

VILLAGE OF BALDWINSVILLE
PLANNING BOARD MEETING MINUTES
Tuesday, April 22, 2014 7:30 P.M.
Approved 5/27/14

PRESENT: Carl Pelcher, Chairman
Dave Arthur
Terrie King
Mace Markham
Joe Saraceni

ALSO PRESENT: Mayor Richard Clarke
Stephen Darcangelo, Village Engineer
David Jones, Village Attorney
Jamie Sutphen, Planning Board Attorney
Bob Baldwin, Planning Board Attorney
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)

Chairman Pelcher stated that B. Scherfling is unable to attend tonight's meeting and J. Schanzenbach may be late due to work obligations.

Upon **motion** by D. Arthur and second by M. Markham, the minutes from the March 25, 2014 meeting are approved as corrected. **CARRIED.**

Chairman Pelcher noted there are some changes to the Board. He stated that N. Schlater has decided to not seek another term as a member of the Planning Board. He stated she was a valuable member of the Board and was the go-to person for Smart Growth and pedestrian safety. He wished her well. N. Schlater's replacement is former Mayor Joe Saraceni, who was appointed to the Planning Board at the Village Trustees meeting on Thursday. Chairman Pelcher noted his extensive knowledge of the grant process and welcomed him on behalf of the Board.

Chairman Pelcher stated that D. Jones, Village Attorney, has suggested new counsel who will be dedicated to the Planning Board. Chairman Pelcher thanked him for his time with the Planning Board and welcomed the new counsel, Robert Baldwin and Jamie Sutphen. Jamie Sutphen introduced herself and stated she was the Planning Board Attorney for the Town of Dewitt for 14 years and also served as counsel to the Fayetteville Zoning Board of Appeals and the Town of Dewitt Zoning Board of Appeals at various times. She has also represented developers throughout Central New York. She stated she enjoyed meeting with Mayor Clarke and Chairman Pelcher, as well as D. Jones and G. Humphrey, about a week ago. J. Sutphen stated that she and Bob Baldwin will both be attending Planning Board meetings. She is excited to be working for the Village of Baldwinsville. Bob Baldwin introduced himself to the Board, stating he was a Village Trustee in Fayetteville for two years and then took over as the Village Attorney for 17 years. He represented the Village Board, the Zoning Board of Appeals, and the Planning Board and has a lot of experience. He stated he put on a lot of education seminars about the SEQR process. He also helped J. Sutphen with the Town of Dewitt Planning Board. B.

Baldwin stated he was the Chair of the Onondaga County Industrial Development Agency for many years. He is excited for the opportunity to work with the Village of Baldwinsville and the Planning Board. He stated he is delighted to see what is going on in the Village and how well the Village is working and moving forward.

OLD BUSINESS

Discussion/Action regarding 136 East Genesee Street

Mr. Richard Hovey and Mr. Joseph Mastroianni are present to address the Board.

Chairman Pelcher stated the Board has received a revised site plan regarding 136 East Genesee Street. He noted the developer has agreed once again, as he did in 2011, to make adjustments to the lighting plan if there is a problem with the neighbors.

Stephen Darcangelo addressed the monitoring wells. He stated he spoke with Plumley Engineering regarding this. There is only one active well at the present time on the corner, which is in the right-of-way. That is the only well that has to be maintained and is the only one still on the DEC list for monitoring. Stephen Darcangelo believes the other one should be maintained as well. He asked if there are any that will be removed. Mr. Mastroianni noted there is one that is more or less in the building footprint which the DEC stated does not need to be monitored any longer and be cut off below the surface and grouted. This will be done by the General Contractor with supervision of an engineer. Stephen Darcangelo advised doing this prior to any construction.

Chairman Pelcher noted page P4 has been revised. The landscape berm was lowered from 36" to 18" and this is now reflected on the plan. Page P2 regarding setbacks has also been revised.

