

**VILLAGE OF BALDWINSVILLE**  
**PLANNING BOARD MEETING MINUTES**

Tuesday, June 24, 2014 7:30 P.M.

Approved 9/23/2014

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**PRESENT:** Carl Pelcher, Chairman  
Terrie King  
Mace Markham  
Joseph Saraceni  
Jim Schanzenbach  
Bob Scherfling

**ALSO PRESENT:** Jamie Sutphen, Planning Board Attorney  
Bob Baldwin, Planning Board Attorney  
Stephen Darcangelo, Village Engineer  
Gregg Humphrey, Code Enforcement Officer  
Susan LaQuay, Board Secretary

**GUESTS:** Mr. James Monahan, regarding 36 Oswego Street  
Mr. Steve Fudali, regarding Lock Street  
Mr. Sal Lomedico, regarding Sal's Pizza and Restaurant  
Mr. and Mrs. Mike and Paulette Lucas, regarding Lock Street

Chairman Pelcher noted that D. Arthur contacted him and stated that is out of town for work and will not be at tonight's meeting.

Chairman Pelcher stated he had not had enough time to review the minutes from May 27<sup>th</sup> and they will be addressed at the next meeting.

**OLD BUSINESS**

**Discussion/Action regarding 41 East Genesee Street – Sal's Pizza**

Mr. Sal Lomedico is present to address the Board. Chairman Pelcher stated he has some concerns about drainage. S. Darchangelo stated there are no contours shown, but there are no changes being proposed and there are no existing drainage problems in the area. This project will not be adding volume and he has no issues with the drainage.

Chairman Pelcher noted that the Village is working on developing more simplified site plan requirements for review of situations like this one where there is no change in use. However, due to this property being located within an overlay district, the project will need site plan review and approval.

M. Markham noted that at the previous meeting the Board had asked for documentation regarding a shared-parking agreement. Chairman Pelcher stated that an agreement between Mr. DiSano and Mr. Lomedico was provided, which stated the following:

“I, Joe DiSano, representing 43 East Genesee Street Properties, Baldwinsville, NY, agree to share the single row of parking spaces that run directly along the east side of the building that is the future home of Sal's Pizza to Sal Lomedico for a period of one year renewable September 1, 2015.”

Both parties agreed. Chairman Pelcher asked how many spaces Mr. Lomedico has. Mr. Lomedico stated there are 13. Chairman Pelcher stated code requires 7.2 per the code. Mr. Lomedico noted that he has spent a lot of time at the site and his business and Mr. DiSano's business (Village Hardware) have different hours. Sal's is busy when Village Hardware is closed. Ms. Sutphen noted that the parking agreement is renewable yearly, but that is sufficient as a permanent agreement is not required. J. Saraceni stated he saw Mr. DiSano at Village Hardware and spoke to him about shared parking. Mr. DiSano asked him what his thoughts are and J. Saraceni told him he feels it is good to have these agreements in place.

G. Humphrey noted there is a minor change to the plan. A handicap space has been moved and the sign shown on the plan needs to be moved as well.

J. Schanzenbach noted the plan shows granite curbing rather than the concrete Mr. Lomedico stated he would use. Mr. Lomedico stated the plan is correct and he decided to use granite curbing instead since he won't be able to do what he had wanted to in the front. This freed up money to use for granite curbing.

J. Saraceni asked about the dumpster location and wondered if there is a problem with it being so close to the building. Mr. Lomedico stated the dumpster is for cardboard and sanitation. J. Schanzenbach noted the code only requires that the dumpster be located in the rear of the building.

Ms. Sutphen stated that the Board needs to make a negative SEQR declaration. Chairman Pelcher reviewed the SEQR. All answers were "No." This will be an unlisted action.

Upon motion by J. Schanzenbach and second by J. Saraceni to approve the site plan for Sal's Pizza, 41 East Genesee Street dated June 10, 2014. **Carried**

#### **Discussion/Action regarding amendment to approved site plan for 136 East Genesee Street – Festa Fairway Business Parcel 2**

There are no representatives for 136 East Genesee Street present. The applicant would like to do away with some curbing which is shown on the approved site plan.

Chairman Pelcher stated a new site plan should be submitted to reflect the changes. Stephen Darcangelo suggested getting an "as-built" showing the curbing was not installed. He noted that the removal of the curbing is in line with the County's desire to reduce stormwater collection. This change will allow shedding of water off of the asphalt onto the grass.

Chairman Pelcher also wanted to make sure the drainage will not be affected. The neighboring property is quite a bit lower. Stephen Darcangelo stated he will call Mr. Mastroianni and this will be addressed at the next meeting with a representative present.

#### **NEW BUSINESS**

##### **Discussion/Action regarding 36 Owego Street Street – building renovation/addition**

Mr. Jim Monahan is present. He explained that the building is a former Masonic hall. The plan is to convert the 2<sup>nd</sup> level into apartments and the 3<sup>rd</sup> and 4<sup>th</sup> floors will be subdivided horizontally into four townhouses. They are proposing a new stair tower to provide egress into the building, which will be a masonry tower compatible with the historic building. There will be an elevator. The only site changes will be to level the grade outside the door of the new tower. They are proposing to remove the guardrails and replace them with balusters and chains. The building is in for approval for listing in the National Register. It is eligible. However, they will be adding 5 windows, replicating the original windows along Oswego Street. He noted it is a challenge to convert Masonic Halls. There will be no modifications to the exterior of the building other than the 5 windows on the street side and the 5 windows over the top of the adjacent building.

Chairman Pelcher stated the addition of the windows fits in with the overlay. He noted this is the type of project the Village is trying to encourage.

