

Village of Baldwinsville
Planning Board Meeting Minutes
Tuesday, April 28, 2015
Approved June 23, 2015

PRESENT: Carl Pelcher, Chairman
Jim Schanzenbach
Terri King
Dave Arthur
Mike Mazoway
Joseph Saraceni

ALSO PRESENT: Jamie Sutphen, Planning Board Attorney
Stephen Darcangelo, Village Engineer
Gregg Humphrey, Code Enforcement Officer
Mary Augustus, Codes Clerk/ Planning Board Secretary

GUESTS: Jim Orlando-16 E. Genesee Street
Larry Schuler-104 Smokey Hollow Rd.
Jack Kline-104 Smokey Hollow Rd.
Tom Perkins-104 Smokey Hollow Rd.
Mike Lucas-Fobes Island
Paula Lucas-Fobes Island
Jeff Budrow-104 Smokey Hollow Rd.

Mr. Mike Mazoway will be an alternate for Mr. Maysel Markham this evening.

Upon **Motion** by Mr. Joe Saraceni, second by Ms. Terrie King the March 31, 2015 Planning Board minutes are approved as submitted. **Motion Carried**

New Business – 16 East Genesee Street-B'ville Diner.

Dave Muraco is present to address the board. Ms. Terrie King asked Mr. Jim Orlando if the finish will be cedar? Mr. Jim Orlando stated it will be yellow as the rest of the Diner; he wanted to follow the current design of the building.

Mr. Carl Pelcher stated he did not want to go through the complete review from Onondaga County Planning Board, but would like to comment on their suggestions:

1. Per the New York State Department of Transportation, the Village and applicant are advised to ensure appropriate access agreements are in place for any shared driveways on East Genesee Street, and to obtain permits for any work within the State right-of Way.
2. The Board further advises the Village and applicant to ensure any agreements and /or easements are in place for shared parking and other existing and proposed encroachments on adjacent parcels.

(Filed with Village Clerk)

Mr. Joe Saraceni requested that when a parking agreement is made for 18 East Genesee Street, a copy be submitted to the Board to enter in the file.

Motion to approve the site plan for 16 East Genesee Street dated 4-15-15 with a notation that we acknowledge the suggestions from Onondaga County Planning Board, that we are able to access parking agreements, but were unable to obtain shared parking agreement with the owner of the adjacent property owner.

Motion to approve by Mr. Jim Schanzenbach, seconded by Ms. Terrie King. All in favor.

Mr. Dave Arthur has reviewed the new site plan and requested the two site plans filed together.

36 Oswego Street

Mr. Carl Pelcher stated that Mr. Manning was unable to attend the meeting this evening. The discussion will have to be held off for another meeting. Applicant has decided not to pursue the tax credit from the Historic Preservation Office. The National Register of Historic Places database utilized by SOCPA does not include the subject building. The Board decided to find out if 36 Oswego Street was on the register for further discussion at the next meeting. Mr. Mace Markham did not like the chain between the bollards. Ms. Terrie King stated that the Board requested the bollards at the bottom of the steps not have the chains. The Board will review their concerns and comment with Mr. Manning at the next meeting.

North West Fire District-104 Smokey Hollow Road

Mr. Jeff Budrow addressed the Board. He is part of the design team for the NWFD. The application, NWFD, application will be for a new fire house located at 104 Smokey Hollow Rd. This building will be used for housing fire apparatus, office space, bathrooms, sleeping quarters and a radio room. The proposed fire house will have an area for 30 cars. The site is 7 ½ acres and is located behind the senior living apartments. The NWFD entry road will be the same as used by the senior apartments.