Chairman Pelcher noted that sidewalks have been discussed several times. The Board would like to have a firm decision regarding this. One suggestion was to make sidewalks conditional on other sidewalks being put in; however, counsel does not feel this is the appropriate way to handle this issue. Chairman Pelcher stated he has thought a lot about this and noted that while reviewing other plans the Board has required installation of sidewalks even without any connecting sidewalks. The Village has spent a lot of money on sidewalks and the master plan depends on sidewalks. M. Markham noted there is a sidewalk across the street. He stated that unless there is a plan to tie into sidewalks on Curtis, he does not see a reason to force one here.

Chairman Pelcher noted that when reviewing the Baldwinsville Apartments, the Planning Board required sidewalks even though there are a few that are not connecting. He is concerned if the Village gets a grant later on to put in more sidewalks that those will have nothing to connect to unless they require them now.

J. Saraceni stated he looked at the sidewalks along East Genesee Street in that area and it appears that sidewalks are more prominent on the north side across the street from this property. Stephen Darcangelo agreed and noted that sidewalks on the north side of the street are continuous up to Curtis Avenue and then discontinue after Phillips Street. He stated that the sidewalks that are there are sporadic and would not meet code. Site conditions would need to be modified on south side of the street in order to have a continuous sidewalk from Curtis all the way up to Festa Fairway.

J. Saraceni stated as a new member of the Planning Board that he shares N. Schlater's concerns for pedestrian safety in the Village of Baldwinsville. The Village has had to deal with issues that have come up in regards to short-sighted planning in the past (ex. the need to connect Chaucer Circle to Smokey Hollow Road with a sidewalk). He thinks it is important to connect neighborhoods to the Village core. This may be a small stretch of sidewalk to "nowhere" now, but in the future that may not be the case. If the Village does not start somewhere with this issue, when will they start addressing it? He is not sure if the best side is the south side or the north side of East Genesee Street. Stephen Darcangelo noted there is no light there nor is there a crosswalk, so if the sidewalk were to be only on the north side they would not be accomplishing

the goal of connecting that neighborhood to the Village core via sidewalks. He stated the challenge is getting property owners to improve their sidewalks with the program the Village has implemented. It would be consistent to continue the requirements adjacent to buildings being built. This would also clearly identify who built the sidewalk and long into the future when maintenance is required it will be obvious who the responsible party is. It would be helpful if it was just understood that in the development of a parcel within the Village that sidewalks are to be built as well. T. King noted that this would also provide a means (eventually when there are connections) for people to be able to walk to those buildings. Stephen Darcangelo noted that the Village has been talking about looking for ways to connect sidewalks for a while.

Mr. Hovey stated if it is a requirement he certainly would do it; however, he is unsure it should be required if it would not connect to anything. J. Saraceni noted, for example, Walgreens on Downer Street, which is outside of the Village, is a new build and has sidewalks even though they are not connected to anything. This was done in the hopes that there will be a sidewalk someday linking Harbor Heights to that section of town. D. Arthur stated he thinks Planning has to demonstrate the foresight that not everything goes together all at one time. Planning must consider potential future development as well. He feels that a sidewalk down East Genesee Street/Route 31 is important.

Mr. Mastroianni asked where the sidewalk would be located and who would maintain it? Stephen Darcangelo stated it could either be located inside the property line or within the right-of-way. According to the Code of the Village of Baldwinsville, it is the responsibility of the owner to clear and maintain the sidewalks. They would have to consult with the DOT regarding whether the sidewalks should be curbed sidewalks or if they would want a median. If it were to be designed with a median, the DOT could be taken right out of the picture and the Village would review it. Mr. Mastroianni asked if there would need to be a curb cut and if so would it need to be handicap accessible with a ramp. Stephen Darcangelo stated there would have to be a cut there. He also noted if it were a curbed sidewalk, snow clearing would be a challenge, but it would still be the property owner's responsibility. He noted the Code Enforcement Officer typically issues warnings first regarding snow removal.

