



Village of Baldwinsville Planning Board

Tuesday, September 27, 2022 @ 7:03 P.M.

Approved 7:0

PRESENT:

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

Johanna Bock was unable to attend this evening’s meeting

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
- Patrick Pinkerton, CDS Life Transitions, Inc.
- James Trasher, CHA
- Elizabeth Bernardin
- Richard Bernardin
- Mark Baker
- Don Freeto
- Virginia Dieterle
- Kelly Coomey
- Mike Coomey
- Sally Patterson

Pledge of Allegiance

Motion by Mr. Mazoway to approve the Planning Board Minutes as written from August 23, 2022, second by Ms. King

Carried 7:0

104 Smokey Hollow Rd.- Christopher Community-LaMadre Landing

A Public Hearing called to order by Chairman Tonello.

Public Notice read as follows:

For Publication in Baldwinsville Messenger on September 14, 2022

PLANNING BOARD
 VILLAGE OF BALDWINSVILLE
 NOTICE OF PUBLIC HEARING

Please take notice that the Planning Board of the Village of Baldwinsville will be holding a Public Hearing on Tuesday, September 27, 2022, at 7:15 p.m. (local time) at the Village Hall, 16 West Genesee Street, Baldwinsville, New York relative to an application for a proposed multi-family housing in the Planning Development District (PDD) located at 104 Smokey Hollow Road consisting of a 29,600 square foot two-story assisted living apartment building with 52 units. The first floor is occupied with 16 one-bedrooms units and 8 two-bedrooms units. The second floor is occupied with 19 one-bedrooms units and 9 two-bedroom units. Secondary uses include parking lot patio and recreational space.

The plans are on file at the Village Codes Office of the Village of Baldwinsville and are available for public inspection during normal business hours. All parties will be heard at the above time and place.

Mary Augustus
Code Enforcement Office
Village of Baldwinsville
September 28, 2022

Residents notified by mail:

Cory & Renee Smith
2 Edgewood Dr.
Baldwinsville, NY 13027

Virginia Dieterle Trust
Meegan & Erin Metallo
14 Edgewood Dr.
Baldwinsville, NY 13027

Bonnie Tucci
21 Overbrook Lane
Baldwinsville, NY 13027

Elizabeth Meyer
4 Edgewood Dr.
Baldwinsville, NY 13027

Marcel & Mary Lutz
16 Edgewood Dr.
Baldwinsville, NY 13027

Donald & Judy Purdy
19 Overbrook Lane
Baldwinsville, NY 13027

Allan Brown
6 Edgewood Dr.
Baldwinsville, NY 13027

George & Joyce Ramseyer
18 Edgewood Dr.
Baldwinsville, NY 13027

Patrick & Donna Pacini
17 Overbrook Lane
Baldwinsville, NY 13027

Michael & Kelly Comey
8 Edgewood Dr.
Baldwinsville, NY 13027

Joseph Cellini
20 Edgewood Dr.
Baldwinsville, NY 13027

Steven & Brenda Bochino
89 Smokey Hollow Rd.
Baldwinsville, NY 13027

Richard & Elizabeth Bernardin
10 Edgewood Dr.
Baldwinsville, NY 13027

Jeffrey & Jennifer McCard
24 Edgewood Dr.
Baldwinsville, NY 13027

Nichlas & Amanda Delcostello
99 Smokey Hollow Rd.
Baldwinsville, NY 13027

Nicholas & Doris Jarvis
12 Edgewood Dr.
Baldwinsville, NY 13027

Linda McComb
23 Overbrook Lane
Baldwinsville, NY 13027

William & Heather Weiler
101 Smokey Hollow Rd.
Baldwinsville, NY 13027

Public Hearing open to public at 7:09pm.

Mr. Bernardin, 10 Edgewood Dr. addressed the Board. He thanked the Board for the opportunity to speak. Mr. Bernardin stated that there has been previously discussion regarding preservation of the hedge row to the North. He is concerned that none of the natural barrier will be maintained based on the current site plan. There are a couple of flowering Crab Apple trees, Lilac bushes, and a 50-foot red Maple he hopes would remain after the area is cleared as part of the natural barrier. Mr. Bernardin stated there is a proposed 6-foot fence to be install between the properties. He would like to have an 8-foot fence placed there instead of a 6-foot fence for more privacy. Mr. Bernardin asked at what stage of construction would the fence be installed and where would it be located? He thought the Code required 1-foot set back off the property line. He would like it confirmed the parking lot was going to be a 30-foot set back, stating he would like it as far back as possible between his property line and the facility. Mr. Bernardin asked if the start time for construction of the project was Fall of 2022 or Spring of 2023? He thanked the Board for their time.

Mr. Don Freeto, 23 Overbrook Lane stated there are wetland to the East of the proposed construction. He asked if there is anything that could be done to help with the drainage in that area. Mr. Freeto explained there is standing water, and the mosquitoes are awful. He thought possibly during this construction drainage from the area would make residents much happier.