Mr. Jeff Burdow stated this is a preliminary meeting with the Board this evening to discuss the four site plans that have been designed. Mr. Budrow explained that the NWFD has wanted to construct a new fire house for over a year and funding has now become available for this project. The funding is on a fast track and he felt they were lucky to have these plans in place. The proposed building will be approximately 11,000 square feet and have 3 or 4 bays. There will be no community events taking place in the building; it will be used as a working fire house. Water and sewer are on site. The water will be maintained by the New York State Clean Water Act. Mr. Budrow stated that the land behind the proposed fire house is wet land and there will be no building in that area. Mr. Budrow discussed the site plans 1-4. Site plan #3, not Mr. Burdow's favor, has 4 bays, sets back further on the property, higher cost to construct and will need to have an excess road built. He feels because the cost and the close proximity to the wet lands this will not be considered.

Mr. Burdow has given Mr. Gregg Humphrey a signed long EFA form on behalf of the application in order to begin the SEQRA process.

Mr. Carl Pelcher stated that this process is a little different and asked Ms. Jamie Sutphen to explain. The Board will declare itself as Lead Agency as an unlisted action.

Ms. Sutphen and Mr. Robert Baldwin has constructed a timeline for this project, it is as follows:

- 4/28/15 Appear at the Planning Board for concept site plan review. If possible, prepare application for the site plan and submit with Long Form EAF. Board declares itself Lead Agency under SEQRA and holds the application for ruling on ability to construct from Village Board. Classify as unlisted action. Should review be coordinated? Otherwise, no notice required.
- 5/7/15 Appear before the Village Board for resolution allowing construction of new firehouse in PDD district. Matter to be referred to Planning Board for site plan. The decision relative to balancing equities is a "discretionary decision" which may result in an "action" within the SEQRA guidelines, so the very decision is a decision which needs to be considered under SEQRA. Are there any negative environmental impacts which would result from having a fire station at this particular location? It is an unlisted action and presumably would result in a negative declaration. Then the Board would adopt resolution making a determination of the proposed use in PDD.
- 5/12/15 Deadline for filing finalized site plan application for consideration by Planning Board at its 5/26/15 meeting.
- 5/26/15 Planning board meeting to consider site plan. Declare lead agency for SEQRA and determine action. No SOCPA referral required.
- 6/9/15 Deadline for filing finalized /revised site plan for consideration by Planning Board at its 6/23/15 meeting.
- 6/23/15 Planning Board meeting to consider prior comments, changes, if any, and possibly vote final site plan approval.

Mr. Jeff Burdow stated that the applicant, NWFD has a 45 day waiting period before this project goes out for a vote. SEQRA must be completed in June in order to comply with the 45 days waiting period. There is a May 12th deadline for the site plan to be submitted. There was further discussion between Ms. Stuphen and Mr. Burdow on the timeline. Mr. Budrow explained he would prepare a finding statement which should not be difficult, and they will stay out of the wet land for sure. The vote has to be completed by August 4, 2015. Mr. Kline stated all voting has to be on Tuesdays. Funding is based on approval not construction dates, Mr. Kline stated it was. Mr. Kline is working with Christina from USDA out of Cortland; he will call to see if the vote can be August 11th. Mr. Carl Pelcher stated this has to move rather quickly. USDA has money given to them every year for construction of fire houses. As of July 1st they must have all application in. After that the funds are distributed National and the chances for the funds to build are less. Mr. Kline said they would rather compete State wide then National for the funds.

Mr. Steven Darcangelo asked why so many parking spaces, Mr. Budrow said it was for first responders. The facility would also have training fire fighters bunking in; they would be first responders too. Mr. Perkins stated there will be 30 fire fighters assigned to this location. The parking may shrink as this process goes on due to the expense of asphalt.

Mr. Scherfling is not in favor of the first responder using the same entrance as that of the senior apartments, it is an accident waiting to happen.

Mr. Carl Pelcher confirmed there will be no horn. Mr. Joe Saraceni asked if 3 bays will be suitable for the use of this fire station. Mr. Perkins stated they would like a fourth bay. Three would work, four would be better. To add a fourth bay would be hundreds of thousands of dollars.

