

VILLAGE OF BALDWINSVILLE
PLANNING BOARD MEETING MINUTES
Tuesday, February 25, 2014 7:30 P.M.
Approved 3/25/2014

PRESENT: Carl Pelcher, Chairman
Terrie King
Jim Schanzenbach
Bob Scherfling
Nicole Schlater

ALSO PRESENT: Mayor Joseph Saraceni
Stephen Darcangelo, Village Engineer
Gregg Humphrey, Code Enforcement Officer
Susan LaQuay, Board Secretary

GUESTS:
Mr. Bruce King, ARB Board Member

DISCUSSION REGARDING LOCK STREET REDEVELOPMENT PDD

An extensive discussion was had regarding the Planning Board's thoughts on the Lock Street Redevelopment and PDD. The discussion is summarized as follows:

"To Do List"

1. Clarity on the access road – The Board decided to remove the access road and use curb cuts instead. To achieve fewer curb cuts, each cut will provide multiple points of access to the townhomes/condominiums. Parking will be on both sides of the street. Views at the end of each street perpendicular to Lock Street will be maintained.
2. Build to line decisions – Buildings will be aligned in a straight corridor and buildings will be built closer to the boulevard rather than the river. The actual build to line distances are to be determined.
3. Frontage onto Sergei Yevich (SY) Trail – The Board will check with the developer to see what they would prefer to utilize to delineate between public and private spaces– fences versus landscaping.
4. Decisions on public access through the PDD – sidewalks lining up with Tabor/Margaret Street. For continuity, use the same material as the trail. The Board will ask the DPW Committee to look into this.
5. Requirements for parkland – Payment in lieu of parks is preferred
6. Requirements for ownership – *except for the 2 apartment buildings*, the residences should be owner-occupied with an HOA.
7. Requirements as to building type – *except for the 2 apartment buildings*, the buildings should be no higher than 2 stories – townhomes/condominiums or single-family homes.
8. Architectural design guidelines – must match Village characteristics. The Planning Board will provide guidelines to the ARB. If vinyl is considered, focus should be on good trims, emphasizing traditionally proportioned trim details, and darker colors. Keep in mind that the apartment buildings will be very prominently visible from the bridge. Possibly utilize siding materials to mimic row houses. Consider porches that look more like those you would see on a house (example – North Street/Oswego Street)

The meeting was adjourned at 9:35 p.m. The next meeting is scheduled for Tuesday, March 25, 2014.

Respectfully Submitted,
Susan A. LaQuay
Planning Board Secretary