PDD

Chairman Pelcher stated the minutes from April 28, 2015 will be addressed at the next meeting.

OLD BUSINESS

Discussion/Action regarding 36 Oswego Street – building renovation

Chairman Pelcher noted that the developer is not present. The matter was tabled.

Discussion/Action regarding 104 Smokey Hollow Road – North West Fire District

Mr. Jeff Budrow is present on behalf of the Applicant.

Chairman Pelcher noted the Village Board of Trustees has not made any final decisions regarding this property at this time.

Chairman Pelcher noted that the Applicant has requested to proceed with the SEQR process and the Planning Board has agreed to do so. However, he noted there are still a lot of items on the SEQR that are missing, but it will still be reviewed to make the Applicant aware of what is still needed.

Chairman Pelcher stated this is not officially a public hearing. However, as there are several members of the public present, ten minutes will be allowed for the public to speak. Chairman Pelcher asked if anyone present is in favor of the project. Mr. Tom Perkins, Fire Chief of the North West Fire District, is present. Mr. Larry Barnett of 48 Edgewood Drive is present and is undecided. Chairman Pelcher asked if anyone present is against the project. He noted a letter was received from Kelly Coomey of 8 Edgewood Drive and this was made part of the record. Mr. Jim Ebersbach of 22 Edgewood, Mr. BJ Hartnet of 12 Edgewood Drive, Ms. Amanda DelCostello of 99 Smokey Hollow Road, Mr. Dan Quirino of 6 Edgewood Drive, Mr. Brian Corrigan of 21 Edgewood Drive, Ms. Joyce Ramsayer, and Mr. Frank Papalia are present to speak against. The concerns raised include issues with drainage/stormwater runoff, property values, and impact on wildlife.

Mr. Budrow stated that Part 1 of the SEQR was updated to reflect that the parcel is now 6.75 acres. This is reflected on the new survey and topo. He distributed copies to the Board.

An extensive discussion was had regarding the SEQR to make the Applicant aware of additional information the Board will need. Additional information is needed regarding the following:

- grading plan
- test pits/bore holes
- map showing freshwater wetlands relative to the project
- traffic study, including the average number of fire calls per day
- truck noise levels
- lighting plan
- ventilation plan
- scrubber exhaust specs
- foam storage details
- building elevations

Information that has already been submitted to the Planning Board is available to the public. A FOIL request must be submitted and there is a fee of \$0.25 per page. The Baldwinsville Fire Department will hold an informational meeting on June 1, 2015 at the Crego fire station at 7 pm.

This matter was tabled.

Discussion/Action regarding Fobes Island PDD

Mr. James Trasher, PE, is present on behalf of the Applicant. A long EAF has been provided and an extensive discussion was had regarding this.

Upon **MOTION** by T. King and second by M. Markham to declare the Planning Board of the Village of Baldwinsville Lead Agency on this unlisted action for site plan review. Motion **carried**.

J. Sutphen noted that coordinated review is not necessary.

Discussion/Action regarding 120 Oswego – Stewart’s Shops

Mr. Chuck Marshall is present on behalf of the Applicant. He noted that the EAF was completed for the Zoning Board and the ZBA declared Lead Agency. Chairman Corrigan of the ZBA is present and noted that the ZBA had made a Negative Declaration regarding the EAF. The ZBA is also concerned regarding the size and location of the monument sign, which is before the ZBA for a variance regarding size, and would like a recommendation from the Planning Board regarding this.

Mr. Marshall reviewed the application and the submitted plans. He noted a USE variance was granted by the ZBA on May 11, 2015. They are still awaiting a decision from the Village Board of Trustees regarding a Special Use Permit.

A discussion was regarding the monument sign. The Applicant will erect a “mock” sign in the location and of the size proposed so the Board can review it to determine the appropriateness of the size and location.

Further discussion was had regarding curbing, lighting, utilities, and sanitary sewer.

The matter was tabled.

OTHER BUSINESS

FOUR CORNERS OVERLAY

Chairman Pelcher stated he has been working on signage and distributed a packet. J. Saraceni noted that signs in this area are required to go before the ARB. Chairman Pelcher stated he would still like signage to be a part of this overlay. D. Arthur noted this will be helpful to the ARB. T. King noted that, although the ARB is the Board of jurisdiction regarding signage, they will need to be sure to adhere to the overlay.

Chairman Pelcher suggested having a work session to get this overlay moving forward. He will send out an email asking for volunteers to attend. J. Sutphen suggested inviting members of the Board of Trustees and the ARB.

OTHER

Chairman Pelcher noted that landscaping was not discussed with Stewarts Shops because the Village is considering bringing in a landscape architect and billing applicants for this service in the same way they are billed for engineering fees. J. Sutphen noted that consultant fees are allowed in the Code and most applicants will anticipate this type of fee.

The meeting was adjourned at 10:10 p.m. The next meeting is scheduled for Tuesday, June 23, 2015.

Respectfully Submitted,

Susan A. LaQuay

Planning Board Secretary