

**VILLAGE OF BALDWINSVILLE  
PLANNING BOARD MEETING MINUTES**

Tuesday, May 22, 2012, 7:30 P.M.

*Approved 7/24/12*

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

**ALSO PRESENT:** Tim Baker, Village Engineer  
Susan LaQuay, Board Secretary

**GUESTS:** None

Upon motion by D. Arthur and second by T. King, the minutes of the March 27, 2012 Planning Board meeting are approved as submitted. Motion passed.

**OTHER BUSINESS**

**Discussion/action regarding 3<sup>rd</sup> Overlay District**

Chairman Pelcher thanked T. Baker for all his work on the development of this overlay. He noted the Planning Board Members had agreed that it would be more prudent to extend the East Genesee Street Business District Overlay to include more of East Genesee Street, rather than develop a third overlay. T. Baker provided a map and description of this extended East Genesee Street overlay. D. Arthur wanted to clarify that the reason for this decision is that the Board, after extensive evaluation, found that any differences between the East Genesee Street overlay and the proposed 3<sup>rd</sup> overlay were not significant enough for the creation of a separate overlay. Chairman Pelcher agreed and noted the intent of an overlay is to simplify rather than complicate. The Board had extensive conversations regarding this over several months to come to this conclusion.

T. Baker reviewed the map, which shows the existing East Genesee Street overlay and the extension, which will include the new boundaries that had previously been considered for the 3<sup>rd</sup> overlay. He described the boundaries.

D. Arthur noted that the triangular parcel on Lock Street that had been discussed at previous meetings should have been included. J. Schanzenbach recalled that the Board went back and forth several times on whether to include it or not, but ultimately decided to include it. T. Baker stated he will revise the overlay to reflect this.

Upon motion by M. Markham and second by D. Arthur to change and expand the boundaries of the current East Genesee Street Business Overlay, which will result in the new boundaries as described in the document provided by T. Baker called "East Genesee Street Business Overlay District" with one caveat regarding a small correction that will be made about the property (tax map #009.-02-25.0) which will be included in this overlay. This will be presented to the Village Board. Motion carried 6:1.

Chairman Pelcher wanted the individual votes on record. They are as follows:

M. Markham	Yes
T. King	Yes
Chairman Pelcher	Yes
D. Arthur	Yes
J. Schanzenbach	Yes
N. Schlater	Yes

This will be presented to Village Board. Chairman Pelcher will attend that meeting.

**Discussion regarding upcoming training symposium**

D. Arthur noted that training requirements follow the Village annual calendar, which runs March to March. Chairman Pelcher stated he will check on this to be sure the Board Members are in compliance with training requirements. He noted several Board Members will be attending the Onondaga County Planning Board's annual symposium.

**Lock Street Grant**

Chairman Pelcher stated that T. Baker worked with Clough Harbor & Associates to secure a grant for Lock Street. T. Baker stated a grant was received in the amount of \$492,000 in anticipation of redevelopment of Lock Street and involves the Save the Rain program. He provided a copy of the application that was submitted, which includes the conceptual plan. The concept places a boulevard down the center of Lock Street and includes infiltration bed. Lock Street could possibly be made a 1-way street entering by Dunkin Donuts and exiting out Margaret, etc. to Salina. T. Baker noted the RFP has been out for a year now and the Village has been in discussion with one developer.

T. Baker noted the Village has been working to acquire state property on Lock Street. He noted the village has reassembled quite a stretch of waterfront on Lock.

T. Baker noted the Village owns land behind St. Mary's parking lot and land on Meadow Street. M. Markham asked about the land with the camper on Meadow Street. T. Baker stated the Village has this under permit with the canal corporation. The canal corporation will entertain the Village acquiring it when it is not inhabited any longer.

**Additional Discussions**

J. Schanzenbach wanted to know what overlay district will be planned next. Chairman Pelcher stated he would like to address Oswego Street and the four corners area. J. Schanzenbach stated we should have an overlay map created that can layer the overlays. Chairman Pelcher stated after the four corners overlay, they will likely move west from the four corners to Meadow Street, Marble Street. EDR mentions a combination of condos and retail on Meadow Street.

Chairman Pelcher stated he is concerned that Syracuse Suds has no parking. M. Markham stated he heard this has been resolved with Dennis Sick, who owns the property where the shard parking may be. Chairman Pelcher noted the new parking regulations will help.

The meeting was adjourned at 8:25 p.m. The next meeting is scheduled for Tuesday, June 26, 2012.

Respectfully Submitted,

*Susan A. LaQuay*  
Planning Board Secretary