

Village of Baldwinsville Planning Board

Tuesday, August 23, 2022 @ 7:04 P.M.

Approved 7:0

PRESENT:

John Tonello, Chairman
Terrie King
Chris Greer
Mike Mazoway
Mark Jenkins
Kevin Hamilton
Donna Freyleue
Johanna Bock

ALSO PRESENT:

Jamie Sutphen, Village Attorney
Gregory Sgromo, Village Engineer
Mary Augustus, Board Secretary

Guests:

Shauncy Maloy, Passero Associates Engineering
Audrey Farwagi, Christopher Community, Inc
Justin Mirando, CDS Life Transitions, Inc.
Elizabeth Bernardin
Richard Bernardin
James Trasher, CHA
Nate Collins

Pledge of Allegiance

Motion by Mr. Jenkins Planning Board Minutes as written from July 26, 2022,
second by Mr. Greer. ***Carried 7:0***

104 Smokey Hollow Rd.- Christopher Community-site plan

Mr. Tonello explained that Mr. Shauncy Maloy and Ms. Audrey Farwagi regarding LaMardre Landing were present this evening with a revised site plan for 104 Smokey Hollow Rd. He stated during the Planning Board meeting on July 26, 2022, there were concerns from the Board members and residents regarding the proposed submitted site plan by Christopher Community. Christopher Community, Inc. has submitted 3 options of lay-out for this project to the Board prior to this meeting tonight. This evening's meeting the developer has revised the site plan taking into consideration the issues addressed in the previous meetings. Our Village engineer, Mr. Greg Sgromo has presented the Board with a letter with some questions. Mr. Tonello continued to explain this project is a 52-unit facility to house adults from age 18 and up with disabilities. He feels the developer has considered much of the issues and concern from the Board and the residents to present this updated site plan.

Mr. Maloy from Passero Associates Engineering Architecture addressed the Board. He introduced Ms. Farwagi with Christopher Community. Mr. Maloy explained the changes in the updated site plan, he was not at the last meeting,

but Mr. Cox was and at that time presented 2 options for the site plan. Mr. Maloy stated they have kept the parking lot to the South side of the building instead to the North as original submitted. They are closer to St. Mary's Apartments to give a larger buffer to the back side of the building to be further away from the neighbors on Edgewood Drive. There will be a 50-foot buffer from the building to the neighbors, where the original site plan was 10-feet. The rear of the building will have less lighting and they will not have to remove as many trees. Where the remaining trees are sparse, they will plant more trees. There will be a 6-foot vinyl fence along this area. Mr. Maloy explained the building itself will act as a buffer from noise for the neighbors. He stated with the position of the parking lot to the South would make for better excess for fire control at LaMardre Landing as well for St. Mary's Apartments. Passero Association Engineering did have a wetland survey done, they found a very extensive wetland area and due to this information, they removed the proposed walking trail that originally was in the site plan. They did a hydrant-flow test, there is sufficient flow to service this project. They also did a soil test of the area and the soil there is great. All the storm water will go out to Smokey Hollow Road, so we do not send more storm water into the wetlands. There is a sanitary connection on their side of the road, which will make it easy to connect to and there will not be any disruptions to the street. Mr. Maloy stated that they will have pedestrian sidewalk to the road as suggested.

Mr. Greer asked about the lighting on the North side of the building, Mr. Maloy stated a plan for the lighting has not been done yet. Mr. Humphrey asked if they were actual balconies on the site plan? Ms. King stated they are Juliette balconies.

Ms. King asked if the fire department reviewed the "turn around" on these plans? Ms. King stated there are times the fire department has concerns regarding responding to a possible fire between two building so close together. Mr. Sgromo stated the fire department should have an input pertaining to these issues. Ms. King would like the fire department to sign off and Mr. Maloy stated they would be glad to work with them. Mr. Sgromo did like the site plan presented this evening better than the ones in the past.

