

VILLAGE OF BALDWINSVILLE
PLANNING BOARD MEETING MINUTES
Tuesday, October 15, 2013 7:30 P.M.
Approved 1/28/2014

PRESENT: Carl Pelcher, Chairman
Dave Arthur
Terrie King
Mace Markham
Bob Scherfling
Nicole Schlater

ALSO PRESENT: Stephen Darcangelo, Village Engineer
Susan LaQuay, Board Secretary

GUESTS: Mr. Mark Murphy (regarding McHarrie Towne Phase 3)
Mr. Kurt Hackwelder (regarding McHarrie Towne Phase 3)

The minutes from the September 24, 2013 meeting will be reviewed/approved at the regularly scheduled October meeting.

OLD BUSINESS

Discussion/Action regarding Phase 3 – McHarrie Towne Expansion Concept Plan

Mr. Mark Murphy and Mr. Kurt Hackwelder are present to address the Board.

Chairman Pelcher stated the Board has received SOCPA resolutions OCPB Case # Z-13-278 (Site Plan) and OCPB Case # Z- 13-279 (Zone change) regarding McHarrie Towne Expansion. Both resolutions included recommended modifications. Chairman Pelcher explained that a modification is stronger than a comment and a supermajority would be needed to decide against a modification. He stated he has received emails from the Onondaga County DOT and the New York State DOT stating the modifications have been met. He has requested them on letterhead. Chairman Pelcher noted there are also some comments from SOCPA stating the municipality or applicant should contact the Department of Water Environment Protection to determine sewer availability and capacity. Chairman Pelcher stated he is aware that the Applicant has done this, but suggested the Village do so as well. Stephen Darcangelo stated he has spoken with them about it and they have not raised any issue regarding this. Chairman Pelcher stated the second comment on the SOCPA resolutions encouraged sidewalks within the development.

Mr. Murphy thanked the Board for scheduling a special meeting. He stated they will consider sidewalks as a theory, but stated that they have had a neighborhood here for 17 years and it is a very safe neighborhood even without sidewalks. There are no busses or transportation going into that neighborhood. There is a sidewalk that connects to Canton Street on Riffs Drive, which is the only place a sidewalk is really needed. Mr. Murphy stated the project could not accommodate the cost of sidewalks. D. Arthur noted that most neighborhoods/developments do not have sidewalks and, while he believes they are good, he does not believe they are a necessity, particularly in this situation. He believes it is a good comment to consider. Mr. Murphy noted that Sun Meadows does not have any sidewalks.

Stephen Darcangelo noted that the only roadways in McHarrie Towne without sidewalks are the private roadways. The public road has a sidewalk. Chairman Pelcher noted that the property is a PDD as well and he spoke with the County and he did not get the impression that they were very concerned about this issue.

T. King asked how the residents get to the community center. Mr. Murphy stated that some drive, but many do walk. N. Schlater stated she feels it would be preferable to have sidewalks, but acknowledges that this neighborhood is small and the public roadways do have sidewalks.

Chairman Pelcher put forth a resolution to accept the *site plan* for McHarrie Towne expansion dated August 13, 2013. Included in his resolution are the modifications proposed by the Onondaga County Planning Board.

Upon motion by M. Markham and second by D. Arthur to accept the resolution for approval of the site plan as stated above.

Motion carried 6:0.

Vote: N. Schlater – Yes

D. Arthur – Yes

Chairman Pelcher – Yes

T. King – Yes

M. Markham – Yes

B. Scherfling – Yes

Chairman Pelcher put forth a resolution to provide a *recommendation to the Village Board* recommending that they *amend the existing PDD* to reflect that which is shown on the approved site plan.

Upon motion by D. Arthur and second by M. Markham to accept the resolution for recommendation to the Village Board to amend the PDD as stated above.

Motion carried 6:0.

Vote: N. Schlater – Yes

D. Arthur – Yes

Chairman Pelcher – Yes

T. King – Yes

M. Markham – Yes

B. Scherfling – Yes

Mr. Hackwelder asked if the site plan approval includes the extension of Rifts Drive and the utility easements. Chairman Pelcher stated if they are on the site plan than they are included. Stephen Darcangelo stated the Village still reserves the right to talk to them about details regarding the water mains, etc.

Bob Scherfling will be the Planning Board liaison for this project.

The meeting was adjourned at 7:50 p.m. The next meeting is scheduled for Tuesday, October 22, 2013.

Respectfully Submitted,

Susan A. LaQuay
Planning Board Secretary