

**VILLAGE OF BALDWINSVILLE  
PLANNING BOARD MEETING MINUTES**

Tuesday, July 28, 2015 7:30 P.M.

*Approved August 25, 2015*

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**PRESENT:** Carl Pelcher, Chairman  
Dave Arthur  
Terrie King  
Mace Markham  
Mike Mazoway, Board Alternate  
Jim Schanzenbach

**ALSO PRESENT:** Jamie Sutphen, Planning Board Attorney  
Stephen Darcangelo, Village Engineer  
Susan LaQuay, Board Secretary  
Mayor Dick Clarke

**GUESTS:** Mr. Jeff Budrow, regarding North West Fire District  
Mr. Jack Klein, regarding North West Fire District  
Mr. Douglas Zamelis, regarding North West Fire District (attorney)

*The following residents were present regarding the North West Fire District:*

Ms. Kelly Coomey  
Ms. Betsy Bernardin  
Mr. Richard Bernardin  
Mr. Nick DelCostello  
Mr. Larry Schuler  
Ms. Joyce Ramsayer  
Mr. BJ Hartnett  
Ms. Louise Corrigan  
Mr. Brian Corrigan  
Mr. Bernie Coyle  
Mr. Frank Papalia

The minutes from June 23, 2015 will be addressed at the next meeting.

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

**OLD BUSINESS**

**Discussion regarding 104 Smokey Hollow Road – North West Fire District**

Mr. Jeff Budrow and Mr. Jack Klein are present on behalf of the North West Fire District.

Chairman Pelcher noted there are several residents present and stated they will be allowed to speak following review of the Full EAF.

A motion approved by the Village Board of Trustees determining that the North West Fire District is exempt from the PDD zoning was distributed to the Board Members and reviewed. D. Arthur asked for clarification from J. Sutphen regarding Page 2, Item 7, which stated in the last part of the paragraph that the North West Fire District will be, "...exempted from the strict zoning requirements of the Village and the PDD District in which the Fire Station is to be located..." J. Sutphen this property should be addressed in the same manner as any property undergoing site plan review. She explained that no real PDD details such as setbacks were established. The PDD was ill-defined; however, the Board of Trustees has voted that the Fire Station can be located on this site and the Planning Board is now charged with proceeding with the usual requirements of site plan review, such as making it compatible with the neighborhood.

An extensive discussion was had regarding what type of activities will take place at this Fire Station. Chairman Pelcher noted the resolution stated there will be minimal training at this location. However, he noted that there will be OCC students training on site and was concerned that would conflict with the "minimal training" allowed in the resolution. Mr. Budrow explained the bunk-in program and explained that the statement regarding "minimal training" was in regard to outside training, like training towers or hose training. Chairman Pelcher stated this will be further addressed during Site Plan Review.

D. Arthur noted that the facility will be subject to review by the Architectural Review Board.

Chairman Pelcher stated the Board will review the Full EAF.  
Part 1 was submitted by the Applicant.

Part 2 was reviewed and completed. All sections were answered in the negative with the exception of the following:

1. Impact on Land. The YES box was checked and items a through g were all marked "No, or small impact."
3. Impacts on Surface Water. The YES box was checked and items a through k were all marked "No, or small impact." Items e, h, i, and j are small impact items.
13. Impact on Transportation. The YES box was checked and items a through e were all marked "No, or small impact."
14. Impact on Energy. The YES box was checked and items a through d were marked "No, or small impact."
15. Impact on Noise, Odor, and Light. The YES box was checked and items a through e were all marked "No, or small impact."
17. Consistency with Community Plans. The YES box was checked and items b through g were all marked "No, or small impact." Item a as marked "Moderate to large impact may occur." Part 3 will be completed to clarify this.
18. Consistency with Community Character. The YES box was checked and items a through f were all marked "No, or small impact."

Part 3 was completed regarding Part 2 Section 17 Item a. The proposed action is not consistent with the proposed use plan (the PDD) for this property. The parcel is located between a residential neighborhood and a senior housing facility and, therefore, it is considered a moderate to large impact, which will impact 100 to 200 people. To mitigate this, the Planning Board will be able to determine via Site Plan Review the setbacks, building location and size, screening, noise control, light control, aesthetics, design, etc. and this will assist this project to come into better conformity with the surrounding neighborhood. The SEQR status is Unlisted. Box A on page 2 is checked to state, "This project will result in

no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.”

A resolution (attached) was put forth to issue a negative SEQRA Declaration for the Project with the finding that the Planning Board determines that the project would not have a significant negative effect on the environment.

