

VILLAGE OF BALDWINVILLE
PLANNING BOARD MEETING MINUTES
Tuesday, June 23, 2015 7:30 P.M.
Approved July 28, 2015

PRESENT: Carl Pelcher, Chairman
Dave Arthur
Terrie King
Mike Mazoway, Alternate
Joseph Saraceni
Jim Schanzenbach

ALSO PRESENT: Bob Baldwin, Planning Board Attorney
Stephen Darcangelo, Village Engineer
Gregg Humphrey, Code Enforcement Officer
Susan LaQuay, Board Secretary
Brian Corrigan, Zoning Board Chairman

GUESTS: Mr. Chuck Marshall, regarding Stewart's Shops
Ms. Joyce Ramsayer
Ms. Ashley Casey, from *The Messenger*
Ms. Nancy Hartnett
Mr. BJ Hartnett
Ms. Louise Corrigan, regarding Stewart's Shops
Ms. Maryann Williams

Chairman Pelcher noted that the April 28th minutes indicated that B. Scherfling was present at the meeting and he was not. There were also some comments attributed to him, but those comments should be noted as being made by M. Markham. Upon **motion** T. King and second by J. Saraceni, the minutes of April 28, 2015 are approved as corrected. Carried.

Upon **motion** by D. Arthur and second by M. Mazoway, the minutes of May 26, 2015 are approved as submitted. Carried.

OLD BUSINESS

Discussion regarding 104 Smokey Hollow Road – North West Fire District

Chairman Pelcher stated this issue is on hold and asked B. Baldwin to explain. B. Baldwin stated the Village Board unanimously has rescinded its previous resolution that determined that the NWFD is partially exempt from Village Codes. This was decided after new information came to light. Planning will wait to move forward with review until the matter is resolved. Chairman Pelcher noted the Fire District had indicated to the Village Board that in 2009 the Planning Board would not allow them to build on Oneida Street. However, after some research Chairman Pelcher stated he found this statement to be inaccurate.

Chairman Pelcher stated he received a letter from residents of Edgewood Drive expressing their concerns about this plan. This was entered into record. He also received an email from Richard and Betsy Bernardin inviting the Board to visit their home to discuss the visual impact of the proposed fire house. Chairman Pelcher respectfully declined stating he has been to this site numerous times, but appreciated the invitation. M. Mazoway stated he will go.

This matter was tabled.

Discussion/Action regarding 120 Oswego – Stewart’s Shops

Mr. Chuck Marshall is present on behalf of the Applicant.

Chairman Pelcher noted that the the proposed monument sign will require a variance and the ZBA has asked the Planning Board to review the proposed sign, specifically the location, and make a recommendation. The sign’s size and location are interrelated. The Board discussed the “mock” sign Stewart’s had put up on the site and reviewed the sign code. Mr. Marshall provided photos of existing Stewart’s signs.

Chairman Pelcher noted the request is for an AREA variance and noted that it would be attached to the property in perpetuity unless the ZBA makes it specific to the current tenant/property owner.

Chairman Corrigan of the ZBA is present. He stated the ZBA is addressing the size of the sign, but is concerned about the placement of the sign on the property. Chairman Pelcher stated he would like to make a recommendation on both the size and location.

An extensive discussion was had regarding the sign components and the sizes of each (LED portion, text portion, etc.) Chairman Corrigan noted that the application and hearing regarding this sign is still open and, therefore, the Applicant is able to amend the application based on the Planning Board’s recommendations.

Upon **motion** by M. Mazoway and second by J. Schanzenbach, the Planning Board made the recommendation to the ZBA that the location of the proposed monument sign on the plan for Stewart’s Shops dated June 5, 2015 is appropriate. The overall size of the sign should be reduced. Carried.

Chairman Corrigan stated the Planning Board will need to review the EAF from a Planning perspective even though an EAF was already completed for the ZBA. The Full EAF Part 1 submitted by Stewart’s Shops was reviewed. Part II was reviewed and completed.

Upon **motion** by J. Schanzenbach and second by T. King to declare a negative declaration regarding Part II of the Full EAF. Motion carried.

Chairman Pelcher noted the last date of revision for the site plan is June 5, 2015. The revisions were discussed, including signage, the location of the vent, lighting, utilities, handicap spaces, mitigation of truck travel and truck routing, landscaping, etc.

After thorough review of the submitted plans, Chairman Pelcher noted the following items need to be provided or addressed:

- correction of handicap parking to show the required 2 spaces
- site plan approval will include a condition regarding the routing of trucks to the Hencle Boulevard/Oswego Street corridor
- the dumpster detail on Page S7 should be changed to PVC fencing
- a set of G drawings must be provided for the file plans
- the gas vent pipe should be camouflaged/screened behind trees
- planting bed to be enlarged to encompass the sign
- subject to technical comments that will be provided regarding the water system
- provide an as-built survey of the utility connection to the public infrastructure
- verification of the location of underground tanks and setbacks (20’ from edge of the property line as noted in the Special Permit provision)

Chairman Pelcher requested a motion to accept the site plan for Stewart's Shops.

Upon **motion** by D. Arthur and second by J. Saraceni to approve the site plan for Stewart's Shops located at 120 Oswego Road, Baldwinsville, dated June 5, 2015, subject to the following:

1. Handicap parking will be corrected to show 2 spaces.
2. Conditional upon all delivery trucks using the Henle Boulevard/Oswego Road corridor.
3. Dumpster detail on Page S7 corrected will be corrected to indicate a vinyl enclosure.
4. A set of G drawings will be attached to the S set of drawings.
5. A larger planting bed will be provided to encompass the sign.
6. An as-built survey of underground tanks and connections to utilities will be completed and provided.
7. The Applicant will obtain a DOT work permit.
8. The Applicant will make an effort to hide the gas vent within the landscaping.
9. Any utility modifications related to the water service are subject to the Village Engineer's report.

J. Schanzenbach will be the designated Planning Board liaison for this project.

OTHER BUSINESS

FOUR CORNERS OVERLAY

Chairman Pelcher noted that he had requested that Planning Board members meet for a work session to help move this overlay forward. M. Mazoway and M. Markham attended last Tuesday. They found there are a lot of problems with the sign code but there were not a lot of solutions discussed. Chairman Pelcher suggested they remove discussion of signage from the overlay and look to improve the code itself. This will enable the Board to complete the overlay and address the signage issues separately. The signage within this overlay is already subject to ARB Guidelines and review.

The meeting was adjourned at 10:15 p.m. The next meeting is scheduled for Tuesday, July 28, 2015.

Respectfully Submitted,

Susan A. LaQuay

Planning Board Secretary