

VILLAGE OF BALDWINSVILLE
PLANNING BOARD MEETING MINUTES
Tuesday, May 27, 2008, 7:30 P.M.
(approved 9/23/2008)

PRESENT: Chris Savacool, Chairman
John McFall
Carl Pelcher
Dave Arthur
Don Cronk
Ed Rock

ABSENT: Larry Barnett

ALSO PRESENT:
Tim Baker, Village Engineer
Ron Carr, Village Attorney
Marie Giannone, Secretary

GUESTS: Paul Anderson – Anderson-Barney
Jason Kantak, TDK Engineering Associates, P.C.
Jim Nobles – NAPA
Joseph A. Mastroianni

OLD BUSINESS

The Shoppes at Baldwinsville Lighting, Landscaping and Site Plan Review

Mr. Jason Kantak was present to address the board. Mr. Kantak said they are looking for site plan approval for Phase 1, Buildings A & B. The latest site plans were handed out to the board members which Mr. Kantak said are the final engineering/construction documents for the project. Mr. Kantak said these plans were submitted earlier in the week to Mr. Tim Baker, village engineer. Mr. Baker's comments were submitted and incorporated in these plans. Mr. Kantak said there are two outstanding items that need to be resolved which are: two control structures for the stormwater management area and an offsite drainage swale.

Mr. Kantak said the two control structures for the stormwater management area will decrease the run off. Mr. Kantak said they decided on a clay liner which will be easier to maintain than asphalt. Chairman Savacool asked why type of maintenance is required for these clay liners. Mr. Tim Baker said with the addition of the stormwater quality system this will reduce siltation which has been a problem in the past.

Mr. Kantak said the profile for this swale goes all the way down through Conifer Village, rises about three feet, and backs up through the network. Over time, there has been no maintenance and siltation has

built up. Mr. Katak said they propose to clean this out, redefine the channel with clay lining as shown on the plans. Chairman Savacool as about the V notch as shown on the plans. Mr. Katak said as the water rises, the flow rate increases proportionately. Mr. Katak said the angle opening can be set to maintain a consistent flow but also raise it by putting a plate below it, lift or lower it to make sure a water level is maintained. Mr. Baker said they are working with the Mr. Katak to make a good faith estimate on what the size is and the notch should be. Mr. Baker said this is a definite improvement because, as of right now, there is nothing slowing down the water flow hitting the outfall structure. Dave Arthur asked who maintains this area. Mr. Katak said the property owner will maintain this area as well as all the infrastructure on the property. Mr. Baker said the Village only maintains the water lines. Mr. Baker said as far as the maintenance of the ponds and the decision to adjust the outfall, certainly the village would have some say in the property owner's right to discharge in the ditch a proportionate or reasonable amount over time, which gives them the ability to make sure they are holding back water as best they can. Mr. Baker said the village wants the pond to be low during dry periods and also want to have capacity so that when there is a runoff it fills up and then it drains back down to be ready for the next event. The question was raised if this should be reduced to writing. Mr. Baker said he did not think so as this is already in writing in the old agreement.

Dave Arthur asked if there were specifications for the clay liner. Mr. Katak said according to the Department of Transportation (DOT) the specs state 10 to minus 6 which is speed for the water moving through clay.

Chairman Savacool asked Don Cronk, a member of the ARB, if The Shoppes at Baldwinsville were given final approval at the ARB meeting on May 5, 2008. Don Cronk said Paul Anderson presented to the ARB the sample materials and a presentation was made to the ARB Board. The ARB approved the proposal as presented with stipulations that the aluminum store fronts would be blue to match the awnings, blue color gooseneck lighting and black free standing lights.

Chairman Savacool asked the board members if there were any other questions relating to the constructions plans. With no more comments and/or questions, the board moved on to the Landscaping part of the site plan.

Chairman Savacool asked Paul Anderson if there was anything new on the plan regarding the landscaping. Discussion followed on the spacing of plantings by the residential area. Dave Arthur said there needs to be tighter vegetation in the residential area. After discussion, Chairman Savacool and Paul Anderson agreed to maintain the existing plantings shown on the plans and plant a row of 7 to 8 ft in height arborvitae in the required spacing.

Chairman Savacool asked the board members and Ron Carr, village attorney, if there were any other comments/questions. Hearing none, Chairman Savacool said they have to go through the SOPR recommendation.