Ms. Terrie King stated it is very close to the residential area, there is a 30' setback. Mr. Perkins stated the sirens would not be turned on until the fire truck reached a main street/road or intersection. Mr. Steven Darcangelo asked if there would be a light, Mr. Burdow said it was common for DOT to set up a light. A traffic light cost \$100,000.00. This is a nuts and bolts fire department. There are 47 spaces and 2 handicap spaces at the Crego Street Station. Crego Street has eight (8) bays. Mr. Steven Darcangelo has if the fire department had a training tower; Mr. Perkins stated they did not. Mr. Steven Darcangelo wanted it stated for the record that NWFDD would not construct a training tower at this location.

Motion to declare the Planning Board as Lead Agency, unlisted action by Mr. Mace Markham, second by Mr. Joe Saraceni. All in favor.

Fobes Island

Mr. Thrasher was unable to attend this evening's meeting.

Keplinger Freeman Associates (KFA) has reviewed the Fobes Island Development plans dated 3/23/15. We offer the following comments for the proposed development:

A. PEDESTRIAN CIRCULATION

1. Development connector Walks-Pedestrian connectivity inside the development and to the existing community could be improved significantly with the provision of a comprehensive walk system. Providing sidewalks that connect buildings within the development to other buildings or the proposed sidewalk at Lock Street should be strongly considered.
[Mr. Carl Pelcher believes there are not sidewalks from the townhouses to Lock Street. Sidewalks are shown on site plan. Mr. Steven Darcangelo stated they did not want connector walks out to the trail for privacy. Prior discussions regarding the sidewalks are in the previous minutes for review. To be further discussed.](#)
2. ADA Accessibility-It appears from the plans that provisions for an ADA accessible route at the front of the three-story apartment buildings does not occur. We suggest providing flush curb transitions to at least one front entry for each building.
[Mr. Carl Pelcher will pass onto along to Mr. Thrasher.](#)
3. Townhomes Connection to Lock Street-The entrances on the North side of the townhomes do not have walkways connecting them to the sidewalk at Lock Street. We recommend providing connector walks here to keep in character with the existing homes along Lock Street and to improve community connectivity to the development.
[This has been already discussed. Mr. Steven Darcangelo made a suggestion to consider the Board to recommend sidewalks, to have them install after is more difficult.](#)
4. Walkways from driveways to building entries-Walks are not shown connecting driveways to building entries. KFA recommends that these be provided in all cases to allow easy access from vehicles to building.

B. VEHICULAR CIRCULATION

1. Parking lot circulation- we suggest providing a back out spur for the end parking stall in the 25 unit apartment building West lot.
Referred to Mr. Steven Darcangelo. The sidewalks show on the aerial
2. Dumpster access-access to the dumpster in the 26-unit apartment building's East lot by a garbage truck does not seem achievable.
Discussed at the last meeting refer to the Minutes
3. Driveway access-providing paving flares where each driveway intersects with the street would make turning into and out of the driveways considerably easier for drivers and should limit damage/rutting to the adjoining lawn area.
Mr. Steven Darcangelo commented that normally would not have flared driveways. Ask Mr. Thrasher about curb cuts for the single family homes.

C. RECREATION TRAIL

1. Ownership-Ownership and ultimately long-term maintenance and repair of the retaining wall should be carefully considered. KFA recommends that agreements be developed to determine what entity would provide periodic review and maintenance to the retaining wall.
Retaining wall is on private property, and it is their responsibility to maintain it when it fails, per Mr. Steven Darcangelo. It is in the PDD and it should cover the maintenance aspect.
2. Maintenance-stone dust is identified as the trail surfacing material. This material is composed of unbound aggregate and will eventually have loose stone aggregate at the surface, which is prone to migrating and being displaced.
Mr. Carl Pelcher suggested more concrete to be used. Mr. Mace Markham stated the residence must stop feeding the ducks, if not, they will never go away. The trail is owned by the Village and would have to be maintained by the Village.
 - a. Transition Points-KFA recommends having short sections of the trail paved with asphalt just prior to the transitions to driveways to reduce loose material from migrating into the adjoin asphalt drives.
Mr. Steven Darcangelo suggested the first 30 be paved, also extend the concrete. The Village will not do stone dust; the correct material will be used.
 - b. Trail intersection- The intersections of the connection spurs to the main trail parallel to Seneca River are graded fairly steep suggest the trail be regarded such that drainage will be directed off the trail into a swale that would run adjacent to the trail at these locations. Additional measures may be necessary to prevent erosion or intercept runoff.
Mr. Carl Pelcher, good on this account
 - c. Steep Slopes- Steep slopes are shown adjacent to the trail in several locations near the retaining wall and adjacent to the river. Erosion, trail stability, useable trail width, lack of trail shoulder, and user safety could be concern in theses locations.
Mr. Carl Pelcher, also good
3. Intersection alignment-The intersection of the trail spurs to the main trail are shown as abrupt tees on the plans. KFA recommends providing radii or wye connections at these points to provide a flowing transition for users, such as bicyclists.
The Board agrees
4. Retaining Wall-we recommend that the retaining wall be designed and sealed by a New York State Professional Engineer. We also recommend confirming that a safety railing is not required along the top of the wall.

