

**VILLAGE OF BALDWINSVILLE
PLANNING BOARD MEETING MINUTES**

Tuesday, June 25, 2013 7:30 P.M.

Approved 7/23/13

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

ALSO PRESENT: Mayor Joe Saraceni
Stephen Darcangelo, Village Engineer
David Jones, Village Attorney
Gregg Humphrey, Code Enforcement Officer
Susan LaQuay, Board Secretary

GUESTS: Mr. and Mrs. Roderick and Mary Keller, residents
Mr. Kurt Hackwelder (regarding McHarrie Towne Phase 3)
Mr. Mark Murphy (regarding McHarrie Towne Phase 3)
Mr. Garth Winterkorn (from Morgan Management regarding 197 Downer Street)
Ms. Kathleen Bennett (from Morgan Management regarding 197 Downer Street)
Mr. Kevin Morgan (from Morgan Management regarding 197 Downer Street)
Mr. Todd Morgan (from Morgan Management regarding 197 Downer Street)

Upon motion by D. Arthur and second by T. King, the minutes of the April 23, 2013 Planning Board meeting are approved as submitted. Motion passed.

Upon motion by M. Markham and second by T. King, the minutes of the May 28, 2013 Planning Board meeting are approved as submitted. Motion passed.

NEW BUSINESS

Discussion/Action regarding Phase 3 – McHarrie Towne Expansion Concept Plan

Mr. Kurt Hackwelder from QPK Design and Mr. Mark Murphy from Syracuse Home are present to address the Board. They presented the concept plans for the Phase 3 expansion. Mr. Hackwelder stated there will be a loop drive off of Rifts Drive with a small cul-de-sac. This expansion will match the style of the existing development. They propose a 17-acre resubdivision and rezoning from R1a to PDD. They have brought the short form EAF with them and would like the Village to claim lead agency. Chairman Pelcher stated they will likely need a long EAF.

Mr. Murphy stated they chose to expand to the north because they spent a lot of time doing market research and found they want to continue the character of the existing community. He noted there is a waiting list of 150 people for the 73 proposed homes. The expansion to the north will allow for more access to community spaces.

M. Markham asked if they plan to extend Rifts Drive up to the roadway around Syracuse Home. Mr. Murphy stated the plan is to dead-end the drive, noting there is not a lot of need for access to Syracuse Home from McHarrie Towne.

Chairman Pelcher noted the recreation area on the plan. Mr. Hackwelder stated that will include a bocce area and horseshoe pits. An 1800 square feet community center addition is also part of this project.

D. Arthur asked why they only want to rezone this one area as PDD and not the entire property. Mr. Murphy stated they do not have a concept for the entire property, just for this one area, and rezoning to PDD without a concept is not advisable. He noted they will include more land if the Village feels it is more efficient to do so. Chairman Pelcher asked D. Jones what his thoughts are regarding the PDD. D. Jones stated it is preferable to have one PDD rather than add a 2nd. He suggested combining this proposed PDD with the existing PDD. Mr. Hackwelder stated they own quite a few tax parcels in the entire development owned by Syracuse Home, but this project involves two parcels.

D. Arthur suggested extending the western property line up to Route 690. S. Darchangelo noted that they would have to present what their intentions would be for that property. D. Jones agreed and stated they would need a concept for that property, which would lock them into a certain configuration.

G. Humphrey noted the plan includes a building crossing the property line and others are very close along the northern boundary. He stated they will need to either adjust or do away with that line.

Chairman Pelcher stated he believes this will be a great addition to the community and there is a demand for this type of housing.

D. Arthur noted that the Planning Board has been trying to move away from cul-de-sacs. Mr. Murphy explained that it mimics the one to the north. S. Darchangelo noted that all the circle drives off of Rifts Drive are private drives and the only thing the Village has is easements for utilities. G. Humphrey stated they just need to make sure that fire trucks can maneuver. N. Schlater noted the County Sustainable Development Plan discourages cul-de-sacs she would like them to reconsider making it a loop instead. Mr. Hackwelder stated they are boxed in with the wetlands and changing to a loop would potentially lose two more lots.

