

**VILLAGE OF BALDWINSVILLE
PLANNING BOARD MEETING MINUTES**

Monday, April 26, 2011, 7:30 P.M.

Approved 6/28/11

PRESENT: Dave Arthur, Acting Chairman
Larry Barnett
Jim Schanzenbach
Bob Scherfling
Nicole Schlater

ABSENT: Carl Pelcher, Chairman
Terrie King

ALSO PRESENT: Mayor Joseph Saraceni
Tim Baker, Village Engineer
David Jones, Village Attorney
Susan LaQuay, Board Secretary

GUESTS: Mr. James Trasher, PE, regarding Aspen Springs
Mr. Kevin Hanlon, regarding Aspen Springs
Mr. Dean Johnson, regarding 18 East Genesee Street
Mr. Larry VanDerBogart, regarding 18 East Genesee Street
Ms. Wendy VanDerBogart, regarding 18 East Genesee Street
Mr. John Harwood, regarding 18 East Genesee Street
Mr. Michael Chemotti, regarding 18 East Genesee Street

D. Arthur stated he will be Acting Chairman for this meet at the request of Chairman Pelcher, who will not be able to attend.

Upon motion by L. Barnett and second by B. Scherfling, that the minutes of the March 22, 2011 Planning Board meeting be approved as submitted. Motion passed.

OLD BUSINESS

Continued discussion/action regarding Aspen Springs – Zone Change Request

NEW BUSINESS

Discussion/Action regarding 18 East Genesee Street – Brookford Properties, LLC – Site Plan

Mr. Dean Johnson, Mr. John Harwood, Ms. Wendy VanDerBogart, and Mr. Larry VanDerBogart are present to address the board. Mr. Johnson noted that the façade improvements have already been reviewed and approved by the ARB. He states that 2/3 of the building will be a Dollar Tree and the remaining 1/3 will be a 2nd (as yet undetermined) tenant.

D. Arthur stated the Village has invested a lot of time and effort into developing this area as an overlay district and the area is addressed in the EDR study. He also is concerned about how changes to this site

will correlate to the Village Square plans. The owners of the site stated they have seen the plans for the Village Square and are very willing to work with the Village to be sure their sites line up and are complementary. D. Arthur stated he would like to see the section of the building with the 2nd tenant open up to the square. Mr. Harwood stated the façade is in the developmental state currently, but it is their plan to turn that corner off the front and open up the building on the western side. He stated they have spoken frequently with Mayor Saraceni and they see the development of the Village Square as vital to their tenants, especially to the 2nd tenant.

T. Baker reviewed a plan for the Village Square and stated they are looking for a way to connect parking lots using Denio Street. This would not be a high traffic road, but a connection between lots. He stated they would want to be careful not to close that off. Mr. Harwood stated he would want to be sure to keep an eye on their agreement with Dollar Tree regarding their delivery access, etc. D. Johnson stated he is concerned that drivers would need to be discouraged from driving behind the building. T. Baker stated this can be addressed with the radius and signage.

D. Arthur asked if they will need tractor trailer access. Mr. Harwood stated they would need this, but he does not feel it would be any more demanding than the Eckerd Store that was formerly in the building. D. Arthur stated he would like to see the Applicant work more with the Village Engineer and would like to see the traffic movement match up with that of the Village Square.

Mayor Saraceni noted that the Applicant is proposing 78 parking spaces and code requires 160 spaces. They Applicant will need to obtain a variance regarding this.

D. Johnson stated that the owner is willing to continue with site development, but needs to move ahead with the tenant and improvements to the building. He stated they will need to obtain a building permit. T. Baker stated he would need to see planning approval of the site plan and a variance for parking from ZBA before issuing one. Ms. VanDerBogart stated the tenant wants to be in by July 1st and she is concerned that the delay will result in them losing the tenant. D. Arthur stated the Planning Board will schedule a Special Meeting to try to accommodate their timing issues. He noted that the Planning Board cannot give contingent approvals. A special meeting will be held on May 10, 2011, the day after the ZBA meeting.

OTHER BUSINESS

Lock Street PDD/Overlay

Chairman Pelcher had provided D. Arthur with comments regarding a brainstorming session he had had with Jane Rice at EDR. B. Scherfling, N. Schlater, T. King, and Chairman Pelcher were present. D. Arthur reviewed these comments with the Board.

The meeting was adjourned at 9:00 p.m. The next meeting is a Special Meeting scheduled for Tuesday, May 10, 2011.

Respectfully Submitted,

Susan A. LaQuay

Planning Board Secretary