

VILLAGE OF BALDWINSVILLE
PLANNING BOARD MEETING MINUTES
TUESDAY, May 25, 2010 at 7:30 p.m.

PRESENT: Carl Pelcher, Chairman
Bob Scherfling

Larry Barnett
Dave Arthur

Also Present: Ron Carr, Village Attorney
Marie Giannone, Secretary

Motion to approve minutes of April 27, 2010 by Larry Barnett, seconded by Jim Schanzenbach. Motion carried.

Sonbyrne Sales, Inc.

Mr. Christian Brunelle, Vice President of Sonbyrne Sales addressed the board.

Mr. Brunelle passed out to the board members a revised site plan. Chairman Pelcher asked Mr. Brunelle that in the future, all site plans must be given to the board two weeks before the meeting so that the board has time to review the plan.

Mr. Brunelle gave a quick overview of the project:

- ✓ Will reuse Wacky Wyatt's building on the corner of Rt. 31 and Spruce St.
- ✓ 1.3 acres
- ✓ 83 ft along Rt. 31
- ✓ 440 ft along Spruce St.
- ✓ The leased liquor store within the premise will stay.
- ✓ Drop six (6) fuel pumps in front of store
- ✓ Parking spaces along front of building
- ✓ Pumps will be facing Wacky Wyatts
- ✓ Variance for parking spaces will be needed
- ✓ Fifty-seven parking spaces required, but thirty (3) is needed.

Mr. Brunelle referred to diagram CP (1 of 1) "Required" and "Provided" Section for clarification.

Twelve stalls under the canopy part of the 57 spaces.

Mr. Brunelle referred to the package that showed the lighting designs. Chairman Pelcher said a concern would be the lighting as it faces residential property on Spruce Street. The lighting package was briefly reviewed by the board.

Mr. Brunelle said right now 98% of the lot is asphalt, with Byrne Dairy there will be only 17% asphalt.

Mr. Brunelle said he is going to meeting with DOT on May 27, 2010 for full access, 24 ft driveway, with two defined drives on Spruce St.

Chairman Pelcher asked if SonByrne Sales will own property. Yes.

Mr. Brunelle said the liquor store will have the same entrance and that side parking on Spruce Street will be maintained.

There is no sidewalk on Spruce Street and this is something the board will address under site plan review.

Chairman Pelcher asked the neighbors present from Spruce Street for their comments. Their concerns are:

Lighting (neighbor lives on the corner)
Traffic
Centro Bus Stop

A neighbor had a concern about the closeness of the fuel pumps to the location of the train tracks. Chairman Pelcher will look into this.

Discussion on tanks vents in center columns.

Distance of tanks to railroad tracks is 110 ft.

Mr. Schanzenbach asked about curb cuts on Spruce Street. There are no curb cuts right now on Spruce Street. This will be taken up under site plan review.

Mr. Schanzenbach said under no. 2 the 20 ft is just barely made. Mr. Brunelle said that is a marketing reason not to spin the canopy 90 degrees. Mr. Brunelle said they do not have to go for a variance for the canopy because the canopy is not a principal building, but an accessory structure. Mr. Schanzenbach asked the Chairman to look into this.

Mr. Schanzenbach asked if Spruce Street would be "exit only". Mr. Brunelle said he would know more after the meeting with DOT on May 27, 2010. Mr. Barnett said there could be an exit only with right turn only because of heavy traffic.

Chairman Pelcher asked the board if they had any more questions. None.

Chairman Pelcher closed the discussion with the following items on this project for further review:

- Spruce Street – huge curb cut
- Redoing overlay districts in the village including Build to Lines (next overlay district to be done will include Wacky Wyatts property)
- Sidewalks

➤ Screening for neighbors on Spruce Street

Chairman Pelcher asked if there were any more questions. Mr. Scherfling asked what size trucks will be making deliveries to the Byrne Dairy Store. Mr. Brunelle said they have their own trucks and these are the same trucks seen making deliveries at the Byrne Dairy store in Baldwinsville.

Mr. Brunelle said the store will be open 24/7.

Question asked if there is a snow removal plan. Mr. Brunelle said they are not opposed to removing snow from the property.