D. PLANTING

1. Planting variety-KFA recommends supplementing the plant list with additional plant species to increase variety and enhance overall appeal of development plantings. Adding evergreen trees and other varieties of evergreen shrubs will increase winter interest. Supplementing the plant list with other species of small/medium sized ornamental trees will provide a more pedestrian scale to the development. Providing additional of perennial flowers and/or ornamental greases would make the building and development entry points more inviting.
The Board agrees
2. Enhance entries at Lock Street-There are no planting at entry points to the development from Lock Street. Providing landscape beds with a variety of ornamental trees, shrubs and perennials in groups would make the development more inviting to visitors and tenants. Monument/development entry signage is recommended at access points to the development.
The Board discussed a monument. The developer should have a monument on place prior to building. Mr. Steven Darcangelo stated that often 20 years down the road the Village is asked to do repairs to the monument. The Village does not repair neighborhood monuments. Again, being a PDD would make this process easier. Ms. Sutphen stated that since these are apartments the developer/owner should repair the area. Ms. Terrie King asked if the Board like the name of the development know as "Fobes Island". The Board was hoping for a more historical name. Possibly a historical plaque could be placed there, giving some of the history of this area.
3. Parking and dumpster screening/Lock Street plantings-Streets trees in the lawn area between Lock Street and the proposed development are spaced at seventy feet on center. We recommend that more substantial planting be provided in this space to make the development's presence along Lock Street more welcoming to the community and to provide screening of the development's parking area and dumpster enclosures. KFA suggests that there be two or three street trees species, spaced closer than shown on the plans and arrange in a manner that provides a rhythm to the streetscape. Street trees should be set further back from Lock Street to keep their crowns from interfering with overhead wires along the street. We also advise that both deciduous and evergreen shrubs be provided in massing groups to provide partial screening of cars in the proposed lot. The dumpster enclosure at the western most entrance to the development should be softened with a screened planting of shrubs and/or small trees.
4. Three-story apartment buildings-The plantings around the buildings shown on the plans seem sparse and unsubstantial for a three story building. KFA suggests that supplementary shrubs and perennials be added to the foundation plantings in both the front and rear of the buildings. We also recommend that larger trees and shrubs be selected in these areas to reduce the scale of these three story buildings. Plants species placed close to the buildings on the North side should be shade tolerant. Planting the curb island between the two buildings should also be considered.
5. Townhouses-Plantings shown on plans only include trees. We recommended adding groupings of shrubs and perennials at least at the entries to these building to increase curb appeal and to make them more inviting.
6. Four and six home apartments-Plantings show on plans are sparse. KFA suggests that supplementary shrubs and perennials be added to the foundation plantings in both the front and rear of these buildings.