S. Darchangelo stated he had discussed with and forwarded to QPK the Wellhead Protection Plan. A portion of the recharge zone does come up into this area. D. Arthur asked if there is a 100' setback for wetlands. Mr. Hackwelder noted that this is a federal wetland, which they had delineated a month or two ago, and there is no setback on this.

Chairman Pelcher stated he would like them to submit a Long form EAF at the next meeting and go from there. Mr. Hackwelder stated they are looking at September for bid documents and possible construction beginning in October. He requested that the Village declare lead agency to start the 30-day clock. Chairman Pelcher stated he would like to wait for the long form EAF to be submitted.

S. Darchangelo noted the property to the west should be included in the PDD and explained that the intention of a PDD is to have an understanding of how a parcel will be developed. N. Schlater noted that they may not have the concept for that western parcel yet. Mr. Murphy agreed and stated they would not want to include that at this time. N. Schlater stated she is more comfortable keeping the PDD smaller as she is concerned about sprawl if they keep pushing out the boundaries. Chairman Pelcher noted the zone

change will need to be approved by the Village Board, which will take additional time. D. Arthur suggested they try to streamline the process by getting a legal perimeter prepared and surveyed ahead of time. He noted that the sooner they can get the legal part taken care of the sooner it can make it into local law.

Discussion/Action regarding 197 Downer Street (former Tri-County Mall site) – Morgan Management

Ms. Kathleen Bennett, attorney, and Mr. Garth Winterkorn, engineer, are present on behalf of Morgan Management, to address the Board. Ms. Bennett stated the Applicant is seeking an amendment to the PDD, site plan approval, and re-subdivision and subdivision to allow for construction of 16 apartment buildings, each with 26 units for a total of 416 units, as well as club house and an outparcel with a proposed restaurant with a proposed drive-thru and outdoor seating. They have submitted a site plan application with plans. On Friday they submitted a full EAF for the project. The plans were revised in response to a preliminary meeting the Applicant had with some Planning Board members as well as other Village representatives. She stated they would move forward with the SEQR process and asked for the Planning Board to declare its intent to act as the lead agency. D. Arthur stated the Board had received an EAF form earlier in the month and asked if the one they submitted on Friday is the same. She stated they emailed a copy of the long form EAF to the Codes Office on Friday. Gregg Humphrey provided the Board with copies.

Mr. Winterkorn stated they will be maintaining the two existing driveways off of Downer Street. They have shown some realignment of the outbound lanes to line up with Frawley Drive. They will be utilizing the existing curb cut on Meigs Road that goes into the Microtel property. They are looking to eliminate the most southerly curb cut onto Meigs Road due to sight distance issues. He stated they will not need to seek any variances and they have provided plenty of parking. Regarding storm water management, right now there is no pond and the whole site is discharging to a channel (the location of which he indicated on the map). They have made room there for a storm water management pond. They will be maintaining the same amount of green space (approximately 30%). The pond will allow them to meet storm water requirements. There are two existing water main connections, which they will be using. They will tie into the sanitary sewer.

Ms. Bennett stated the site is 26.31 acres. They are proposing 954 parking spaces. The apartments will be Class A units ranging in size from 850 ft² to 1400 ft². There will be 20 garages per building. They will be seeking resubdivision and subdivision as the current site has four separate tax parcels. They would like to put it together as one big parcel and separate out the restaurant parcel. Development will be in two phases for financing purposes. Mayor Joseph Saraceni stated the Village will try to find a way to accommodate these requests. He suggested subdividing the property but reconnecting prior to the 2nd phase. Mr. Kevin Morgan stated this would not work as they would need to obtain a construction loan for the 2nd phase.

D. Arthur noted that the concept of a PDD is to have one tax lot. He asked what the drawback is if there are 2 to 3 within one PDD. Stephen Darcangelo stated that leads to the potential for multiple owners. D. Arthur noted that a new owner would still have to adhere to the conditions of the PDD, however, so he does not think this should be a major issue. D. Jones noted, however, it is an issue only to the extent that the guidelines for a PDD encourage the least amount of parcels. This is, however, not in the code. T. King noted that the banking environment has changed significantly since the PDD guidelines were established. D. Jones stated it may be helpful to have it subdivided on the maps, but the PDD needs to be passed by the Village Board before subdivision. Ms. Bennett stated it is not critical to have the subdivision right away, but they would want it as part of the SEQR review.