Ms. Kelly Coomey, 8 Edgewood Dr. addressed the Board. She explained that the 50-foot tree Mr. Bernardin spoke about is in her back yard. She explained if that tree is compromised in any way it will take out her house. Ms. Coomey stated she has read the Minutes from previous meeting, and it stated that drainage would be routed out to Smokey Hollow Road. She has concern about the drainage, the area has flooding issues already and her basement floods every year. Ms. Coomey continued to say any more storm water not draining properly would add to an already existing problem. She agrees with Mr. Bernardin regarding the installation of an 8-foot fence and keeping as much of the greenage that is already there.

Ms. Virginia Dieterle, 14 Edgewood Dr. addressed the Board. She stated there is a utility "right-away" to left of her house that was established when St. Mary's Apartments were built. Mr. Dieterle asked if this was going to be utilized? And if it is will it be underground or will poles be used?

Mr. Tonello asked if there were any written comments sent in by mail? Ms. Augustus stated, there were not.

Chairman, Mr. Tonello closed the Public Hearing at 7:16pm.

Mr. Maloy explained that the Board has packets that were submitted by Christopher Community but offered to review and answer question presented by the residents. Mr. Maloy stated they will only remove as many trees that is necessary for the project and preserving as much as they can. He continued to explain they want to have a 50-foot buffer between resident's property and the constructed building. The dumpster has been moved and the parking area to continue to preserve the buffer. There is an area without many existing trees, the plan is to have additional landscaping planted there to fill that area in. He stated that a berm will be added to give height to the newly planted landscape. Mr. Maloy said that this building is only 2-stories, not much different than a home being built. He reminded the residents that the parking lot was changed to the South side of the building unlike the original plan to have the parking lot to the North in order to maintain a good buffer for lighting and noise. Mr. Maloy after talking to the Village Engineer decided to add a bioretention area to the South which has an over-flow. He stated this was placed to the South end as far away as they could, which should mean that any water should not be seen coming out of it unless there is an awful rainstorm. The retention area has specs to handle a 100-year storm. Mr. Mazoway asked if the berm between the properties will spill rainwater onto the resident's property, Mr. Maloy stated it would in fact hold back storm water and slow it down to give more time for the water to be absorbed.

Ms. Farwagi stated the construction of this project will not occur until Summer or Fall of 2023.

Mr. Sgromo stated there is nothing on the site plan to suggest the utility "right-away" will be used in this project, Mr. Maloy agreed.

Mr. Maloy said the construction of the fence could be moved up in the construction phase. Mr. Humphrey stated due to this being a PDD the fence allowance could be higher than 6-feet. Mr. Sgromo explained an 8-foot fence would be the best height, anything higher would likely be damaged by high winds. Mr. Jenkins recommended to change the site plan from a 6-foot fence to an 8-foot fence and installing the fence as early in the construction as possible.

Mr. Sgromo, Village Engineer stated he submitted comments in writing regarding minor details to be adjusted.

Mr. Tonello stated that Christopher Community has been clear in their proposed site plan to the Board and worked together with the residents to address and change concerns. He continued; this is the intended use of this parcel.

Ms. Sutphen, Village Attorney suggested to go over SEQRA, and the Board could then decide on an approval or disapproval for the project. SEQRA is the Environmental Review document of the State of New York to determine if there is a sufficient environmental impact from the project. Ms. Sutphen read the following series of questions:

- 1. Will the proposed action create a material conflict with an adopted land use plan or a zoning regulation?** Village zoning does allow for this PDD. Board's decision, "no or small impact".
- 2. Will the proposed action result in any change use or intensity the use of the land?** Board's decision, "moderate to large".

Is the impact mitigated? "Yes"

- 3. Will the proposed action impair the character quality of the existing community?** Board's comment, in character with residential guidelines, "No or small impact"
- 4. Will the proposed action have an impact on critical environmental area?** This is not a critical environmental area, "No"
- 5. Will the proposed action have an adverse change in the existing level of travel or effect infrastructure for mass transit, hiking or walkway?** "No"
- 6. Will the proposed action cause an increase in the use of energy, and it fails to incorporate reasonable available energy conservation renewable energy opportunities?** The Village has adopted the NYS Stretch Energy code already, which is more restrictive than the normal NYS energy code. It must meet the efficiency regulations, "No or small impact".
- 7. Will the proposed action impact existing public or private water supply or public or private wastewater treatment utilities?** "Minimal impact"
- 8. Will the proposed action have an impact on the character or quality of the importance of historical, archaeological, or architectural or ecstatic resources?** "No"
- 9. Will the proposed action have an adverse change to natural resources such as, wetlands, water bodies, ground water, air quality, flora, and fauna?** Comment by the Chairman, it will clearly have an impact on flora but from the site plan it will improve drainage in and around the project. "No or small impact".
- 10. Will the proposed action have a potential for erosion, flooding, or drainage problems?** "No"
- 11. Will the proposed action cause a hazard to environmental resources or human health?** "No"

Motion by Mr. Tonello for a negative SEQRA declaration, the proposed project will not have a sufficient adverse impact on the environment, second by Mr. Jenkins.