Dave Arthur asked about the sidewalk along the Downer Street area in front of the Rite-Aid store. Mr. Anderson said he spoke with the Rite-Aid owners and he said it was not the right time to bring the sidewalk issue up. Mr. Anderson said that putting in a sidewalk at that location would be cutting into the Rite-Aid parking lot, which opens up other issues.

Chairman Savacool asked if the Phase 2 requires a separate site plan. Chairman Savacool said through the PDD process the developer can put up certain buildings in certain locations. Mr. Baker said other than the construction of the buildings he did not envision anything else going in. Mr. Baker said that Mr. Anderson noted that they would be back before the board for slight modifications to the plan.

Dave Arthur and Ed Rock brought up the sidewalks on Downer Street and wanted to know if something could be done at this point to be sure this did not get lost in that the Planning Board wanted to have pedestrian access along Downer Street. Mr. Baker brought up that he is on the board for the Downer Street Advisory Group which is looking into pedestrian access along the Downer Street corridor. Mr. Baker said this group has thrown many ideas out and one of these ideas is the concept of widening a portion of Downer Street to create an additional lane. If that happens, the sidewalk that could be in on Downer Street could be taken out with the widening of the road. Chairman Savacool said he thought that through Mr. Baker being on this advisory board of the Downer Street Corridor it would be prudent for the Planning Board to step back and through Mr. Baker let the advisory group know that the planning board has concerns about that area. Chairman Savacool said if and when the Downer Street Corridor is developed that this could be incorporated into the other Phase of the site plan. Mr. Anderson said this should be reflected in the agreement in Phase 1.

Mr. Baker said a concern would be the placement of the signage. If the signage is placed too close to the road, it may have to be moved if a sidewalk is put in on Downer Street. Chairman Savacool said he wanted to be sure that the signage is placed at the correction location so that no additional expense is warranted because the signs have to be moved. Mr. Anderson said the site plan should be approved showing where the signage should be placed in anticipation of future condemnation.

Chairman Savacool read the resolution from the Onondaga County Planning Board dated April 8, 2008 Case No. Z-08-149 whereas the OCPB recommends the following modifications to the proposed action prior to local board approval of the proposed action:

1. The applicant must complete a traffic study to include access management to meet Onondaga County Department of Transportation requirements and submit it to the Onondaga County Department of Transportation, the Syracuse Metropolitan Transportation Council, and the Downer Street Corridor Study Advisory Group for approval; the applicant must complete any mitigation required by the Onondaga County Department of Transportation.
2. The applicant must development a lighting plan to ensure that no glare or spillover is allowed onto adjacent properties and the county right-of-way, and the plan must be approved by the Village Engineer.

The Board offers the following comments: Every municipal review provides the opportunity to improve community appearance, and the Village may wish to consider requiring the applicant to provide sidewalks for pedestrian traffic and some landscaping on site.

Chairman Savacool said from previous discussions the board disapproves and rejects this resolution for the following reasons:

1. A traffic study has been completed and was submitted by the applicant at the beginning of this process. Said traffic study indicated that the property could handle the traffic that would be

generated from the site and the streets that were affected would not be more adversely affected than they are already.

2. The lighting plan has been provided by the applicant and has been reviewed by the Architectural Review Board and Planning Board in the documents submitted May 27, 2008, said lighting plan Sheet No. PL-1, Phase 1 Construction Drawing.

Chairman Savacool said as for the comment the village is very much aware to improve community appearance, that it what the Planning Board has been doing all along, including providing sidewalks for pedestrian access and landscaping on site.

Chairman Savacool asked for a motion to reject the County's resolution based on the above stated reasons. **Motion carried.**

Chairman Savacool read the Environmental Assessment Form Part 2 Project Impact and Magnitude Section of the EAF and Mr. Baker answered the questions.

Mr. Baker asked if the State Environmental Quality Review (SEQR) is for the whole project or just Phase 1. Chairman Savacool said this is the SEQR form for the entire site. The record reflects that the EAF was completed for the entire site. Chairman Savacool said all of the items have been marked "no" and he asked the board to allow him to sign a negative declaration as it relates to The Shoppes at Baldwinsville for the Environmental Assessment Form. **Motion carried.**

Chairman Savacool asked for a motion to approve Site Plan for The Shoppes at Baldwinsville, Phase 1 Construction Drawings dated May 15, 2008 SP-1 with the following changes:

1. All stormwater management areas shall be clay lined
2. Stormwater management areas will be provided with an adjustable V notch outlet structure to allow for maximization of stormwater retention.
3. The developer will maintain the planting at the northeast part of the property abutting to the residential R-1 properties. The developer will add a row of arborvitae at a spacing of six feet on center at a planting height of 7 to 8 feet on the north side of the existing plantings.
4. The developer agrees to provide a sidewalk on their own property that abuts Downer Street as part of Phase 2 construction. The sidewalk will be installed according to specifications.
5. All engineering and legal fees will be paid by the developer.

