

VILLAGE OF BALDWINSVILLE
PLANNING BOARD MEETING MINUTES
Tuesday, January 22, 2013 7:30 P.M.
Approved 4/23/13

PRESENT: Carl Pelcher, Chairman
Terri King
Mace Markham
Jim Schanzenbach
Bob Scherfling
Nicole Schlater

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

GUESTS: Mr. Doug Beachel (regarding 49 East Genesee Street/Tim Horton's)
Mr. Dan Blamowski (regarding 49 East Genesee Street/Tim Horton's)
Mr. Dean Johnson, ARB Chair

Chairman Pelcher noted that D. Arthur is out of town and is, therefore, unable to attend tonight's meeting.

Upon motion by M. Markham and second by J. Schanzenbach, the minutes of the December 11, 2012 Planning Board meeting are approved as corrected. Motion passed.

NEW BUSINESS

Informal Discussion regarding Site Plan Review for 49 East Genesee Street (Tim Horton's/Former Burger King)

Mr. Dan Blamowski and Mr. Doug Beachel are present on behalf of Tim Horton's. Mr. Blamowski stated they are proposing a 1950 square foot building with 26 interior seats. He stated the same building was just approved in Oneida. Mr. Blamowski stated they had a preliminary meeting with Chairman Pelcher, G. Humphrey, Mayor Saraceni, and Chairman Johnson of the ARB a few weeks ago and discussed the previous site plan proposed for this site, which had the building further back. He stated the Village representatives educated them as to what the Village would like to see and they revised the plan to have the building towards the front of the property. They plan to eliminate the first driveway on East Genesee Street, which they will have to run by the DOT as part of the highway work permit process. This will still allow access to the plaza in three locations. He noted this is a different layout than they are used to working with.

Mr. Blamowski reviewed the submitted proposal. The drive-thru is separate from the parking lot to provide room for stacking and avoid cross traffic. He noted this will not negatively impact site traffic or plaza traffic or pedestrian traffic. He described the internal circulation, noting that they will tie into the existing parking. This was done based on an aerial photo and tax map information. The property was surveyed this week and when they submit an official site plan they will have more accurate setbacks, etc.

Tim Horton's will be proposing a 24/7 operation unless it is restricted by code. They will offer a full breakfast/lunch menu. The front of the store will be facing the roadway and they will have an outdoor seasonal patio.

Mr. Blamowski showed renderings of the elevation. He noted it is the standard prototype and they can make changes. Recent projects they have done fall more in line with the ARB comments, including gooseneck lighting and brick/stone facades, as well as hip roofs. For example, their Penfield project started out as the standard rendering and ended up as a brick structure with stone around the base with a residential style hip roof. He noted the lighting will blend in with the plaza lighting. Truck access for delivery and dumpster pickup will be scheduled for off-peak times. Peak traffic is 7 to 9 am and 4 to 5 pm. The dumpster enclosure will preferably be moved back. He stated they will fine tune the layout when their survey is received.

Chairman Pelcher stated that the drive-thru is something that the Village wants to be very careful with. It is a big concern for the Board, but they do feel it can be done properly. Pedestrian safety is a big issue. He feels that the traffic flow looks confusing. It seems like there is 2-way traffic through the whole lot and he suggested they may be better off with one-way in several spots. He sees a lot of problematic areas, particularly in the area of the dumpster and the handicap parking spaces. Also coming in through Mechanic, traffic flow looks confusing on paper. He noted at one point the Board had discussed no left turn onto East Genesee Street. M. Markham stated he feels the closing of that curb will help to eliminate that issue.

Chairman Pelcher stated it looks difficult for someone parking in the handicap spaces to get to the building with the queue coming through that area and he feels this should be looked at by the applicant's engineers. T. King had the same concern. However, she noted the new plan shows extension of the island, which will help keep the cars from crossing traffic. She asked them to consider making the drive closest to the building "exit only" because she is concerned about pedestrians exiting the store stepping into traffic. Mr. Blamowski stated that pedestrian safety is their biggest concern and they will focus on this area to make sure it is pedestrian-friendly.