Upon **motion** by D. Arthur and second by M. Markham to declare a Negative Declaration for the Fire Station proposed by the North West Fire District to be located at 104 Smokey Hollow Road, Baldwinsville, NY. All members present are in favor. ***Motion carried.***

Chairman Pelcher allowed time for the residents present to speak. Mr. Richard Bernardin of 10 Edgewood Drive, Mr. Mike Koomey and Mrs. Kelly Coomey of 8 Edgewood Drive, Mr. B.J. Hartnett of 12 Edgewood Drive, Mr. Brian Corrigan and Mrs. Louise Corrigan of 21 Edgewood Drive, Mr. Frank Papalia of 3 Edgewood Drive, and Mr. Nicholas DelCostello of 99 Smokey Hollow Road addressed the Board with their concerns. Chairman Pelcher assured them their concerns will be addressed and considered throughout the Site Plan Review process.

This matter was tabled.

#### **FOBES ISLAND PDD**

J. Sutphen stated that a draft of the PDD was sent to Mayor Clarke, S. Darcangelo, and Chairman Pelcher just this afternoon. All property ownership issues have been taken care of. Chairman Pelcher stated SEQRA part 2 will be reviewed at the next meeting. The PDD will be developed internally.

This matter was tabled.

#### **OTHER BUSINESS**

#### **FOUR CORNERS OVERLAY**

The Four Corners Overlay will be addressed at the next meeting.

This matter was tabled.

The meeting was adjourned at 10:00 p.m. The next meeting is scheduled for Tuesday, August 25, 2015.

Respectfully Submitted,

*Susan A. LaQuay*

Planning Board Secretary

**RESOLUTION OF THE VILLAGE OF BALDWINSVILLE PLANNING BOARD ISSUING NEGATIVE DECLARATION PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT FOR PROPOSED FIRE STATION #3**

**WHEREAS**, the Village of Baldwinsville Board of Trustees at its July 16, 2015 meeting approved a motion exempting the proposed use as a Fire Station from the rules of the PDD and referred the project to the Planning Board for Site Plan Review and any other appropriate approvals pursuant the Village Code, including a SEQRA determination; and

Whereas the Planning Board of the Village of Baldwinsville (the "Planning Board") is in the process of reviewing a proposed site plan submitted by the North West Fire District (the "District") for the proposed Fire Station #3 at 104 Smokey Hollow Road in the Village of Baldwinsville (the "Project"), and in accordance with Town Law Section 274-a(10) and Environmental Conservation Law Article 8, has commenced review of the potential environmental impacts of the proposed Fire Station #3 pursuant to the State Environmental Quality Review Act ("SEQRA"); and

**WHEREAS**, the Planning Board, has declared itself, with consent of the Village Board, SEQRA Lead Agency for the Project;

**WHEREAS**, the Planning Board made a preliminary classification that the Project constitutes an Unlisted Action as defined by the SEQRA regulations at 6 NYCRR Section 617.2(ak);

**WHEREAS**, the Planning Board received, reviewed and accepted Part 1 of a Full Environmental Assessment Form for the Project (the "FEAF");

**WHEREAS**, the Planning Board discussed and reviewed the proposed the Project at its meetings held on April 28, May 26, 2015 and July 28, 2015, and

**WHEREAS**, the Planning Board has completed Part 2 of the FEAF ; and

**WHEREAS**, the Planning Board has identified only one item "Item #17" of Part 2 as potential moderate to large impact, and in light of the within, the Planning Board now desires to make its Determination of Significance for the Project in accordance with 6 NYCRR Section 617.7 and to file and distribute notice of its Determination of Significance in accordance with 6 NYCRR Section 617.12.

**It is therefore: RESOLVED BY THE PLANNING BOARD OF THE VILLAGE OF BALDWINSVILLE AS FOLLOWS:**

1. Based upon a thorough examination of the FEAF and review of the SEQRA regulations at 6 NYCRR Section 617.7, particularly the criteria for determining significance therein as set forth below, and based further on any comments received from the public, the Planning Board's knowledge of the Village of Baldwinsville and the Project area, and such further investigation as the Planning Board has deemed appropriate, including but not limited to consultation with Planning Board counsel, the Planning Board has identified the following relevant areas of environmental concern and makes the following findings with respect to the Project:
2. The Project would not cause traffic in excess of the daily variation of traffic, and would not have a negative effect on traffic according to the Trip Generation Analysis dated June 5, 2015 prepared by Senior Traffic Engineer Timothy R. Faulkner, P.E. of CHA.
3. The Project does not involve fire training facilities or activities and would not cause a substantial adverse change in existing air quality in the Village of Baldwinsville or surrounding areas.