Motion carried.

J. McFall	Yes
E. Rock	Yes
D. Arthur	Yes
C. Pelcher	Yes
D. Cronk	Yes
C. Savacool	Yes

NAPA Auto Parts - 74 & 86 State Route 31 – Joseph A. Mastroianni

Mr. Mastroianni is present to address the board. He presented updated plans to the board and said that more vegetation screening as buffers for the neighbors has been added. Mr. Mastroianni said they will plant 5 to 7 arborvitae in the area noted on the plans. The board members agreed to this type of planting.

Chairman Savacool asked Tim Baker if he had any other comments on these plans. Mr. Tim Baker said NAPA minimized the runoff water, reducing the size of the entrance and curb around the entrance way.

Chairman Savacool asked Mr. Ron Carr how does the board handle the issues of the easements and the restructuring of the property lines. Mr. Baker answered. He said there are two separate properties at this time. The property lines will be moved between them. The parcel that is losing property will not be a non conforming lot. It will remain a conforming lot. The parcel that is gaining the property is non conforming and even with the added parcel, will still remain non conforming but much better.

Mr. Carr said previously they had talked about whether this would be resubdivision or realignment. Mr. Carr said all that is needed is the deed that shows the new property lines and access easements and reciprocal parking.

Mr. Baker asked if a new deed will be recorded for the property that is getting additional land incorporating the existing parcel with the new piece of parcel. Mr. Mastroianni said yes that a new deed would be recorded for that parcel also. Mr. Baker said this will incorporate it into one future parcel so there is no question who owns it and which piece it goes with. Mr. Baker said as far as the parcel that is losing land, once the land is deeded over, it does not matter because it is reflected in the new deed. Mr. Baker said it would be a good idea to put the easements on the deed.

Mr. Carr asked if the county will require mapping. Mr. Mastroianni said he would check into this.

Chairman Savacool said they received from Onondaga County Planning Board the resolution for a site plan of James Nobles/NAPA Auto Store for the property located at 74 East Genesee Street, Case No. Z-08-206 dated May 20, 2008. The resolution states:

“The applicant must complete a traffic study to meet New York State Department of Transportation requirements and submit it to the New York state Department of Transportation for approval; the applicant must complete any mitigation required by this department.”

Chairman Savacool that this has been talked about previously regarding traffic studies and he said he finds this ridiculous that a traffic study is needed for every site plan review. Chairman Savacool that the site plan shows that a curb cut will be reduced from two to one which is in itself an improvement.

Chairman Savacool asked for comments from the board. Discussion followed. John McFall asked if the board had to answer the county’s recommendation. Chairman Savacool said yes. Mr. Carr said from the discussion the board could entertain a proposal to override this county resolution by a supermajority vote.

Chairman Savacool asked for a motion to reject the Onondaga County Planning Board’s Resolution for the reasons stated previously. **Motion carried.**

Chairman Savacool asked the board members to mark their site plan documents in the Revision Section to reflect the change as follows: "**Rev. #2 dated May 27, 2008 add vegetation**".

Chairman Savacool read the State Environmental Quality Review (SEQR) Full Environmental Assessment Form, Part 2.

Chairman Savacool asked for a motion to sign the Full Environmental Assessment Form, a negative declaration that there are no impacts that adversely affect the site. **Motion carried.**

Chairman Savacool asked for a motion to approve the Site Plan for NAPA Auto Store, 74 & 76 State Route 31, Site Plan Revision Dated May 27, 2008 , handwritten and marked by Joseph Mastroianni and Chairman Savacool , contingent on the plantings in the southern part of the plan above the residential community (names of residences noted on the site plan), 5 to 6 feet in height of arborvitae plantings, and also contingent upon the review of village attorney of the deeds with the property line descriptions for both properties as well as easements and reciprocal parking for both properties, as well as the approval of the Architectural Review Board (ARB) . **Motion carried.**

Motion to adjourn meeting at 9:22 P.M. **Motion carried.**

Next Planning Board Meeting is scheduled for June 24, 2008. Planning submission deadline is June 10, 2008.

Respectfully submitted,

Marie Giannone
Planning Board Secretary