

**VILLAGE OF BALDWINSVILLE**  
**PLANNING BOARD MEETING MINUTES**  
**Tuesday, February 27, 2007, 7:30 P.M.**  
Approved 3/27/07

**PRESENT:** Chris Savacool, Chairman  
Dave Arthur  
John McFall  
Robin Augello  
Larry Barnett  
Edward Rock  
Russ Lucy

**ALSO PRESENT:** J. C. Engelbrecht, Village Attorney  
Dan Faldzinski, Village Engineer  
Susan LaQuay, Secretary

**GUESTS:** None

**REGULAR MEETING - 7:30 P.M.**

**APPROVAL OF MINUTES**

Chairman Savacool stated that some of the Board Members had not had sufficient time to review the minutes and, therefore, the approval of the minutes was postponed until March's meeting.

**OLD BUSINESS**

**Revisions to Aspen Springs Subdivision**

Chairman Savacool stated the Board has not received anything new from the Applicant and they will likely be on the next agenda.

**Discussion/Recommendations regarding East Genesee Street between Conroy's and Cole Muffler...**

Chairman Savacool stated this is a huge task for the Village. He suggested the Board set a time limit for tonight's meeting of an hour and a half. The first issue the Board will discuss is the overlay district for the four corners area and the south side of East Genesee Street from Conroy's to Cole Muffler. He noted drawings had been presented to the Village Board last Thursday and stated they could be of great help in the discussion regarding the future plans for the fire house property. These presentations are for plans for the eventual demolition of the firehouse and construction of a park area in its place. R. Augello and J. C. Engelbrecht were present at the Village Board meeting and stated the presentations were very impressive. Chairman Savacool stated that the Board should review the drawings as they are available for tonight's meeting and will comment on them regarding their recommendations.

The Board spent a significant amount of time reviewing the drawings. Chairman Savacool noted that some of the plans show Denio Street going all the way through and some have it ending at the park area. J. C. Engelbrecht stated that some students thought it should end so there would not be a road so close to the water. J. McFall stated he thinks capping it would be a good idea. R. Augello stated she is concerned that capping it will only allow for one ingress and egress. D. Arthur stated he feels that having Denio Street continue through the area would make it less pedestrian friendly and less of a park atmosphere.

R. Augello stated she preferred the designs that were less complicated and had more green space. Chairman Savacool stated that he feels that the plans that included parking to the side were less inviting as that would involve cars driving between lots. D. Arthur asked if the goal is more parking spaces or more park area? Chairman Savacool stated he does like the idea of more parking, but does prefer not to have the parking lot to the side where the trail will have to cross over the parking connection and cited safety reasons. D. Arthur stated he likes the open green space with varying elevations.

Chairman Savacool stated he would like the Planning Board agree to a list of recommendations to send to the Village Board. They are (including some discussion) as follows:

**Regarding Denio Street:** The Planning Board likes the idea of terminating Denio Street by capping it, but is concerned about the restrictions it may create.

L. Barnett stated he is concerned about capping Denio Street as that may make it difficult to eliminate curb cuts on East Genesee Street in the future. Chairman Savacool agreed, as it may make it difficult for cars to get in and around the area if there is essentially only one ingress and egress near Lock Street. D. Faldzinski stated that restricting egress from Denio Street with no left turn is not really in line with the master plan layout. He noted the EDR plan could be accomplished with several intermediate plans. D. Arthur felt this was a good suggestion and that it may be wise to not incorporate a through-road right away, but set aside space through the area for future connection.

D. Faldzinski noted that the plan for the firehouse property could be a good opportunity for the Planning Board regarding surrounding properties. If, for example, the B'ville Diner wanted to redesign in the future, the Board could require them to provide ingress/egress to connect to a future road (paper road) with the idea that they will terminate their curb cut to East Genesee Street. J. McFall noted it will be difficult initially to eliminate curb cuts. He noted Key Bank has two, Eckerd has two, the orthodontist office has one, Colonial Laundromat has two, the post office has two, etc. He suggested they could attempt to combine lots in the back to utilize one ingress and egress for multiple properties.

**Regarding parking:** The Planning Board recommends keeping parking in a contained area to maximize green space.

Chairman Savacool noted that many plans kept parking as it is presently and some plans added additional lots. The Board preferred the plans that added a third row of parking spaces to the existing lot as this still allows for a large area of green space while maximizing parking.

The Board felt that a parking garage would be cost prohibitive unless it was to be funded by a developer. The Board felt it would provide a limited number of extra spaces for such a large financial cost.

**Regarding water features:** The Planning Board recommends the use of a shallow, multipurpose water feature.

J. McFall liked the aesthetics a water feature would provide. J. C. Engelbrecht noted that there could be seasonal uses for a water feature and one plan shows a water fountain in the summer and an ice rink in the winter.

D. Faldzinski stated he prefers a fountain to keep the water moving.

D. Arthur asked if a water feature would create liability for the Village. J. C. Engelbrecht stated many municipalities have them and they should keep it relatively shallow, less than 24". He stated a wading pool is what many of the plans show. He feels a water feature will add a great deal of character to the area. D. Arthur noted that a skating rink would be an excellent idea with our long winters.

**Regarding the farmer's market:** The Planning Board recommends a meandering walkway lined by tents.

The Board felt that an open space rather than an enclosed market area is more desirable for many reasons. It will be less restrictive as vendor space could be added as necessary. It would also be less cost-prohibitive.

**Regarding the playground:** The Board recommends play areas scattered throughout, possibly canal-related play areas.

The Board felt that a formal playground area is not ideal. They liked the plan that showed a boat as it would relate to the canal. D. Arthur recommended using ballards, etc. for climbing to tie into the canal-theme of the play area.

**Regarding the monument:** The Board recommended incorporating the monument into the park area.

J. McFall also recommended displaying the old fire bell in the park as well.

**Regarding the trails/landscaping:** The Board preferred the trails going through the green space to be offset from the center to leave the green space more open. They also recommended the green space have varying elevations, leaving the large area of open green space more flat, but raise the elevation closer to the river.

Chairman Savacool noted that some plans have two trails and most dissect it in center. However, the Board did prefer that the trails be offset to provide more uninterrupted open space. The plans that show the trails through the center cut up the open space too much. Chairman Savacool stated they would need to be careful not to raise the elevation closer to the river so much as would interrupt the view of the river.

**Regarding restrooms:** The Board preferred the restrooms be located in an area that is easily viewable for safety reasons and suggested the structure follow the theme of the canal area (ex. a lock house).

Upon motion by J. McFall and second by E. Rock, the meeting was adjourned at 8:45 p.m. The next Planning Board meeting is scheduled for Tuesday, March 27, 2007.

Respectfully Submitted,

Susan A. LaQuay  
Planning Board Secretary