

**VILLAGE OF BALDWINSVILLE
PLANNING BOARD MEETING MINUTES**

Tuesday, March 25, 2014 7:30 P.M.

Approved 4/22/2014

PRESENT: Carl Pelcher, Chairman
Dave Arthur
Jim Schanzenbach
Bob Scherfling
Nicole Schlater

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

GUESTS: Mr. Richard Hovey (regarding 136 East Genesee Street)
Mr. Joseph Mastroianni, PE (regarding 136 East Genesee Street)
Mr. Ray Davis (Lock Street resident/property owner)

Upon motion by D. Arthur and second by B. Scherfling, the minutes of the January 28, 2014 Planning Board meeting are approved. Motion passed.

Upon motion by B. Scherfling and second by J. Schanzenbach, the minutes of the February 25, 2014 Planning Board meeting are approved. Motion passed.

NEW BUSINESS

Discussion/Action regarding 136 East Genesee Street – Festa Fairway Business Parcel 2

Chairman Pelcher noted that this project was approved several years ago and the approval has expired. Mr. Joseph Mastroianni is present on behalf of the Applicant. He stated this parcel is part of the Festa Fairway development and was started in 2003. The front two lots are zoned for commercial development. The proposed building will be up to 4000 square feet in size, which is half the size of the other building. The building will be single-story. All storm water will be collected onsite and taken to the back of the property. Mr. Mastroianni stated he called and sent a letter to the DOT and they told him via phone that they have no concerns. He noted that the plans are unchanged from the previous submission. There will be a low landscaped berm. There will be 2 parking lot lights that will be on during operating hours. There is a fence along the property. Page P4 shows the lighting simulation from a few years ago. He stated they have tried to get close to the property lines. Vegetation and fencing will address any overage. The ingress/egress will be across Festa Fairway from that of Upstate Chiropractic. Mr. Mastroianni showed the drawings of the building elevations. The building will be the same as the other commercial building except smaller.

D. Arthur stated he was on the Planning Board during the original application and has reviewed the minutes from the previous meetings regarding this property. He noted there were some comments regarding errors on the tables/charts in the site plan. For example, page P2 should have reflected a 6' side yard setback. D. Arthur also noted that the Board had previously asked for lighting details. It was noted in the motion to approve the plan on October 4, 2011 that the lighting plan would be measured and corrected on site if any residents complained. Mr. Mastroianni stated they will still agree to that. D. Arthur asked if there is a fire hydrant on the property and noted that they had previously been missing details about this. Mr. Mastroianni stated there is no hydrant on this particular parcel.

D. Arthur noted that water testing for the DEC was discussed at prior meetings. Mr. Mastroianni stated when the site was excavated they placed monitoring wells. The well in the middle of the building location was dropped by the DEC. They are testing every six months and Plumley takes care of this.

D. Arthur asked if they plan to install a sidewalk along Route 31/East Genesee Street. Mr. Mastroianni noted this was discussed with the original plan and there would be nothing to connect to. D. Arthur noted that sidewalks are discussed with every site plan now. Chairman Pelcher stated he recalls a discussion about a sidewalk not having any connection and being a "sidewalk to nowhere." J. Schanzenbach noted this property is not in the East Genesee Street overlay and there would be no requirement for a sidewalk. Both properties to the south are residential properties and there are no sidewalks on the properties along East Genesee Street or Festa Fairway.

J. Schanzenbach asked if the short form EAF was done with the previous application. Chairman Pelcher stated it was but it will need to be redone as will the SEQR. The Planning Board will need to declare lead agency. Mr. Mastroianni stated this is the reason he sent this to the DOT already.

G. Humphrey noted there are variances on this property already.

S. Darcangelo stated he would like the plan to reflect that the monitoring wells will be preserved and that they will need to be replaced if they are damaged during construction.

B. Scherfling noted that page P4 shows that the landscaped berm will be 36" tall. Mr. Mastroianni stated this had been discussed with the previous application and they had discussed bringing it down to 1.5'. The berm is 8' wide. D. Arthur noted that the detail on page D1 needs to be corrected and that the 36" landscaped berm should be changed to 18" on page P4. Chairman Pelcher stated Mr. Mastroianni can handwrite in the technical corrections and initial them rather than reprint the plans.

Chairman Pelcher stated they Board is prepared to declare lead agency tonight and will able to take action at the next meeting in April.

