

**VILLAGE OF BALDWINSVILLE
PLANNING BOARD MEETING MINUTES**

Tuesday, August 25, 2015 7:30 P.M.

Approved October 27, 2015

PRESENT: Carl Pelcher, Chairman
Dave Arthur
Terrie King
Mace Markham
Bob Scherfling
Mike Mazoway, Board Alternate

ALSO PRESENT: Jamie Sutphen, Planning Board Attorney
Stephen Darcangelo, Village Engineer
Gregg Humphrey, Codes Enforcement Officer
Susan LaQuay, Board Secretary

GUESTS: NONE

Minutes were reviewed.

Upon by **motion** by D. Arthur and second by T. King, the minutes dated June 23, 2015 are approved as submitted.

Upon by **motion** by T. King and second by M. Markham, the minutes dated July 28, 2015 are approved as submitted.

J. Saraceni and J. Schanzenbach are not present. Alternate Planning Board Member, Mike Mazoway, is sitting in.

OTHER BUSINESS

Discussion regarding Four Corners Overlay

Chairman Pelcher distributed updated copies of the overlay dated August 25, 2015 and copies of the sign code. He is recommending removing the portion regarding signage as this seems to be holding up the entire overlay. Signage can be addressed through the code.

Chairman Pelcher stated there has been some discrepancy over what the southern border should be. The Board had narrowed it down to 2 Oswego Street (Sammy Malone's) and 7 Syracuse Street (fmr. Lake Effect/now Basta). The board had also discussed going all the way to Canal Walk Café, but they decided that was too far. T. King recalls the Board decided on 7 Syracuse Street.

S. Darcangelo noted that Chairman Pelcher had asked for the tax map parcel numbers. He recalls including Basta and Sammy Malone's and then crossing the street. The one side went to the river and the other side went to the Canal. Chairman Pelcher stated that is what he recalled as well and would prefer it that way.

Further discussion was had regarding this overlay. A few changes to wording were made.

Upon **motion** by M. Markham and second by D. Arthur, the Planning Board recommends adoption of the Four Corners Overlay District dated August 25, 2015 to the Village Board of Trustees. All members present are in favor. **Motion carried.**

FOBES ISLAND PDD

J. Sutphen updated the Planning Board regarding this project. She stated it is currently at a standstill pending a meeting with Mr. Alberici and his team. The Village still needs to have important discussions with Mr. Alberici regarding payments in lieu of parks, work on the trail, negotiations regarding prices of the lots, and the project timeline. The Planning Board is concerned with all these issues as well as the access road and utilities.

The Planning Board suggested the deadlines as follows:

Year 1 – Infrastructure

Year 2 – apartments

Year 3 – townhomes, apartment homes, and single family homes

The Board made the recommendation that the Village Board look at the possibility of requiring bonds to ensure that the building will occur within the suggested timeframes.

S. Darcangelo noted that the Sergei Yvitch Trail will be owned and maintained by the Village across an easement of property owned by Mr. Alberici. The Board has no interest in ownership of the river front.

S. Darcangelo recommended that the Village ask up front if Mr. Alberici will be pursuing tax breaks now or in the future for this property.

J. Sutphen stated she will need to see a final plan before she and B. Baldwin can write the PDD, which will then come before the Planning Board before being sent to the Village Board.

This matter was tabled.

The meeting was adjourned at 8:40 p.m. The next meeting is scheduled for Tuesday, September 22, 2015.

Respectfully Submitted,

Susan A. LaQuay
Planning Board Secretary