

VILLAGE OF BALDWINSVILLE
PLANNING BOARD MEETING MINUTES
Tuesday, December 11, 2012, 7:30 P.M.
Approved 1/22/13

PRESENT: Carl Pelcher, Chairman
Dave Arthur
Mace Markham
Jim Schanzenbach

ALSO PRESENT: Gregg Humphrey, Code Enforcement Officer
Susan LaQuay, Board Secretary

GUESTS: Christian Brunelle (regarding 85 East Genesee Street/Byrne Dairy)
Larry Tyson (regarding 85 East Genesee Street/Byrne Dairy)

Chairman Pelcher noted that B. Scherfling, N. Schlater, and T. King are unable to attend tonight's meeting. D. Jones is also absent.

Upon motion by D. Arthur and second by M. Markham, the minutes of the September 25, 2012 Planning Board meeting are approved as submitted. Motion passed.

Upon motion by D. Arthur and second by M. Markham, the minutes of the November 27, 2012 Planning Board meeting are approved as corrected. Motion passed.

OLD BUSINESS

Continuation of Site Plan Review regarding 85 East Genesee Street (Byrne Dairy)

Chairman Pelcher noted that letters were sent to neighboring property owners.

Mr. Christian Brunelle is present to address the Board. He reviewed the changes that were requested and are included on the revised plan. The 4' x 40' wood stockade fence is included and they added another 48' of 8' stepped up fence, which is a total of 88' of fence along the north side which is required between residential and commercial. The handicap ramps are shown along the sidewalks. He noted that Plumley is well aware of ADA requirements and these requirements will be met. The ornamental fence required by the overlay will be a 48" two-rail fence to match the Village fences. Mr. Brunelle noted he had received an email from G. Humphrey who had been in contact with D. Jones regarding the sunset provision noted at the last meeting. Per this email, this application is just an extension of the old approval and so this is not an issue.

Chairman Pelcher stated he had gone over the lighting and drainage plans with Stephen Darcangelo, Village Engineer, and he is happy with the drainage plan. The applicant is aware that any future additions to the paved parking area will create more drainage and it would be prudent to provide for that now. Mr. Brunelle stated they will overdesign the storm water pond now taking into account any future addition of impervious surfaces. He noted they will come back for pavement approval if needed later. Chairman Pelcher stated the Board will eventually need to see the retention basin itself. The SWPPP permit and drainage will be provided to Stephen Darcangelo and G. Humphrey as well.

Chairman Pelcher noted that Stephen Darcangelo would like to know if it is possible to get an easement behind the building. There is a storm sewer that goes under the building. Mr. Brunelle stated he had discussed this with Tim Baker before and that pipe is a Village pipe, but there is nothing on record of that. Chairman Pelcher noted that Stephen Darcangelo would like a 20' easement and Mr. Brunelle agreed.

Chairman Pelcher addressed lighting. He noted they are trying to get no spillage onto the residential property to the east side (Spruce Street). G. Humphrey indicated which lights are spilling into the front yard. Mr. Brunelle stated he can change the angle to address this.

Chairman Pelcher noted that Mr. Brunelle has agreed to landscape for screening to Chairman Pelcher/G. Humphrey's approval, primarily to block headlights. Chairman Pelcher stated he will meet with the County landscaper to determine what would work best for this type of screening.

J. Schanzenbach asked where the 6" sanitary and grease traps that come out of the back of the existing building go to. Mr. Brunelle stated he is not sure. G. Humphrey noted there is an 8" sanitary at East Genesee Street and another at the second entrance. Mr. Brunelle stated he has a topo map that shows this.

D. Arthur noted that in the past the Planning Board has tried to avoid contingency approvals. Although he has faith in the Applicant, he would like to see the storm water plan first. Chairman Pelcher asked why there is no drainage plan yet. Mr. Brunelle stated that Plumley is working on it with Stephen Darcangelo. They have never submitted the SWPPP during site plan review, but always have gotten approvals contingent upon this because it needs the approval of two engineers before he can even start. With a contingent approval he can at least bid out the building. D. Arthur noted it is not a rule that the Board does not provide contingent approvals, but just a policy the Board typically follows.