Chairman Pelcher reviewed Part II of the Short EAF. Items A-E were answered in the negative.

Upon motion by D. Arthur and second by B. Scherfling, the Village of Baldwinsville Planning Board declares lead agency for this project. **Motion carried.**

OTHER BUSINESS

Burger King property

Chairman Pelcher stated there is a developer interested in this property and they will likely ask for a drive-thru. He noted that this Board was willing to consider a drive-thru with the last application.

Lock Street PDD

Chairman Pelcher stated he has had three meetings with the Applicant and they were not in complete agreement with what the Planning Board would like to see. There was even discussion about who was in charge of the site plan, the Planning board or the Board of Trustees. It was determined that the Planning Board gets the site plan first and makes a recommendation to the Board of Trustees. Chairman Pelcher stated he got the impression that the developer was really listening to his concerns. One question the developer had was does the Board prefer the apartments two car lengths away from the road or one car length? Chairman Pelcher did not state a preference at that time as he wanted to discuss it with the rest of the Board. He thinks that two car lengths is preferable to address parking issues and noted that putting parking on both sides of the road will be a significant cost to the Village. S. Darcangelo agreed, stating the road will have to be 8' wider. He noted the project is at \$900,000 right now and the grant is for less than half that amount. The Village will bond for the rest.

Chairman Pelcher noted there are no sidewalks indicated on the plan yet and he will make it clear that the Planning Board requires private developments to have sidewalks.

Chairman Pelcher noted the developer is concerned about eliminating the 3rd road as they will not be able to decrease the number of curb cuts as they had planned. Chairman Pelcher stated he believes they can address this with the use of shared driveways.

J. Schanzenbach stated he does not believe this plan is coming together the way the Planning Board had hoped. B. Scherfling agreed and stated he is not pleased with the plan. N. Schlater also agreed and does not like the amount of pavement being used. Chairman Pelcher noted there are 23 parking spaces, which is similar to the opposite side of the street. N. Schlater asked if the apartments will all need to have garages. Chairman Pelcher stated the developer told him they do, but stated they will have to discuss how to make them look better. S. Darcangelo suggested waiting to see the proposed elevations before establishing the build to lines. D. Arthur thinks the proposed buildings and garages will not look good driving down the boulevard. He thinks there is too much pavement and the building layout is poorly designed. J. Schanzenbach stated he feels discouraged by the proposal so far. Chairman Pelcher stated a variety of rooflines was suggested to dress it up a bit. G. Humphrey suggested having the garage set back from the front rather than the front door. He stated the Village should require new trees in front of the buildings, just as it requires them for single-family homes.

J. Schanzenbach stated that a one-car length setback would give the site more of a Village feel with the buildings closer to the road. N. Schlater agreed and noted that they would also utilize less pavement.

Chairman Pelcher noted there are 2-unit homes proposed as well. He stated they could make use of shared driveways. S. Darcangelo asked they ever presented a plan showing the feeder road with homes on both sides. This would double the density and look good from both Lock Street and the river. Chairman Pelcher thinks this was not considered as they want all to have a river view.

Chairman Pelcher stated the proposed patio homes will be owner-occupied. He noted the original plan indicated patio homes and single family homes. He did not expect to be presented with a plan showing mostly apartments. G. Humphrey noted that higher density = more worth to the Village. S. Darcangelo stated he has been discussing this with Mayor Saraceni and they talked about having apartments on the west end. He noted the next 2 parcels are privately held. After those private parcels, they have gone back and forth as to what kind of residences should be planned. They have even discussed scrapping the PDD and having just the apartment complex. The Village would then subdivide the rest and sell the lots individually or to a developer. J. Schanzenbach stated he would prefer that in place of the current proposal. Chairman Pelcher stated the PDD would need to be undone if they were to consider this. N. Schlater stated she feels this is too valuable an area to allow the proposal to move forward as is.

Chairman Pelcher stated he will make some calls to let the Planning Board's concerns known. He will be attending the DPW meeting and encouraged others to attend as well.

SIDEWALKS

S. Darcangelo stated the Village should require sidewalks with all new development and suggested they Board consider this when further reviewing 136 East Genesee Street. Chairman Pelcher stated he will discuss the legal mechanisms of this with D. Jones.

The meeting was adjourned at 8:55 p.m. The next meeting is scheduled for Tuesday, April 22, 2014.

Respectfully Submitted,

Susan A. LaQuay
Planning Board Secretary