4. The Project would not cause a substantial adverse change in existing ground or surface water quality as the Project would be served by public water and sewer, and would comply with stormwater regulations of the New York State Department of Environmental Conservation.
5. The Project would not cause a substantial adverse change in the potential for erosion, flooding, or drainage problems.
6. The Project would not cause a substantial adverse change in existing noise levels in the Village of Baldwinsville as the Project would not be equipped with a station fire alarm. Additionally, District emergency vehicles are already dispatched from existing Fire Station #3 and are presently in service in the Village of Baldwinsville, and District emergency vehicles must comply with the New York Vehicle and Traffic Law relative to the use of sirens.
7. The Project would not cause a substantial increase in the production of solid waste.
8. The Project would not cause a substantial change in the use of either quantity or type of energy used in the Village of Baldwinsville, as National Grid has sufficient capacity to serve the Project from existing facilities.
9. The Project would require some land clearing but will not cause the removal or destruction of large quantities of vegetation or fauna, a substantial interference with the movement of any resident or migratory fish or wildlife species, substantial adverse impacts on any significant habitat area, or other significant adverse impacts to natural resources.
10. The Project would not cause any substantial adverse impact to any threatened or endangered species or habitat.
11. In response to the question at 17(a) of the FEAF this Board finds that the Project “is different from or in sharp contrast to, current surrounding land use patterns(s)”, and may, therefore, cause a moderate or large impact to the current surrounding land uses. Specifically, approximately 100-200 surrounding residents may be affected considering the residential character. However the Board finds that the site plan process, by taking into account the following factors and balancing the interests, will mitigate the impact sufficiently: A) Setbacks; B) Buffers; C) Screening; D) Landscaping; E) Architecture including size, colors and compatibility with the neighborhood; F) Lighting; G) Sound mitigation.
12. There are no Critical Environmental Areas near the Project therefore the Project would not cause the impairment of the environmental characteristics of any Critical Environmental Area as designated pursuant to 6 NYCRR Section 617.14.
13. The Village of Baldwinsville Board of Trustees (the “Board of Trustees”) on July 16, 2015 adopted a resolution in accordance with the New York Court of Appeals’ decision in *Matter of Monroe County Airport*, 72 AD2d 338 (1988), whereby the Board of Trustees exempted the Project from the Planned Development District zoning requirements of the Village of Baldwinsville zoning regulations and accordingly, the plan is consistent with Community Plans, and through further site plan review will follow the rules and regulations of the Village in accordance with such review;

14. The Project would not cause the substantial adverse impairment of the character or quality of important historical, archeological, architectural or aesthetic resources or of existing community character as the Project is located near some residences but is also located near an existing senior apartment complex and other commercial uses.
15. The Project is intended to improve fire protection and public safety and would not cause the creation of any hazard to human health.
16. The Project would be constructed on a vacant 6.75 acre parcel and would not cause a substantial change in the use of land, including agricultural, open space, or recreational resources, or in the land's capacity to support existing land uses.
17. The Project would not have any public meeting space or facilities and would not result in the encouraging or attracting of a large number of people to the Village of Baldwinsville.
18. The Project would not create a material demand for other actions that would result in one of the above-referenced consequences.
19. The Project would not cause changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial impact on the environment.
20. The Project is not part of two or more related actions undertaken, funded, or approved by the Village of Baldwinsville, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria referenced herein.
21. In making these findings, the Planning Board has considered reasonably related long term, short term, direct, indirect, and cumulative impacts, and has considered the significance of any likely consequences of the Project.
22. Based upon the Planning Board's investigation and evaluation of the potential environmental impacts of the Project, and considering both the magnitude and importance of each environmental impact therein indicated, the Planning Board makes the following determinations with respect to the Project:
  - a. The Project constitutes an Unlisted action as that terms is defined at 6 NYCRR Section 617.2(a).
  - b. The Project would result in only small impacts, all of which will result in no moderate to large or significant adverse environmental impacts.

In light of the foregoing, **the Planning Board hereby issues a Negative SEQRA Declaration for the Project with the finding that the Planning Board determines that the Project would not have a significant negative effect on the environment.**

This resolution shall take effect immediately.

**THE FOREGOING RESOLUTION** was put to a vote upon a motion by Mr. Arthur and seconded by Mr. Markam at the July 28, 2015 meeting of the Planning Board. The motion carried unanimously, with all members present voting in favor.