

**VILLAGE OF BALDWINSVILLE**  
**PLANNING BOARD MEETING MINUTES**

Tuesday, November 17, 2015 7:30 P.M.

*Approved 12/15/2015*

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**PRESENT:** Carl Pelcher, Chairman  
Mace Markham  
Mike Mazoway  
Jim Schanzenbach  
Bob Scherfling

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

**GUESTS:** Mr. James Trasher, PE, regarding Aspen Springs Phase 4 & Fobes Island PDD

Chairman Pelcher noted that T. King and D. Arthur are unable to attend this evening. He also noted that M. Mazoway, formerly a Planning Board Alternate, is now an official Board Member having been appointed at the last Village Board meeting.

Minutes from October 27, 2015 were reviewed. Upon by **motion** by M. Mazoway and second by J. Schanzenbach, the minutes dated October 27, 2015 are approved as submitted.

**OLD BUSINESS**

**Discussion/action regarding FOBES ISLAND PDD**

Mr. Trasher is present to address the Board.

Part 1 of the Full Environmental Assessment Form (FEAF) was completed by the Applicant and discussed at a previous meeting. Part 2 of the Full Environmental Assessment Form (FEAF) was extensively discussed and filled out by the Board. Questions 1, 3, 9, 14, 16, and 18 were all marked "YES," but all impacts were marked as "no, or small impact may occur."

Regarding question 5, the impacts of flooding were discussed and the Board expressed concern regarding the elevations of the single-family homes. Mr. Trasher stated they will be sure they are 2 feet above flood plain level will meet all requirements. G. Humphrey noted that building requires elevations to be above flood plain.

Chairman Pelcher reviewed SOCPA Resolution, Case # Z-15-393 with suggested modifications and comments. (see attached). The first modification stated the DOT will require a traffic study, which S. Darcangelo and Chairman Pelcher determined is not necessary. The Board will vote unanimously to override this modification with a supermajority. The second modification is in regards to storm water. Mr. Trasher stated he has submitted a storm water report to S. Darcangelo already.

Chairman Pelcher reviewed the draft of the PDD for Fobes Island. He had a meeting with the Village DPW and S. Darcangelo. Concerns were raised about past PDDs not being completed or adhered to and in some cases they were not adequately defined or properly filed. Chairman Pelcher suggested the Village Board have a bond or security attachment to this PDD. He noted this is not a decision for this Board, but the Board of Trustees has received the recommendation. The developer will install the conduit for the trail lighting and the village will supply the lights. Sidewalks will be owned and maintained by the developer and eventually by the property owner. The trail is not considered a sidewalk and will be maintained by the Village. Electric utilities will be underground. Piping will be ductile iron instead of PVC, contrary to the latest plan. The easement for the trail will be widened from 10 feet to 15 feet and the trail will be 6 feet wide and made of asphalt rather than cement.

Chairman Pelcher noted that once approval is received the project will go to the ARB. This will be a condition of approval.

Mr. Trasher distributed updated plans dated January 26, 2015, last revision November, 2015.

Following is the resolution to approve the PDD with conditions:

**Resolution for approval of Fobes Island Site Plan  
Village of Baldwinsville Planning Board 11/17/15**

Mr. Mazoway made a motion seconded by Mr. Scherfling to approve the Site Plan for the Fobes Island Development on Lock Street in the Village of Baldwinsville, dated November 2015 with the following conditions:

1. That the PDD for this project is adopted by the Village Board;
2. That the parcels associated with this project will all be consolidated into one parcel by deed;
3. At a later time, with respect to the single family homes and town homes, so they may be separately conveyed, a subdivision of this property must be presented for approval by the Village of Baldwinsville Planning Board;
4. Subject to ARB approval of the colors of the buildings.

And with the following findings:

1. This is an unlisted action where the Planning Board is lead agent and the Board has fully reviewed the Long Form EAF presented by the Applicant and finds no significant environmental impacts for this project, and therefore gives the project a negative SEQRA declaration, and
2. The Board has reviewed the SOCPA referral of November 10, 2015 and it is duly noted that Onondaga County Planning Board recommended the modification that applicant provide The New York State Department of Transportation with ITE Trip Generation traffic figures. The Board has reviewed traffic relating to this issue and overrides the recommendation by a supermajority vote, and
3. The Board has reviewed the SOCPA referral of November 10, 2015 and it is duly noted that Onondaga County Planning Board recommends the modification that the site plan show a storm water management plan, which has been done to the satisfaction of this Board.
4. Other comments from the Onondaga Planning Board will be acted on appropriately by Baldwinsville Planning Board.

The motion carried with all five members present voting in favor.

**Discussion/action regarding 18 East Genesee Street – Site Plan modification (dumpster location)**

No one is present on behalf of this application. Chairman Pelcher asked that the Board members walk the site as he has been hearing complaints. The matter was tabled.

**OTHER BUSINESS**

Embracing Age may be coming back before the Board early next year.

The December meeting will be rescheduled and will be held on December 15, 2015.

**MOTION TO ADJORN** by J. Schanzenbach, second by M. Markham.

The meeting was adjourned at 8:45 p.m. The next meeting is scheduled for Tuesday, December 15, 2015.

Respectfully Submitted,

*Susan A. LaQuay*

Planning Board Secretary