E. SITE AMENITIES

1. Entry signage-no development entry signs are shown on the plans. What is the intent for development signage
2. Bike rack access-we suggest providing a paved connection to all bike racks pads from adjoining sidewalks or driveways.
[Mr. Steven Darcangelo stated that the Village has installed bike racks and they are never used. Mr. Carl Pelcher does feel this is a growing recreational sport.](#)

F. BUILDING AMENITIES

1. River views-The Seneca River is significant amenity for the proposed development that should be capitalized on. It is not clear from the drawings if there is intent to provide decks or patios on the South side of buildings facing the river. If patios or decks are to be provided, their proximity to the recreation trail and property line should be studied. How they are impacted by slopes down to the river should be considered in proposed design solution as well.
[Mr. Carl Pelcher is pretty sure that there will be patios in front of the apartments.](#)

G. DRAWING LEGIBILITY

1. Curb elevations-proposed contours on C-05.2 do not reflect 6" height curbs at the front of building. [The Board will review with developer.](#)
2. Snow storage-snow storage locations are not indicated on plans. Snow removal and storage locations should be thought through. [The Board will review with developer.](#)
3. Lighting-light cut sheets and photometric are not provided. These items should be provided to show the designers intent for lighting and fixture styles. [The Board will review with developer.](#)

4 Corner Overlay District

Mr. Carl Pelcher distributed a draft dated 4/21/15 for review by the Board. The **purpose and intent** is to establish a specialized district for the area of the Village.

Boundaries and effect has been discussed prior by the Board. Mr. Carl Pelcher read the boundaries as follows: 49 Oswego Street North-60 Oswego Street (the old Baker Real Estate); 16 Genesee Street (Village Hall); the old dentist building across the street (there is a historical sign); East-Farrell, Martin & Barnell office and end at 36 Oswego Street. The Key Bank is not included.

The South border has many different options: 2 Oswego Street-Sammy Malone's
5 Oswego Street -Brookfield Power

The discussion regarding the Southern boundary continued. Should the district to the South include The Red Mill Inn? Mr. Gregg Humphrey stated that the Canal Walk Café complies. Mr. Joe Saraceni Stated the Marble Street is unique and could be in a district of its own. Mr. Markham questioned if the cut off should be the River? Mr. Carl Pelcher agreed that Canal Walk Café would fit and then go across the Street to the Church. Mr. Gregg Humphrey state that the design works but you are then a long way from the 4 corners. If any of the buildings included in the overlay district were to burn, they would have to re-build to the standards of the district. Mr. Markham thought that 2 Oswego Street would be a perfect place to stop. There is so much to consider, the Board will discuss further. The river seems like a natural boundary. The current decision was to extend the District South to Lake Effect (Marble Street). And, to the power station on the opposite side (5 Oswego Street).

The Basic Standards were reviewed by the Board (pages 2-9). On page 8 let it be noted first paragraph, *Building that front multiple streets or Baldwin Square will be considered to have two façade frontages and are required a primary entrance on each street.* It is not necessary that the business use the front

entrance, just have the “look”. The Board was in agreement to the information provided to them from Mr. Carl Pelcher’s draft of the Four Corners overlay District. (Filed with the Village Clerk)

Mr. Steven Darcangelo addressed the Board to the parking issue in the Village. There seems to more activity since November. Mr. Steven Darcangelo traced River parking lot for a week and half, it is now always full. Mr. Carl Pelcher stated that “this is progress”. Mr. Joe Saraceni has concerns regarding allowing a proposed restaurant going in at 36 Oswego Street due to the parking issues. Mr. Gregg Humphrey reminded the Board that the owner of 36 Oswego Street is using the building for events, not open daily for food.

Signage –Mr. Gregg Humphrey stated that the buildings alone would restrict signage. The business could put a projecting sign that is 12’ per side. There was questions regarding writing on business windows. Ms. Sutphen stated it still would be considered a sign. The purpose of the overlay district is to have a code to fit the design and structure of the historical atmosphere. Mr. Carl Pelcher wanted to complete the overlay district this evening but feels that the sign issues should be discussed at length further.

The Board agreed to discuss this 4 Corners Overlay District at the next meeting.

Next Planning Board meeting will be May 26th, 2015.

Meeting adjourned at 10:50 pm.

Respectfully,

Mary E. Augustus

Mary E. Augustus, Secretary
Village of Baldwinsville Planning Board

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