J. Schanzenbach stated there are conditions as follows:

1. The Village Engineer will provide approval of storm water design.
2. SWPPP.
3. Easement of the storm water under the existing building.
4. Landscaping approval by Chairman Pelcher.

D. Arthur stated it is not necessary to see new lighting plan with the understanding that it will be reduced.

Chairman Pelcher also noted that a reverse subdivision needs to be done, although this does not really impact approval. G. Humphrey noted they do not normally build across property lines. Typically the Board wants to see it all as one property. Mr. Brunelle stated that there are currently three separate parcels with three separate tax numbers. They will be combining all three properties into one property. Chairman Pelcher noted that the code regarding subdivision and reverse subdivision may be revised and changing in March so Mr. Brunelle should be sure to get this done before then.

Chairman Pelcher stated he is comfortable providing conditional approval with the contingencies noted above. He noted that another version of this plan has already been approved in the past. G. Humphrey noted that the Village always has the ability to stop work on a project. J. Schanzenbach wanted the applicant to acknowledge his understanding that any permit by the Village may be impacted by these contingencies. Mr. Brunelle acknowledged this.

D. Arthur stated he is comfortable having conditions with this particular applicant. He wanted to state for the record that the Planning Board is not setting a precedent of approving plans with contingencies. In this case there is a special understanding with the Applicant that the village still has control with the

permit process. M. Markham stated he is confident that this applicant will fulfill all the conditions of the Board.

Upon motion by M. Markham and second by J. Schanzenbach to approve the Site Plan submitted by Byrne Dairy dated November 30, 2012 (Project No. 2010030) and titled Baldwinsville Byrne Dairy, Sonbyrne Sales, Inc. for the property located at 85 East Genesee Street conditional upon the following:

- Finalized storm water/ management plan including detention and retention basins and SWPPP approval done by the Applicant and approved by the Village Engineer.
- An easement is provided to the Village of Baldwinsville for the storm sewer which runs underneath the existing building to the north side of the building.
- There is a reduction of the light spillage on the east side of Spruce Street.
- There will be landscaping on the Byrne Dairy property along Spruce Street approved by the Chairman.

Motion carried 4:0.

Vote:

C. Pelcher – Yes

J. Schanzenbach – Yes

D. Arthur – Yes

M. Markham – Yes

Site plan approval of 85 East Genesee Street is granted with noted conditions.

Mr. Brunelle thanked the Planning Board members and stated he will address the contingencies quickly. He noted he would like to start this project in February or March with a plan to open in June or July. He stated this project usually takes approximately 65 days. D. Arthur asked what the plan for the existing building is. Mr. Brunelle stated they may sell it.

B. Scherfling will be the Planning Board liaison for this project. Mr. Brunelle stated he will be happy to grant B. Scherfling access to the property and would rather have problems addressed during the process and not when it is finished.

OTHER BUSINESS

Four Corners overlay

Chairman Pelcher wanted to address the southern boundaries of this overlay. M. Markham felt the southern boundary should be at the Canalwalk Café. J. Schanzenbach noted that River Street is its own overlay, as is Marble Street. G. Humphrey suggested extending the River Street overlay to Grove Street. D. Arthur stated he feels this would make it too long. Chairman Pelcher noted that River Street has a

different feel than the 4-corners area because the properties on River front or are close to fronting on the river. D. Arthur feels that the southern boundary should at least be to the river. Chairman Pelcher agreed.

The meeting was adjourned at 8:05 p.m. The next meeting is scheduled for Tuesday, January 22, 2012.

Respectfully Submitted,

Susan A. LaQuay

Planning Board Secretary