

VILLAGE OF BALDWINSVILLE
PLANNING BOARD MEETING MINUTES
Tuesday, April 23, 2013 7:30 P.M.
Approved 6/25/13

PRESENT: Carl Pelcher, Chairman
Dave Arthur
Terrie King
Mace Markham
Bob Scherfling
Nicole Schlater

ALSO PRESENT: Stephen Darcangelo, Village Engineer
David Jones, Village Attorney
Susan LaQuay, Board Secretary

GUESTS: (2) Students from SUNY ESF – course requirement

Upon motion by M. Markham and second by J. Schanzenbach, the minutes of the January 22, 2013 Planning Board meeting is approved as corrected. Motion passed.

OTHER BUSINESS

Training Requirements

Chairman Pelcher stated that training forms should be submitted to S. LaQuay, Board Secretary. Going to a symposium or conference is not the only way to get training hours in. For example, reading relevant articles (2 to 4 hours' worth of work) would meet the training requirements. D. Arthur asked if hours carry over if you have more than required. Chairman Pelcher stated he will check on that.

Discussion regarding Byrne Dairy progress

B. Scherfling is assigned to this project. He stated he has walked the site a couple of times over the last month. He noted the sidewalk extension going northeast needs to be extended all the way to the property line. He stated he wants to be sure the building is being built correctly. Stephen Darcangelo noted that they do not have in-progress inspection reports but they will get the final as built. He has a stamped set of drawings. B. Scherfling had concerns about some of the roof loading being in shear on LVLs across the front of the building and there are no headers over the windows or doors. Stephen Darcangelo noted that it is a pole barn. B. Scherfling noted that they added an extra catch basin, which is good. He is concerned that some of the excavation is wider than necessary and encroaches quite a bit onto Spruce Street. Stephen Darcangelo stated he hasn't noticed it encroaching into the roadway. He noted they did put in the water service yesterday and today and the road was closed for that. He stated he will check the survey to be sure everything is being laid out properly. B. Scherfling stated overall Byrne is meeting the Board's expectations.

Discussion regarding possible future annexation

Chairman Pelcher stated that Mayor Saraceni had asked that the Planning Board be made aware of this. D. Jones stated he had a meeting yesterday with Mr. Joe Alberici and his attorneys, as well as James Trasher, PE regarding the project in Lysander across Route 31, which is still technically considered

Radisson and is adjacent to the Village. He stated Alberici has an approved site plan from the Town of Lysander for 3 apartment buildings of 12 units each. These will be high-end apartments with larger floor plans and will cost approximately \$1200.00/month. This is located to the east of Aspen Springs. D. Jones stated the Village would like to have it annexed. Stephen Darcangelo stated they are pursuing Village sewer and water as well as a curb cut on to the Village Street. D. Jones stated he would like to see annexation first and then approval for sewer and water from the Village. D. Jones stated they would like to build in mid-summer but are concerned that to get annexation they will have to come before the Planning Board. They are supposed to be proposing other agreements to the Village Board where they may pay additional user fees, escalated water rates. If it is decided they will be going through the annexation process, they asked that the Planning Board be familiarized with the plans with the hope that the Planning Board will see that the engineering work has already been done with the Village and the legal has already been done. Chairman Pelcher noted that this Board still needs the 2 week deadline to review plans and any comments the Planning Board has will be very general. D. Arthur noted they have to use due diligence and provide appropriate materials and this will move more smoothly. Chairman Pelcher noted that they will be in front of the Village Board next Thursday and the Planning Board Members are welcome to attend.

M. Markham asked if Mr. Alberici wants the property to be annexed. Stephen Darcangelo stated they do not want to go through the annexation process because that would drive them into next year's construction season. They are highly interested in pursuing building this year. The construction schedule next year will be prohibitive and therefore the project would likely get pushed back two to three years. T. King stated they knew they would need water and sewer. Stephen Darcangelo stated he believes they just made a mistake and were not trying to mislead. They don't seem to have anticipated that it would be difficult to obtain water and sewer from the Village and misinterpreted the idea of getting services. He noted the Village has provided water to other areas or districts before, but those were outside the Village and not contiguous with the Village. In this case, the area in question is contiguous and the Village would not provide services unless they were going to annex it in.

D. Arthur asked what the alternative to annexation would be as far as services. Chairman Pelcher said he was told that they would pay user fees that would be the equivalent to paying Village taxes. Mace noted there are outside user rates on water.

M. Markham asked if the annexation process and the planning process could be worked simultaneously or does the annexation process have to absolutely be done before. D. Jones stated there are too many variables to make that happen. This would involve the Town of Lysander as well. Stephen Darcangelo stated there may be a distinction of annexation of vacant land and developed land and this may complicate the process as well. He stated their attorney did represent that they do not want to do both at once in case they invest and it does not get approved somehow.

Tim Horton's – former Burger King site

Chairman Pelcher stated he keeps expecting to hear from Tim Horton's regarding their plans. However, he is not sure of the status of this application at this time.

Discussion regarding clarification of subdivision law

Chairman Pelcher noted he has been called in to Village Hall to sign off on some subdivision plans recently and he was not sure if it was appropriate without Planning Board review. D. Jones noted it was okay due to how the code is currently construed. They should have something in Village Code specifically about minor subdivisions. He noted that some municipalities don't even have subdivision that triggers site plan review and frontage is what drives approval. Currently Baldwinsville code says that unless there are more than 3 parcels, you do not have to go through the Planning process. Other

municipalities are more strict and state that any change to boundaries triggers site plan review. He feels Baldwinsville needs something in the middle and suggested that fewer than four parcels needs review, but not full-blown subdivision. Chairman Pelcher noted that some municipalities turn this issue over to their engineer to see how it will or will not impact streets/water, etc.

D. Jones noted that the flaw in our code is that there is no time frame. Some municipalities have a waiting period between subdivisions.

Chairman Pelcher stated the Planning Board should write up a memo to send to the Village Board. He will try to find an appropriate code and will draw up a memo to discuss at the next meeting. D. Jones noted it will not be a major change. T. King asked what timeframe seems appropriate. D. Jones stated it should be whatever the Board feels comfortable with, noting the Village does not have a lot of land that can be broken up.

Discussion regarding Four Corners Overlay District

Chairman Pelcher stated there have been 4 meetings since this was last discussed and he has met with Jane Rice from EDR. He received the newest draft from her today – this will be reviewed page by page. The main issue is the site plan review standards and triggers. He noted that the Planning Board is paying EDR to do this and because of this it needs to be done in a timely fashion.

T. King stated she thinks the Planning Board knows what it wants, but they do not know the proper terminology and are afraid to miss something. She noted Jane Rice was very helpful with this. Chairman Pelcher stated that Ms. Rice has not looked at their other completed overlays, but she assured him it is not difficult to amend them if necessary. D. Arthur noted she changed the format and thinks this may be the right way to do it.

Chairman Pelcher suggested they go through this page by page and he will note changes or suggestions and revise it.

The remainder of the meeting was spent reviewing the overlay document.

The meeting was adjourned at 10:00 p.m. The next meeting is scheduled for Tuesday, May 28, 2013.

Respectfully Submitted,

Susan A. LaQuay

Planning Board Secretary