Carried 6:0

Ms. King stated she has an affiliation with Christopher Community and recused herself from the vote.

Motion by Mr. Hamilton to approve the proposed site plan for 104 Smokey Hollow Road, LaMadre Landing with the conditions:

- An 8-foot fence would be installed instead of the 6-foot on the original site plan.

- The fence to be installed in the practical phase of construction
- The Engineer comments to be addressed
- Supervision by the Village Code Officer during the construction.
Second by Mr. Greer.

Carried 6:0

The site plan submitted by Passero Associates for LaMadre Landing are dated **September 2022**.

Mr. Maloy asked the Board if their intent was to refer this to the Village Board for the PDD?

Motion by Mr. Tonello to refer to the Village Board an adopted plan for the PDD to place into law for 104 Smokey Hollow Rd., second by Mr. Jenkins.

Carried 6:0

19 Phillip Street project

Mr. Tonello stated he had recommended to the Village Board in writing after the Planning Board's last meeting to change the current R1 zoning on this location to a PDD (Plan Development District). A copy of this recommendation is available in the August 23, 2022, Minutes.

Mr. Tonello explained the Village Board has requested, after reviewing the recommendation letter, to modify the zoning from an R1 zoning to a PDD. He has also asked the Planning Board to provide a detailed PDD guideline back to them before making a determination on a zone change.

Tonight, Mr. Tonello is asking the Planning Board to provide to the Village Board and to use as a reference for themselves criteria that the Planning Board believes is appropriate in developing this parcel as a PDD. The Board is not necessarily providing criteria for this proposal, although keeping them in mind, this will be an overall guideline for a PDD to help the Village Board determine if the zoning should be changed for this parcel on 19 Phillip Street.

After much discussion between the Planning Board members the recommendations for a PDD are as follow:

A request from Baldwinsville Village Board was to have the Planning Board recommend an overall description of a PDD (Planned Development District) for 19 Phillip Street. The Planning Board took into consideration what characteristics would fit with the area in question and the appearance in keeping with the Village style.

Recommendations are as follows:

To: Mayor Dick Clarke and Village Board of Trustees
From: Planning Board
Date: October 17, 2022

The Baldwinsville Village Board requested the Planning Board provide an overall description of a PDD (Planned Development District) for 19 Phillips Street. The Planning Board discussed the matter at its September 2022 meeting and took into consideration

design characteristics that would be suitable to the area in question and in keeping with the Village style and standards.

The following list is the result of that discussion among Planning Board members, its attorney, and village code and engineering staff. Though the proposed Phillips Street project was in mind, the Planning Board outlined acceptable requirements for *any* current or future PDD proposal for this site.

Recommendations are as follows:

- Commercial development would not to be allowed
- Single- or multi-family residential development is appropriate, including apartments
- Lot coverage, including buildings and accessory buildings, should not exceed 35% of the entire PDD parcel
- Building height should not exceed 45 feet to the peak of roof lines to maintain a 2-story appearance
- Overall building setbacks must be 50 feet from all adjacent parcels and roads
- Parking lot areas must be internal to the site (not between new buildings and neighbors)
- Sidewalks must be included in the project plan and green areas should be heavily landscaped
- Roads and streets must be consistent with the Village core — grid style, not curvy
- Maximum individual building size should not exceed 60 feet x 145 feet
- Architectural design must be in keeping with the Village character
- Design of the "back" of the buildings facing Oneida Street should be aesthetically pleasing and given architectural treatment
- Preservation of existing buffer zones is encouraged
- Preservation of existing vegetation is encouraged
- Lighting should be consistent with residential uses, using high-efficiency lighting
- Windows should be installed on front, sides, and backs of buildings
- The development should include 1.5 parking spaces per dwelling unit to be built, with reserve areas to allow for 2 spaces per dwelling unit, if needed
- No parking will be permitted on internal streets unless roads are widened to current village standards, which would be considered with engineering input
- The PDD, as approved, will apply to the entire parcel so that any part of the parcel left undeveloped in a phased approach would be considered to be part of this PDD

The Planning Board will recommend this guideline to the Village Board.

Ms. Sally Patterson, 14 Mechanic Street addressed the Board. She stated that no one in this area wants the project on Phillips Street. They are concerned about the increase in traffic. Ms. Patterson feels if this development is approved it will change the entire neighborhood.

Motion by Mr. Mazoway to adjourn the meeting at 8:50p.m. second by Ms. Freyleue.

Carried 7:0

Respectfully Submitted,

Mary E. Augustus

Mary Augustus, Planning Board secretary