

Village of Baldwinsville Planning Board

Tuesday, May 23, 2023 @ 7:03 P.M.

Approved Carried 5:0

PRESENT:

John Tonello, Chairman
Terrie King
Mark Jenkins
Chris Greer
Donna Freyleue
Kevin Hamilton
Johanna Bock
Andrew Knowlden- alternate

ALSO PRESENT:

Timothy Ganey-Code Enforcement Officer
Jamie Sutphen, Village Attorney
Mary Augustus, Board Secretary

Pledge of Allegiance

Motion by Mr. Greer to approve the Planning Board Minutes dated April 25, 2023, with as written second by Mr. Hamilton

Carried 6:0

Mr. Tonello stated he had spoken to the Mayor recently, Mr. Clarke said the Village Board was expecting a proposal from EDR. This will be a "Comprehensive Plan" for the Village. The Mayor has also reached out to the County for input in developing a Comprehensive Plan. The ultimate process in developing such a plan will fall to the Planning Board as well as Zoning and ARB. Mr. Tonello explained it is a long process to develop a Comprehensive Plan, with a long range of questions. If anyone from this Board is interested in joining forces for this project, please let him, it will be probability be a yearlong commitment.

Mr. Tonello stated a letter from Mr. John Corey, Chairman from the Town of Lysander was received, regarding 3400 Cold Springs Rd. There was a SEQRA form submitted for a proposed 47-acre solar Farm being constructed in the Town. It was a notification for an interesting neighboring municipality. Mr. Tonello explained that this area has the capacity electrically for solar, he will respond to the letter we received.

Mr. Tonello explained to the visitors and to the Board that this meeting is an informational meeting. An opportunity to review and ask questions regarding a possible site plan submittal.

60 1/2 Salina Street- discussion regarding proposed Dollar General

Mr. James Tofte from Griffiths Engineering out of Binghamton and Mr. Victor Mickel from Capital Growth Buchalter in Rochester, were here to address the Board this evening. Buchalter works for Dollar General locating desirable areas to construct new stores.

Mr. Tofte explained when Capital Growth locates an area, they are interested in constructing a new store, Griffiths develops a "fit out plan" to see if the building will fit on the land. The plan is presented to the seller with an option proposal to purchase the land contingent upon site plan approval. Mr. Tofte continues to explain the next step for Griffiths is to get an ultra-survey which is a very detailed survey taking into consideration such things as wetlands etc.

This proposed plan will sit on approximately 2 acres and is zoned a B-1, commercial. The existing building is a State Farm office which will be demolished. The proposed Dollar General building is 10,640 square feet, 140' x 78' structure. Constructing this building would be a 2-million-dollar investment for the company. Mr. Tofte stated the trees around the lot will be maintained, he realizes this site is in a mostly residential area and would like to keep a buffer from neighbors.

The driveway was developed so a truck can move easily to the back of the building for unloading purposes. Mr. Tofte explained that the DOT regulates access for trucks mobility in and out of the facility. They are allowing 33 parking spaces including 2 handicap spaces. The sewer usage would be comparable to a residential home use and there are utilities such as water/sewer to connect to in the area. Mr. Tofte explained a storm water prevention plan is requested because they are disturbing over an acre of land and the DEC requires quantity and quality for a runoff plan. Mr. Tofte continued to describe the outlay of the proposed building and the exterior design. There will be a lighting plan presented, that will show the light level at every point. The lights will turn off half an hour after the store closes.

The typical signs Mr. Tofte is proposing for the Dollar Tree are about 150 square feet, the building sign is usually just under 100 square feet and the sign on the street is 50 square feet and 20 feet high. He continued to explain that they would be asking for a variance from the Village for the signs.

Ms. Sutphen stated that the proposal Mr. Tofte just proposed would likely not go well here in the Village. She explained this is a Village that is very mind-full to the atmosphere, they would not care for the size of the signs or the design of the building. Ms. Sutphen suggested they meet the requirements of the Village Code for the signs.

The board went into a discussion regarding the proposed parking area. Mr. Tonello explained that the Village prefers businesses to be closer to the street, but this area is unique compared to the Village center. He continued by saying usually the Village would like the parking area to be shielded, if not by the building than by berms. Mr. Tofte stated they will meet the required setbacks and mitigate the parking and lighting area. They are planning to place sidewalks on the front and side of the building. Mr. Tofte continued to say they will work with the local fire department on any regulations they may want along with working with the DOT. There will be bollards installed to protect the building.

Mr. Tofte concluded his presentation and asked if the Board members had questions or remarks.

Ms. Sutphen stated she would like to review some of the things this Board

should be looking at. She continued to say this is a unique area for this type of development, but it is an allowed use.

Things to review and consider are:

- Parking
- Means of access
- Signs
- Screening
- Landscaping
- Architectural features
- Location & dimensions of building
- Adjacent land uses
- Physical feature meant to protect adjacent land uses on-site
- Vehicular movement and circulation
- Accommodation for pedestrian access to and movement about and around the site such as providing other sidewalks, trails or public walkways

Ms. Sutphen explained the Board should particularly look at the residential uses and should meet the requirement of the density, technically speaking this is a pretty dense use. Other items to consider include foundation planting, what kind of buffering would be appropriate, what you really want the viewscape to be on this road.

Ms. King stated that there are residential properties across the street, some residential homes on the same side as the proposed project and the businesses located there are residential scaled. Having Dollar General's parking in the front yard changes the complexity of this area. She feels this is out of character even though there are businesses there.

Ms. Sutphen stated the Village Architectural Review Board (ARB) should be involved in this project sooner than later.

Ms. Bock asked if there has been a market study done to engage the demand for the Dollar General in this area? Mr. Mickel explained corporate studies are done to find locations they are interested in. Mr. Tofte added that a store such as the Dollar General are for convenience, last minute items that are needed, it's an in and out type of store. Usually there is not an influx of traffic like there would be at a large chain store.

Ms. Sutphen suggested to consider a different design of the building. The location of this store is in a unique setting, more residential atmosphere than most other locations. She is aware that Dollar General have different architectural designs, would they consider changing what was proposed tonight to a less expansive concrete structure? Ms. King added that it could have more windows, a different façade to match the houses/businesses around them. The suggested pedestrian feel will help the appearance. Mr. Tofte stated they would entertain the "out of box" design compared to other locations.

Ms. King explained that Beck's Hardware & Garden Center located at 64 Salina Street has been a family-owned business at that location for decades. The house belongs to the Beck family that sits forward of the business, so driving by you can barely see a commercial building at the rear of the property. Other businesses around this proposed site were converted homes.

Mr. Tofte stated he thinks we can take this back to Dollar General and try to come up with an amicable design, obviously there are some elements we can add to the building façade and work with the Board.

Motion by Ms. Bock to adjourn the meeting at 8:23p.m. second by Ms. King

Carried 7:0

Respectfully Submitted,

Mary E. Augustus

Mary Augustus, Planning Board Secretary