Mr. Blamowski stated they typically have a 10-car stack in the drive-thru, which tends to alleviate parking problems. Analysis shows the average peak hour has an average of 5 to 6 cars in the queue. They only have up to 10 cars once or twice in a week. Their peak times are in the 7 to 8 am hour and the 4 to 5 pm hour, but it is typically not beyond the 10-car stack they have provided for. The order point is at the 5th car from the pickup window.

Chairman Pelcher would like to see some signage and markings for pedestrians, such as crosswalks and right-of-way signage.

M. Markham stated he would like to see some better curbing or fencing along the stack area so people will not walk into the drive lane.

J. Schanzenbach stated that fencing may be required on both fronts (Mechanic and Genesee) by the overlay because this is a corner lot. M. Markham noted the sidewalk is in disrepair as well.

Chairman Pelcher noted that this is a food-service use and would like to know if there will be problems with drainage from the dumpsters. Mr. Blamowski stated that franchisees are held to high standards for site maintenance, including the outside of the stores. He stated the whole site slopes pretty significantly so a civil engineer would take this into account to be sure they are not increasing offsite flow. M. Markham stated that the storm drains in that parking lot are owned by the property owners and are not Village-owned. They discharge to Tannery Creek in back of the hardware store. There is one by

Mechanic Street that is the Village's responsibility. Mr. Blamowski stated they would likely work this out with an easement for storm drainage flow.

J. Schanzenbach asked for an explanation of the ownership and property lines in the area of the lot. Mr. Blamowski showed their property lines and noted they will make site improvements to any shared access for use of additional parking.

Stephen Darcangelo stated he would like them to remove the 3 parking spots right off of Mechanic in front of the dry cleaners as they are too close to the entrance. He thinks the one driving lane adjacent to the drive-thru should be restricted to one-direction, probably north only. He is also concerned about adding traffic onto Mechanic Street. The traffic light in that direction is very short because it is a 3-light cycle. This leads to potential backup to their entrance. M. Markham noted there is a lot of school bus traffic around 2:30 to 4. Mr. Blamowski noted that Tim Horton's has other locations near schools and they have not really had a problem as they have different peak times.

Chairman Johnson from the ARB is present and stated he is very encouraged by the illustrations the applicant brought tonight. He stated this would be a nice improvement to village and was pleased with the stone and brick work and the hip roof.

G. Humphrey suggested angling the parking in front of the strip mall with the direction of traffic rather than perpendicular to the building. He noted D. Arthur had mentioned that to him as well. T. King stated she does not agree because parking would be difficult for drivers who enter another way.

G. Humphrey noted they could put the handicap spaces in the green area where they are eliminating the curb cut to bring the pedestrians in through the patio areas. They could fit four spaces perpendicular to the street. Mr. Blamowski agreed and stated they could move the 2-way drive access to line it up better. J. Schanzenbach and T. King agreed.

J. Schanzenbach asked how many parking spaces are shown on the plan. Mr. Blamowski stated there are 36, which is a lot more than they typically have.

Mr. Beachel stated they have a cross access easement dated 1973. It is not really spelled out specifically in terms of numbers; however the attachment to the easement says 24 spaces on the Burger King parcel needs to be provided to the plaza. They are working on this with the other parties right now. He noted this did not take into consideration the parking in front of the plaza. He noted the other parties have already verbally agreed to consider these as part of the 24 spots.

J. Schanzenbach stated the site seems congested and it might be beneficial to eliminate some parking spaces to provide for better driving lanes. He suggested eliminating 3 at the entrance and 2 at the end of the lane. He noted this will still meet the parking requirements. Mr. Blamowski stated they will have approximately 12 more parking spaces than needed. He expects the reality will be that people will park on other properties to go to Tim Horton's and, likewise, people will park on Tim Horton's property to go to other businesses.

J. Schanzenbach asked if they will replace the pavement. Mr. Blamowski stated they will replace it and the asphalt and striping will be new.

Mr. Blamowski stated they may need a minor retaining wall due to grade. The building's location at the front of the site helps with the grade and slope on the site.

Mr. Beachel stated they decided to not use the existing building because it would not work with the drive thru.

Mr. Blamowski stated there is an extension of the exterior of the building, which will accommodate a cooler that will be accessible from the interior of the building. The mechanicals will be on the roof and will be hidden by the hipped roof. He indicated the entrances on the plan. There is a rear door for the employees on the Mechanic Street side of the building and a side door for an emergency exit only on the East Genesee Street side of the store.