Mr. and Mrs. Roderick and Mary Keller live on Division Street. Mr. Keller stated they are concerned about traffic with this project, but are most concerned with how the site has looked for a number of years. They are concerned about what kind of apartments they will be as Baldwinsville already has subsidized apartments in this area.

The Board took some time to review the long form EAF. The Board had the following comments:

- Chairman Pelcher stated that in Part I B-1(g), page 5, the maximum vehicular trips generated per hour of 225 seems high. Mr. Hackwelder stated that number is based on the number of apartment units at peak hour and it is likely less than what the mall generated.
- Chairman Pelcher noted page 7, Part B-23, states anticipated water usage per day is 90,000 gallons. Stephen Darcangelo stated that seems accurate.
- Stephen Darcangelo commented on page 5, Part A-17 (a) states the existing public utilities have sufficient capacity to allow connection. He stated the county may have to review the sewer connection. The water is fine. He stated he is not saying there is an issue with the sewer, but the County will want to evaluate that.

Dave Jones stated the Board will not go through Part II right now and Stephen Darcangelo stated he still has some work to do for Part II. This will be reviewed in time for the next Board meeting. D. Jones stated he will hopefully prepare a negative declaration of the next meeting based on that feedback.

Upon **motion** by D. Arthur and second by M. Markham, the Village of Baldwinsville Planning Board will act as lead agency for the Baldwinsville Apartments and will be responsible for coordinating all agencies involved in this PDD. *Motion carried.*

Chairman Pelcher stated the next Village Board meeting is Tuesday, July 2nd and it would be a good idea for them to present the concept to the Trustees to familiarize them with the project. Mayor Saraceni stated a PDD is presented to the Village Board when the design concept is in a more final phase. D. Jones agreed, but he stated that given the magnitude of the plan the Board should be familiarized with it. Stephen Darcangelo suggested that the Applicant forward the Board of Trustees sheet 4 of the drawings.

Stephen Darcangelo had some further comments as follows:

- The project name and location on sheet 2 should be corrected.
- The notes about the water main need to be tweaked for the County Department of Health.
- On sheet 4, he does not particularly like the alignment coming off of Frawley Drive. He stated it may need a center line in the road to direct traffic to that intersection because there is a jog in the road.
- Downer Street is listed as State DOT Route 31, but it is in fact a Village road.
- The egress to Meigs Road crosses onto Microtel's property. Stephen Darcangelo asked if this is shown as a right-of-way in the deed. Mr. Hackwelder stated it is.
- He is concerned what the County will say about Meigs Road and the entrances out onto Downer because of the previous traffic studies on Downer Street. The County had expressed interest in trying to create more traffic onto Meigs Road and relocating the Frawley light and use Meigs as more of a theater to Downer. He stated they might see that comment. However, it would be more of a request as this is a Village Street. The light is owned by Rite-Aid. Mayor Saraceni stated the Village does not maintain a single traffic light in the

Village. M. Markham noted that Meigs Road is the cutoff for County maintenance and the light relocation to Meigs Road would make that light the responsibility of the County.

- A sidewalk is shown on Meigs Road. Stephen Darcangelo stated they will need some drop inlets there for storm water management.

B. Scherfling stated he is still concerned about the placement of the pool so close to the rear yards of the homes on Downer Street. T. King and N. Schlater stated they are concerned as well. N. Schlater feels that community amenities should be more centrally located. T. King stated that she understands the business side of this location, using the same staff for the clubhouse and retail office; however, she would be unhappy if she was one of those neighbors. B. Scherfling suggested moving it to the south and west on the property. M. Markham asked if the pool and clubhouse would fit on one of the building sites. He suggested swapping it with Building E, for example.