Mr. Tonello asked if the two (2) parcels were owned by Christopher Community. Mr. Sgromo advised that even with the same owner of these properties there should be an easement established just incase one of the properties was sold in the future.

Mr. Jenkins questioned the placement of the dumpster area that it is only 30 feet from the neighboring properties, would there be a location further away? Mr. Maloy explained there is consideration in the location of the dumpster, it cannot be placed too far away for the residents placing trash in this area. Garbage trucks need access to empty the containers. Mr. Maloy stated there is a vinyl enclosure around the area. Mr. Jenkins suggested to possible move it to the East side of the building. Mr. Maloy explained if it was moved to that location, it would be on a neighboring property. Even though Christopher Community own both properties one or both parcels could be sold at some point. Ms. Farwagi stated that the trash at St. Mary's Apartments is picked up twice a week.

In Mr. Sgromo letter dated August 23, 2022, to the Board he suggested where the trees were removed towards the neighbors to the North, they should berm-

up that area 3-feet or so before planting the new trees.

Ms. Sutphen explained to the Board that they could set a Motion for Public Hearing this evening for the next Planning Board meeting, although not required. She continued to explain that there truly is not a PDD (Planned Development District) until there is an adopted site plan approval by the Village Board. The Public Hearing will give the surrounding property owners their chance for input and for the Planning Board to have their final input and referral to the Village Board. The Village Board will also have a Public Hearing to adopt this PDD into law. Mr. Humphrey reminded Mr. Maloy that the Board will require a lightning plan. Lights cannot spill over to adjacent properties.

Motion by Mr. Mazoway to hold a Public Hearing for the LaMardre Landing project located at 104 Smokey Hollow Rd on September 27, 2022, at 7:15pm second by Ms. Freyleue.

Carried 7:0

Mr. Tonello clarified that for a Public Hearing interested parties can write in their comments as well as attend the Hearing in person.

Motion by Mr. Mazoway to declare the Planning Board lead agency in the LaMarde project located at 104 Smokey Hollow Road second by Ms. King.

Carried 7:0

Ms. Sutphen, Village attorney requested from Mr. Maloy to submit the long EAF (Environmental Assessment Form).

19 Phillip Street project

Mr. Tonello reviewed this application, it is 140-unit townhouses constructed in 2 phases, 70-units each phase located at 19 Phillip Street currently zoned as R-1. Mr. Tonello explained the Village Board is requesting a recommendation regarding the zone change for this property. Mr. Tonello stated much like the 104 Smokey Hollow project he feels this is better being zoned as a PDD. After the Planning Board gives the recommendation to the Village Board, the Village Board has the ultimate decision for a zone change. Mr. Tonello stated we received a recommendation from Onondaga County Planning Board dated July 27, 2022, case #Z-22-202. A Traffic Review was submitted by the applicant completed by GTS Consulting dated June 26, 2022. Also, Dunn & Sgromo Engineers, PLLC, our Village engineers have submitted 2 letters of comments 1, dated June 22, 2022, regarding the plans for 19 Phillips Street and the second dated August 23, 2022, pertaining to the Traffic Review.

Mr. Tonello continued to discuss the site plan submitted, the only change from the original plan is a club house has been placed to a different location. Mr. Tonello told the Board he has requested information from the Town Assessor regarding the assessment of the property. As follows:

- Full market value based on 140-units is 8 million, 70 units is half at 4 million
- Based on twenty (20) single family homes, average price of \$350,00.00, full market value is 7 million.

A request regarding water availability from the Village Water Department, Mr. Sgromo explained there was no immediate crisis, but he feels an in-depth study should be done. Mr. Sgromo explained this development would not overextend the water supply but in the future with development in the Village new water supplies should be considered. Mr. Humphrey stated there is 513 dwellings either proposed or approved at this time in the Village. Mr. Sgromo stated based on 513 additional dwelling in the Village would increase the water supply by 5-10 percent.