J. Schanzenbach asked what the maximum delivery truck size is. Mr. Blamowski stated the maximum is a 50' truck. Sigma is their contractor. J. Schanzenbach asked how they envision truck access. Mr. Blamoswki stated that this will be shown on their application. Stephen Darcangelo noted that the Village already has issues with truck traffic through the Village. There is a 45' limit on truck size (according to the DOT) and the Village is working with the DOT to try to get control of this, particularly at the 4-corners. Eventually the State will prohibit right turns onto Route 31 at the four-corners and, therefore, their truck traffic may have to enter residential areas to access the site. Stephen Darcangelo noted that there are no problems with corporate trucks.

Mr. Blamowski stated they will submit a code-compliant sign package.

Mr. Blamowski stated that the dotted lines on the plan indicate plaza property lines.

N. Schlater asked if Tim Horton's builds any stores without drive-thrus. Mr. Blamowski stated that the only stores without them are the stores in shopping malls/shopping centers. Even their gas station stores have drive-thrus. They are not building any new stores without a drive-thru. N. Schlater stated she would like them to work on a way to avoid pedestrians having to cross the drive-thru.

J. Schanzenbach asked if they use a brand-signature fence. Mr. Blamowski stated they typically use black wrought iron and asked that the Village tell them what their preference is.

Chairman Pelcher thanked Mr. Blamowski and Mr. Beachel for their time and interest in this site. Mr. Blamowski stated they would like to apply in February and would like to present the concept site plan at that time.

OTHER BUSINESS

TRAINING OPTIONS

The Onondaga County Planning Federation annual symposium is in March. New York State Planning Federation has a conference in April in Saratoga Springs.

WIDEWATERS

Stephen Darcangelo stated he has not heard from Widewaters recently. He noted that Mayor Saraceni is interested in the four-way deal with Widewaters, Key Bank, B'ville Diner, and the Village. The Diner stores dumpsters on Village property and they are interested in purchasing that piece of property from the Village so they can store them on their own property and would like to add a loading dock. The Village is looking to sell a 20' wide parcel. The Village currently has an egress easement with Key Bank and that needs to be honored. There is a possibility of eliminating a curb cut and if Key Bank does that the Village would provide an easement along the back so they could have a drive thru bypass around their drive up lane. This was presented to Key Bank and they accepted that and are in the process of finalizing the layout. The curb cut adjacent to the tattoo parlor will remain open and the curb cut next to the entrance will be eliminated. They will modify the parking by eliminating curbing and will look to store snow on the embankment. The Village will send a 20' strip of land to the B'ville Diner and extend the existing

sidewalk in Village Square up to East Genesee Street. Mace asked if they will have full two lane widths. Stephen Darcangelo stated EDR shows they will have that, but it needs to be verified. A small tree to the left of the Key Bank exit will likely need to come down. There are no meets and bounds for the easement. It was just provided for ingress and was worded just as “egress and parking for two cars.” D. Jones noted that additional language that discusses a lane was never developed that would have gone from the old fire department out to Genesee Street. Provided that was not developed for the fire department, Key Bank reserved the right to park there. D. Jones stated they will extinguish the old easement and redo it.

D. Jones noted that Widewaters will be returning to the Zoning Board to discuss their request for interpretation. They had waived their statutory right to the limit of 62 days.

Dedicated Planning Board Representatives

M. Markham is the Planning Representative for Widewaters, 18 East Genesee Street.

B. Scherfling is the Planning Representative for Byrne Dairy, 85 East Genesee Street.

Chairman Pelcher stated they Board will assign someone for Tim Horton's.

FOUR CORNERS OVERLAY

The Board discussed the rough draft of the Four Corners Overlay that was emailed by Chairman Pelcher. Chairman Pelcher wanted the Board Members to be thinking about the boundaries. They agreed that Marble Street should be the south boundary. He noted the objective of this overlay is to preserve the historical aspects of the Village.

The meeting was adjourned at 8:50 p.m. The next meeting is scheduled for Tuesday, February 26, 2013.

Respectfully Submitted,

Susan A. LaQuay

Planning Board Secretary