T. King asked what kind of windows they will be using, understanding that they will have to be guided by historic preservation. Mr. Monahan noted that the building only has 5 original windows. The new windows will be aluminum and Morgan makes a historic-compatible window. The 3<sup>rd</sup> floor will have casement crank out windows and the 2<sup>nd</sup> floor will have double-hung windows. He based this on photo documentation of the original windows.

J. Schanzenbach asked what parking would be provided to residents. Mr. Monahan stated there is no parking for this property except for one handicap space. The building has been footprinted to the site since 1840. Stephen Darcangelo noted there are no parking restrictions in the Village Square parking lot. The Village could consider designating certain spaces for overnight parking during winter months. Chairman Pelcher stated he spoke with G. Humphrey and Ms. Sutphen about this and suggested a payment in lieu of parking clause. Ms. Sutphen noted that the parking requirement can also be waived. Chairman Pelcher is concerned about setting precedent and if they choose to waive the parking they would need to state why they did for this project for the sake of future applications. Mr. Monahan stated he frequently encounters parking issues because they develop mostly in urban centers and they are always able to make it work.

The trash will be contained within the building. There is a room for this in the back off of the stair tower.

Ms. Sutphen asked what the timeframe is for getting historical approval. Mr. Monahan stated approximately 60 days. Ms. Sutphen noted that any approval from the Planning Board would be based on the site being granted historic approval.

Ms. Sutphen stated this project will have to go before the County because they are in the State right-of-way.

Upon motion by T. King and second by J. Schanzenbach, the Village of Baldwinsville declares lead agency for the project at 36 Oswego Street, Baldwinsville, NY. Carried.

## **OTHER BUSINESS**

### **Lock Street PDD – Joint discussion with Board of Trustees**

Chairman Pelcher stated that a work session regarding Lock Street was held on June 12<sup>th</sup>. The Village Board expressed concern about several issues, such as the timing of the project (they would prefer the project start sooner), the safety pits have not been completed yet (Stephen Darcangelo noted they have only made minor progress), title searches, concerns with the 2 privately-owned properties, and the desire for twilight clauses in the contract. The developer also expressed concerns and wants a clearer idea of what the Planning Board wants to see. The Planning Board talked a lot about views, parking, garages, and density. The Village is not sure it can afford parking on both sides of the street. Stephen Darcangelo stated they are still seeking additional funding.

Chairman Pelcher had examples of ordinances regarding garages from Raleigh, North Carolina that may be appropriate and showed examples of the types of garages the Planning Board would like to see. He stated he believes the developer will be more innovative if they are given direction.

Ms. Sutphen asked if they discussed single-family homes as this was not in the original plan. M. Markham stated this was discussed down towards the end near Wood Street. They are just looking for direction from Planning. He stated they pushed for unattached homes with narrow side lots. J. Saraceni noted that a single-family home would just be counted as one unit.

Chairman Pelcher told the developer that they will meet with him again prior to the next meeting. He is waiting for direction from the Board and will return to Planning. J. Schanzenbach noted he would like to see the basic layout and configuration of the buildings.

Chairman Pelcher stated the next work session is July 8<sup>th</sup> at 7 pm.

Mr. Steve Fudali is present regarding this project. He stated he is doing the title search for the property. He has provided a title policy on 26.1 to the developer's attorney. He asked what is happening with the apartment building at the top end of the project. J. Saraceni stated that building is the most established portion of the plan. The reason it has not been discussed at the last few meetings is that the Board has no issues with it. Stephen Darcangelo noted the apartment building will be on Village-owned property.

### **DOWNTOWN OVERLAY**

Chairman Pelcher stated he is still working on this and they need to get started on this as a Board. EDR has the verbiage done. The Board will need to discuss parking. M. Markham noted this would be helpful with the changes being made to 36 Oswego Street. The elevator/stair tower will take up two spaces. However, the tenants/customers have always parked in Village lots anyway so he likes the idea of year-round designated parking for the tenants. J. Saraceni stated he had spoken with Bruce Stebbins about that lot. Parking in that area is stressed due to improvements, which will be increased when the former Blue Water Grill opens again and when the Eckerd building is open again. He suggested an impact parking fee and possible permit paring, but feels the business owners should be brought in on the discussion as permit parking would reduce available business parking. M. Markham suggested making the permits "timed" for certain hours of the day. Stephen Darcangelo agreed noting that most tenants would be gone for the day and that would leave that space unavailable during that time. J. Schanzenbach noted they had discussed eliminating parking requirements in the overlay and, because of this, he does not think they should make any special accommodations for the rental tenants of 36 Oswego Street. T. King does feel they would need some parking designation for overnight in the wintertime to accommodate plowing.

Ms. Sutphen stated she is hearing that the Board has no real concerns about parking in this area and they should make those findings so if/when parking becomes an issue in the future, the Board at that time will have an idea as to why these decisions are being made.

J. Saraceni stated he is slightly concerned about parking. He noted the former Blue Water Grill has a seating capacity of approximately 80 and Eckerd will eventually be utilized and those businesses will rely on that lot. The Board should address it now as the opportunity is here. He noted that N. Schlater had done some good research about this. T. King suggested a parking waiver that needs re-approval every so many years. Ms. Sutphen stated this would be problematic because of the investment being made by developers and Certificates of Occupancy are involved. Mr. Baldwin stated they should consider revisiting the parking study.

The meeting was adjourned at 8:40 p.m. The next meeting is scheduled for Tuesday, July 22, 2014.

Respectfully Submitted,

*Susan A. LaQuay*  
Planning Board Secretary