Mr. Mazoway stated the Traffic Report that was done by the developer and submitted was not accurate, based on the fact it was done on the last day of school, he's concerned this report a "short term snapshot" to the true traffic issue in this area. Mr. Mazoway is not sure of attendance for school that day. The school officials did say they had 95 percent attendance on that day. Mr. Tonello said he has asked the Village for an overall traffic study be done of the entire Village. There is truly a traffic issue in the Village. Mr. Tonello stated there was a meeting with the school board last week and they are receptive to mitigate the traffic issues. Many parents are dropping their children off to school and traffic on Oneida street is many times backed-up to the railroad tracks. The school are talking with parents and trying to come up with solutions to prevent traffic issues. They have even considered a second entrance, in fact the school would like 4 entrances, they do have options. Mr. Tonello feels other than peak school hours there is an impact of excessive traffic throughout the Village. Ms. Freyleue asked Mr. Sgromo how much higher the trip generation was, Mr. Sgromo stated about 25-30 percent.

A letter from Assemblyman 129th District, Mr. William Magnarelli dated July 19, 2022, stated affordable and assessable housing continues to be in great need in Central New York such as this 19 Phillip Street project. Mr. John W. Mannion 50th District sent a letter dated My 12, 2022, stating his support for CDS Monarch's proposed development of 19 Phillips Street. He also stated this type of housing is highly necessary, improving lives of individuals with disabilities.

Mr. Trasher, from CHA Engineers explained they were pro-active in the traffic study. When the application was submitted to the Village, we assumed a traffic study would have to be done, so we had one done. Mr. Trasher reached out to the County DOT & State regarding the traffic study to confirmed what information would be needed for the study. He continued to say they only had 3 days after the application was submitted to have the study done before the end of school. Mr. Trasher understands there is issues with traffic in the Village but feels much of it is generated by the school. He does not think the increase in traffic warrants a stop sign to a traffic light. Many parents drive their children to elementary school and many students drive themselves. He thinks this is an overall issue in the Village, not just from their proposed project. Mr. Trasher is hoping for a positive referral. They will work with the Board to do what studies are necessary to proceed with this project.

Motion by Mr. Tonello to recommend to the Baldwinsville Village Board to change the current zoning for 19 Phillips Street from an R1 to a PDD (Planned Development District), second by Ms. Freyleue.

Carried 7:0

A copy of the Recommendation Letter to the Village Board is attached to these Minutes.

Mr. Humphrey stated this location was zoned as a PDD at one time. The site plan at that time never moved forward and the Village Board decided to take it back to a R-1 zone.

Mr. Tonello explained over long term to have a PDD it will most likely give the Village good planning and developmental options for this parcel. He stated that the school district certainly has the capacity and has stated they can handle an increase of enrollment. Mr. Tonello stated to keep this area zone as an R-1 would likely to keep it undeveloped.

Ms. King state it is important for the Planning Board to be custodians for the Village, the PDD gives the opportunity for the Planning Board and the developers to work together. Ms. King asked if this proposed project would have to go in front of the Architectural Review Board? Mr. Humphrey stated the PDD should go to ARB for final approval.

82 E. Genesee-B'ville Supply

Mr. Humphrey email Mr. Tonello with information regarding a gate and handicap ramp for B'ville Supply located at 82 East Genesee Street. Mr. Humphrey wanted input from the Planning Board before proceeding. Currently B'ville Supply uses an "A frame" and a chain across the entrance to the business, they would like a steel gate made from 2 bars that opens and closes for non-business hours. They also would like to replace the stairs into the business with a handicap ramp. Mr. Humphrey stated the ramp would be as wide as the current steps, a 1:12 pitch and it will not disturb any parking spaces. Mr. Tonello stated the gate could not be locked in case of a fire. He feels this should be handled by administrative and it is not necessary to be approved by the Planning Board. Ms. King agrees Mr. Humphrey can over see the project.

Motion by Ms. King to adjourn the meeting at 8:28p.m. second by Mr. Jenkins

Carried 7:0

Respectfully Submitted,

Mary E. Augustus

Mary Augustus, Planning Board secretary