Chairman Pelcher stated he feels there would be plenty of room for a sidewalk along the East Genesee Street side of the property. Stephen Darcangelo stated he will look closer at this and will look at grading. He does not see anything now that would preclude a sidewalk. He noted that a typical sidewalk is 5' wide and 4" thick. Mr. Mastroianni noted there is a telephone pole 2.5' from the road and the sidewalk would have to be inside of that. Stephen Darcangelo noted that would be his preference anyway, to have a curb then grass then sidewalk. J. Saraceni agreed and feels this would be safer as well.

D. Arthur asked if the sidewalk location would interfere with any of the DEC monitoring wells. Mr. Mastroianni stated it would not. D. Arthur noted the wells that are not being maintained should be capped so they will not create a tripping hazard.

M. Markham stated he thinks the layout of the south side of East Genesee Street makes it virtually impossible to put in more sidewalks on that side of the road. He cannot picture people crossing East Genesee Street there and sidewalks along the north side of East Genesee Street make more sense. He does not think crosswalks work as cars do not stop or even slow down for people waiting to cross.

Chairman Pelcher stated he understands M. Markham's points; however, it seems the majority of the Planning Board members would like to see a sidewalk put in. T. King agreed, noting that sidewalks are being required on most other new projects and in the overlays. J. Saraceni stated they may even have the opportunity to address sidewalks with Phase 3 of Aspen Springs and this would be a good way to get people who live there into the Village. Chairman Pelcher stated the Planning Board should really stick with the master plan in regards to sidewalks and sidewalks will be required for this project.

D. Arthur asked what the Applicant will need to do now regarding sidewalks. Chairman Pelcher asked if they can just make appropriate notations on the plan. J. Sutphen stated this is not the recommended practice. However, it can be

shown on the final plans and be acted upon at the next meeting and will not need to go to SOCPA. The Applicant for now can draw it on the plan and work with Stephen Darcangelo. Mr. Mastroianni stated they can address the sidewalks in a detail sheet and will get that to the Board in the next two weeks. He will also make changes by hand to the existing plan.

D. Jones updated the board on the status of the SEQR. D. Jones noted there is a new short form, which was completed. The deadline to get it on the County's first meeting in April was May 21, 2014 and the Village Planning meeting was on the 25th. Therefore, they were not able to get it on that agenda. It is on the SOCPA agenda for tomorrow, April 23rd. The SEQR was reviewed at the last meeting and the Planning Board should wait to do the resolution at the next meeting just in case they hear something different back from SOCPA. Mr. Mastroianni noted that this project has been before the County two other times already with no comments. Noting that the sidewalk is a very minor detail, he asked if they can get conditional approval based on no comments from the County and based on the requirements for a sidewalk. This would enable them to submit permit applications. J. Sutphen stated SOCPA is jurisdictional and this Board does not have the authority to make any determinations about SOCPA. Therefore, they cannot make a conditional approval based on SOCPA. Mr. Mastroianni suggested the Village consider changing the Planning Board meeting schedule to better accommodate SOCPA's schedule. Chairman Pelcher stated that is worth considering.

Chairman Pelcher stated the Board will be ready to make a resolution regarding this site plan at the next meeting. Mr. Mastroianni stated he will send 5 sets of plans as well as a PDF version prior to the deadline for the next meeting.

Discussion/Action regarding requested 6-month extension of site plan approval for 197 Downer (fmr. Tri-County Mall)

Chairman Pelcher stated the Planning Board received a letter from Morgan Management requesting an extension of their site plan approval. He noted the Code allows the Board to grant extensions in six-month increments.

Upon **motion** by T. King and second by M. Markham to grant a six-month extension to the site plan dated October 22, 2013 for Morgan Management, Baldwinsville Apartments, extended to April 21, 2014. **CARRIED.**

G. Humphrey stated that demolition will begin at the site in May or June. Morgan Management has not yet finalized the purchase of the property. They have had some legal issues they have been dealing with. D. Jones noted he was told today that they will begin work in June.

