

**VILLAGE OF BALDWINSVILLE
PLANNING BOARD MEETING MINUTES**

Tuesday, October 22, 2013 7:30 P.M.

Approved 1/28/2014

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

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

GUESTS: Ms. Kathleen Bennett (for Morgan Management regarding 197 Downer Street)

The minutes from the September 24, 2013 meeting and the minutes from the October 15, 2013 Special Meeting will be reviewed/approved at the next meeting.

OLD BUSINESS

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

Ms. Kathleen Bennett, attorney for the Applicant, is present to address the Board.

Chairman Pelcher stated he would like to state for the record that Morgan Management, along with Ms. Bennett and Mr. Costitch, has been very cooperative and well prepared throughout this process. They have involved the neighboring property owners, the County, the Town, and the State and have thoughtfully answered all concerns. They have listened to the Village goals and embraced the challenges that arose, for example, changing the layout of the buildings. He commended Morgan Management for their efficiency and hard work and appreciates their obvious commitment to the Village.

Ms. Bennett stated they also appreciate the Village's time and efforts throughout this process. The Village's suggestions have helped to make this a better project. She stated the most recently submitted revised sheets include all the changes discussed at the meeting in September. They have joined the garages with a common wall to get rid of the alleyway that had been running between them. They have fenced between the garages adjacent to the residential properties. Street lights have been added. Sidewalk was added behind building 1.

N. Schlater noted that the fence bordering the R1 properties should border the Berger property as well and it does not appear to on the plan. Ms. Bennett stated they can revise this to run south down the property line and across the rear.

Regarding the lighting, Stephen Darcangelo stated he spoke with Derrick at their office and he was not sure why the lighting presented did not match up with the Village lighting at the entrances as discussed. The Village uses Sternberg

lighting acorn lamp on a Denver post. This was forwarded to Derrick. Ms. Bennett stated her understanding is that they will match the Village lighting at the entrances and the other lighting submitted is for the interior of the property.

Stephen Darcangelo stated he ran a hydrant flow test concurrently along Conifer and Downer and verified there is adequate water and pressure for the project. They are working on the water design. Both locations had a static pressure of about 81 pounds. Conifer dropped to 37 pounds, but even with 2 hydrants wide open there was still plenty of flow.

Stephen Darcangelo stated the sidewalk along Downer and Lot 3, which is the restaurant parcel, will require a letter of intent or security. This sidewalk will be 320 feet long from the entrance at the drug store up to Meigs road and cost approximately \$10,400 (\$6.50/ft²). This letter of intent will insure that the sidewalk is completed even if Morgan does not do it themselves. J. Schanzenbach stated he would feel more comfortable using \$7.50/ft², which will increase the bond amount to \$12,000. Stephen Darcangelo agreed. Ms. Bennett stated she will inform her client that the Village will be looking for a \$12,000 bond for that sidewalk.

D. Jones stated the lines for the subdivision are already on the new site plan, so in essence this is a subdivision approval as well and this will need to be filed with the County. Hopefully this will be done by March when they start to finalize the rolls. This will need to be in place for financing.

D. Jones reminded the Board and Ms. Bennett that the Village requires a modest payment in lieu of parks fee of \$300. per unit to be paid at the end of building phase. Chairman Pelcher asked if the club house and pool constitute a park. D. Jones stated they do not as they are not for public use. The fee will be charged as each building is built and this will be done through the Codes office.

Chairman Pelcher stated the signage will need to go before the ARB for review. ARB will review the design. The size is subject to the Code.

Chairman Pelcher put forth a resolution to accept the site plan dated June 11, 2013 from Morgan Management for the construction of apartment buildings on Downer Street in the Village of Baldwinville. This approval will be subject to a bond or letter of credit in the amount of \$10,000 for any possible costs associated with improvements needed to the Village pumping station as a result of increased waste water resulting from the project and a bond or letter of credit in the amount of \$12,000 for provisions for a sidewalk should the developer not put a sidewalk in. Approval is also subject to the Applicant providing a permanent easement for a dedicated water main installed on the property as well as modification in the final plan for an extension of the fence bordering R1 properties.

Upon motion by D. Arthur and second by T. King to accept the resolution for approval of the site plan as stated above.
Motion carried 6:0.

Vote:

N. Schlater – Yes

J. Schanzenbach – Yes

D. Arthur – Yes

Chairman Pelcher – Yes

T. King – Yes

M. Markham – Yes

Site plan approval for Morgan Management/Baldwinsville Apartments is granted with noted conditions.

Chairman Pelcher put forth a resolution to recommend that the Baldwinsville Village Board amend the Planned Development District (PDD) to reflect the site plan dated June 11, 2013 for Morgan Management.

Upon motion by T. King and second by D. Arthur to accept the resolution for recommendation to the Village Board as stated above.

Motion carried 6:0.

Vote:

N. Schlater – Yes

J. Schanzenbach – Yes

D. Arthur – Yes

Chairman Pelcher – Yes

T. King – Yes

M. Markham – Yes

D. Jones stated this will be on the November 7, 2013 agenda for the Village Board, at which time a resolution for public hearing on December 5, 2013 will be put forth.

Dave Arthur will be the Planning Board liaison for this project.

The meeting was adjourned at 7:55 p.m. The next meeting is scheduled for Tuesday, November 26, 2013. The November meeting may be rescheduled due to the Thanksgiving holiday.

Respectfully Submitted,

Susan A. LaQuay

Planning Board Secretary