Stephen Darcangelo noted that people from Conifer Village trespass across the property to get to businesses on Downer Street. He wanted them to be aware that this will likely continue. Gregg Humphrey noted it is mostly senior citizens on their carts. M. Markham noted there used to be bus service through there as well. D. Arthur noted this was people's habit when the site had a different use (retail). However, this developer wants to control traffic on the site. He understands that members of the community might like to cut through there still; however, it is not necessary for the Applicant to accommodate this. There are sidewalks on both sides of Downer Street they can use. B. Scherfling stated he feels it would be nice for them to accommodate this pedestrian traffic, but it is their discretion. N. Schlater stated she frequently walks/jogs along streets in other developments would not like to see anyone discouraging people from walking through a development. She noted it is not a gated community. Ms. Bennett stated she appreciates N. Schlater position on this. However, she noted that this is private property, not street dedicated to a municipality. They are private sidewalks and private roads. She is concerned about the issue of liability. T. King stated it is important that they are aware of this situation.

Chairman Pelcher stated that buildings M and L seem tight and asked if there is sufficient access regarding fire safety. Mr. Hackwelder stated they ran the turn templates and they work. Gregg Humphrey noted they have already discussed the site with the fire chief.

N. Schlater noted that the sidewalks run right in front of garage bays along the main thoroughfare from the back of the development to the front. She is concerned about pedestrian safety at those locations. She also stated she understands they intentionally laid out the property in a more linear pattern. However, she feels this makes it very car-oriented. Because of this, she is concerned about pedestrian safety. She asked if the 3-story design is essential and asked if they could perhaps have more stories to give the buildings a smaller footprint to allow them to be reoriented on the site. Mr. Kevin Morgan stated this design works really well for them and this is the building they would use.

Mayor Saraceni asked if they are considering accommodating Centro bus service in the development. He thinks it might make it more attractive for the residents. Mr. Kevin Morgan stated they will consider it.

T. King asked if the drawings submitted show the exact materials or they are just for examples. Mr. Kevin Morgan stated it is an actual rendering. They will use a veneer stone. The balconies will have vinyl railings with composite decking. Each of the two phases has a different color scheme. He stated they will build out the front 8 buildings first (closest to Downer Street) as well as the restaurant. Phase 1 will also include the retention pond and the sewer will be connected. Water connections will be internal.

Chairman Pelcher stated a performance bond and maintenance bond need to be addressed.

Stephen Darcangelo stated he will print off sheet 4 to distribute to the Board of Trustees.

Ms. Bennett asked if this can be referred to the OCPB yet as that is another 30-day window to be aware of. D. Jones noted that any change in location of the pool/clubhouse will not affect anything that the County would be concerned with. Ms. Bennett asked if they should put in the subdivision line prior to sending it to the County. Mr. Hackwelder will do this. Stephen Darcangelo stated they would need four full sets for the County and Mr. Hackwelder stated they will overnight them.

Stephen Darcangelo stated he was initially concerned about the storm water management; however, the DEC did not see it as an issue when he spoke with them. He stated they will have to line the drainage swale at some point, but it does not need to be anything fancy.

OTHER BUSINESS

Update on Byrne Dairy (83 East Genesee Street)

B. Scherfling stated he did a walkthrough Sunday night and noted 7 or 8 minor discrepancies. Byrne is addressing these. Overall they did a good job. Chairman Pelcher stated the Board appreciates the work B. Scherfling did with this project.

Update on Redneck R/C (85 East Genesee Street)

Chairman Pelcher stated Redneck R/C has not received authorization to move forward with their project from Byrne yet. Gregg Humphrey stated he spoke with Christian Brunelle from Byrne Dairy regarding this and he stated that he and the owners of Byrne will be meeting with the owners of Redneck R/C to address their relationship going forward.

Four Corners Overlay District

Chairman Pelcher stated he will be meeting with Jane from EDR on Friday at 3 and stated all Board Members are welcome to attend.

The meeting was adjourned at 9:15 p.m. The next meeting is scheduled for Tuesday, July 23, 2013.

Respectfully Submitted,

Susan A. LaQuay

Planning Board Secretary