Update on Lock Street PDD

Chairman Pelcher stated he met with Keplinger Freeman Associates last week and wanted their opinion as civil engineers. The struggle right now is density. How many buildings? What kind of homes? They really have not gotten back to him, although they did mention that they thought the 6 and 7-unit townhouses seemed a bit much. The Planning Board needs to keep in mind that the Village does want to increase density. Although the fiscal issues regarding the development of Lock Street should not really affect the Planning Board too much, they should be aware of them. Chairman Pelcher stated he reviewed the preferred developer agreement and there is some good information. He stated he spoke to J. Sutphen as well and she has presented some cluster developments to Onondaga Planning Federation in the past. Chairman Pelcher stated he has a call in to James Trasher and wants to understand the developer's ideas specifically regarding density.

Stephen Darcangelo stated he spoke with Mr. Joe Alberici briefly and this project will not be a summer project even if it were approved today. It is more of a fall or spring 2015 project. Chairman Pelcher stated that in spite of this he does not want to put it on the back burner. M. Markham agreed and stated it is important to keep discussing this project and not be forced into making fast decisions. This needs to be done right the first time. Chairman Pelcher stated he will probably be calling work sessions periodically regarding this project. J. Sutphen stated she is not sure what the Village Code requires

regarding notice of work sessions, but it is usually just a couple of days. Posting notice to the website and in Village Hall is sufficient.

D. Jones stated there is a provision in the preferred developer agreement that the Village agrees to share in good faith any and all title documents or abstracts that it may have acquired over the years. He stated he gave them the last few he has and he has done three or four since he has been Village Attorney. The Applicant has these. In fact, a couple of the abstracts the Village turned over to them were prepared by the title company they are using already. They are aware that some of the parcels have been owned by the Village for 70 years and there will be nothing to give them and they are also aware that some of the parcels the Village acquired from the County in the late 1990s/early 2000s were bargain sale deeds that the Village got as part of the price and it will be their due diligence now. He was very clear that the Village has nothing left to give. J. Sutphen asked if the developer is dragging his feet a bit. Chairman Pelcher stated that is not the case. This has been a complicated project. There has been environmental testing they were a little behind on. The Village is selling land and redeveloping a road. He thinks it is coming along pretty well considering. Stephen Darcangelo stated the developer seems to be full-speed ahead on the design elements. There are a handful of other things they have not yet done (the title search took a while). If they have any interest in doing additional environmental investigation they are to notify the Village. They were coupling their geotechnical test pits with the environmental review. The Village was only given a day's notice for this. Some logistic issues have not gone as well as they could. T. King states it seems as if it does not have their full attention at this point. They are busy with a lot of other projects right now.

Chairman Pelcher stated M. Markham gave a tour of the site to Chairman Pelcher and T. King. T. King stated she walked it again to get the lay of the land. She noticed there is not as much buildable land as the plan makes it appear. It is a very narrow buildable width. This visit to the site confirmed to her that two rows of building does not really work. D. Arthur asked if it seems like there is room for a secondary road. T. King stated they would be better off with curb cuts as a secondary road would use up almost all the green space with pavement. Chairman Pelcher stated he looked at the plan again and believes they can minimize the curb cuts and maybe combine the garage units better.

Chairman Pelcher reiterated that the main concern right now is determining a reasonable density. T. King agreed and stated she is concerned with balancing the density with maintaining views to the river between buildings. M. Markham stated they can solve a lot of the parking/road issues if they were to continue Margaret and Tabor straight through. T. King agreed, stating this would widen the view shed.

The meeting was adjourned at 8:25 p.m. The next meeting is scheduled for Tuesday, May 27, 2014.

Respectfully Submitted,

Susan A. LaQuay

Planning Board Secretary