Mr. Jeff Smith, neighbor on Spruce Street, asked what happens next. Chairman Pelcher said for the neighbors to keep in touch with village hall to see when Sonbyrne Sales will be on the planning board agenda. Chairman Pelcher said Sonbyrne Sales has not put in an official site plan.

Mr. Brunelle asked for a recommendation from the planning board to the village board for a special use permit.

Mr. Carr said this is a permitted use subject to special use permit and subject to site plan layout and approval. The village board is looking for the planning board's comments and/or recommendation concerning those issues. Mr. Carr said for instance, there may be site plan issues in any type of proposed development that may have an impact on the consideration of the issuance of a special use permit. Mr. Schanzenbach said the code is specific as to what elements to look for in granting a special use permit. Mr. Schanzenbach said one of the pre conditions is all curb cuts are no more than 30 ft in length and do not break into intersection radii. (72-27 B7). Mr. Brunelle said this will be addressed during the planning board review of the site plan.

Brief discussion on SEQR which will be done by village board.

Brief discussion on curb cuts. Mr. Barnett suggested getting rid of the seven parking spaces on Spruce Street. He said these spaces back up into the street. Mr. Barnett said part of the EDR project was to take parking away from the street. He said in all good conscience to stick with the vision, this does not fit (referring to Spruce Street parking).

The planning board determined that after the preliminary review of the concept design of the project, Sonbyrne Sales, meets the basic requirements for a special use permit in the Village of Baldwinsville, with the exception of area of concern, 72-27 B7 curb cuts, northeast driveway on Spruce Street.

Parking Issues Chairman Pelcher reported that he and Mrs. Schlater attended a meeting last week with shareholders from Oswego Street, E. Genesee Street, B'ville Diner, Sheehan's and Baker Real Estate. The purpose of the meeting was to discuss the new village square and parking. There will be a loss of seventeen (17) parking spaces in the new village square location. Mrs. Schlater said two businesses volunteered to help with the parking survey and also in getting the word out.

East Genesee Business Overlay District

The board reviewed the latest draft of the East Genesee Business Overlay District. Changes made:

Word "should" in document will be changed to "shall"

No. 1 second paragraph "will be more buildings and less vacant spaces" changes to "facilitate density or more in fill"

Change commercial to business entities

No. 1 third paragraph all "for" all shareholders

3b. "Building" change to Buildings, take out "the" Virginia

3b. third line take out "a" consistent

3b. add "to line" after the word build

3b. Sidewalk changed to 60 inches wide

3c. Add "s" to Building

3c. Add Street to East Genesee

3c. Add "d" on place

3c. Add Street to East Genesee

3c. Take out "Entrances on other side of the building are optional". Replace with "at least one public entrance on East Genesee Street"

3d. Add Street after Genesee

3d. Take out (minimum of 3', not to exceed 4')

3di. Replace "would" with "shall" in last sentence

3di. Redo numbering of I, ii, iii, etc.

3diii. Replace "may" with "shall" and add "area" after floor

3div. Replace "shall" with "that defines the setback shall be a minimum height of 3 ft, not to exceed 4 ft".

3e. Question on "licenses"

3f. Take out "facing"

3g. Last sentence add period

3i. Electrical (small e)

3i. Capitalize "b" in board

3i. Add comma after enclosures in last sentence and change "As" to "as"

3k. Questions and discussion on "commercial" or to use "business". Decided to use "non residential"

3k. Change height to 8 ft. from 6 ft.

4. Capitalize "b" in board

4a. Add Street to East Genesee, Virginia

4a. Change "will" to "shall" be reduced

5. Change to "Appeals for use and density variances shall be made"

Chairman Pelcher said he will make these changes to the overlay district plan so that the board can review it prior to the next planning board meeting.

Brief discussion followed on the NAPA building. Chairman Pelcher said he would talk with Tim Baker on the HVAC system on the building and the driveway radius.

Meeting adjourned at 9:40 p.m. Next planning board meeting is scheduled for Tuesday, June 22, 2010 at 7:30 p.m.

Respectfully submitted,

Marie Giannone
Secretary - Planning Board