

VILLAGE OF BALDWINSVILLE
PLANNING BOARD MEETING MINUTES
Monday, June 28, 2011, 7:30 P.M.
Approved 7/26/11

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

ABSENT: Jim Schanzenbach
Bob Scherfling

ALSO PRESENT: Tim Baker, Village Engineer
David Jones, Village Attorney
Susan LaQuay, Board Secretary

GUESTS: Mr. Michael Chemotti, regarding B'ville Diner
Mr. Jim Orlando, regarding B'ville Diner

Upon motion by T. King and second by D. Arthur, the minutes of the April 26, 2011 Planning Board meeting are approved as submitted. Motion passed.

The minutes from May 24, 2011 will be addressed at the July meeting.

OTHER BUSINESS

Informal discussion regarding B'ville Diner – Mr. Jim Orlando/Mr. Micheal Chemotti

Mr. Orlando and Mr. Chemotti are present to address the Board for an opinion. They have had plans drawn up for the B'ville Diner property, specifically between the Diner and Key Bank. Mr. Orlando stated they want to clean up area by screening the dumpsters with a wall. They would like to put in a sidewalk for pedestrians down the side of the atrium entrance. However, this property does not belong to them and he will speak with Mr. Larry VanDerBogart to see if he will allow them to do this. Mr. Orlando stated they are interested in purchasing the strip of land where Key Bank exits. This is Village property. T. Baker stated they could just do a lot line adjustment to accomplish this. Mr. Orlando stated he would like to purchase the entire piece and will honor the Key Bank easement, which is 22'. He has a copy of this.

Mr. Orlando stated he has spoken with Mayor Saraceni regarding this area a few times. The plan for the Dollar Tree on the adjacent property has apparently fallen apart, but they still want to clean up the area around the Diner.

Chairman Pelcher asked if this plan will work with the owner of the Rite-Aid if they come to the Board. Mr. Orlando stated it will. Chairman Pelcher stated he really wants to see this site eliminate a curb cut. Mr. Orlando stated he has a plan for when that happens as well.

After discussion, the Board Members feel that this is an appropriate plan for this area and would be willing to provide a favorable recommendation to the Village Board.

Village Parking

N. Schlater provided a draft of the parking resolution.

Regarding multiple uses, D. Arthur would like the resolution to clarify that each occupancy will fall under one designation to avoid owners dividing out the space between multiple uses (ex. office use in a restaurant). Any mixed-use structures' parking requirements are to be determined by the Planning Board. M. Markham asked if a business changes use or percentages of mixed-use, will the owner need to come to Planning to adjust the parking requirements. D. Arthur noted the Village has struggled with this all along. Chairman Pelcher asked what the trigger would be. T. Baker noted there is a trigger for codes with a change in use. The problem has been that with the old interpretation the Codes Office did not inspect inside work. This will change. For example, if an owner requests a sign permit, the CEO will check if the sign is as approved and also assess if they are changing use. He feels a lot of the problems are an enforcement issue.

Chairman Pelcher asked if fees in lieu of parking should be included. D. Jones stated fees in lieu of parking are allowed, but he is not sure that it needs to be spelled out. He suggested spelling it out just to make it known to applicants.

D. Arthur noted that regarding "place of assembly," the requirement is only 1 space per 10 seats. He stated he did not feel the 1:5 requirement was unreasonable and feels that the 1:10 requirement is not sufficient. N. Schlater stated the 1:10 number reflects that some people will park on the street or in other locations or will arrive on foot. The rationale is that business owners will know what they need for parking. She also noted that places of assembly tend to have off-hours of operation. T. King noted that the island is the biggest draw for this use. M. Markham stated the Village is purchasing a lot on Meadow Street that could be used for parking for island events. D. Arthur asked where people park for island events now. M. Markham stated they utilize on-street parking, etc. D. Arthur noted the fact that they are finding legal parking demonstrates that there is plenty of parking available.

D. Arthur asked if establishments are sharing parking. T. Baker stated they are, but not consistently.

After further discussion, the Board agreed to change the ratio for places of assembly to 1:8.

D. Arthur noted that code 72-24 states that restaurants less than 1500 square feet are exempt from parking requirements. He suggested stating that they "may be exempt if there is sufficient street or municipal parking at the discretion of the Planning Board." The Board agreed to this modification.

Also, parking requirements will be worded as 1:x # of square feet rather than x # of spaces:1000 square feet.

N. Schlater stated she will make these changes and email the revised draft for review.

Lock Street RFP

Chairman Pelcher stated copies were provided on CD for the Board. The RFP was done with Mark Wilder and Tim Baker. T. Baker noted that in Section 1, they did not want to close off the possibility for commercial use, noting that it may be good to have something appropriate, for example a bike repair shop along the trail.

The Board Members discussed the RFP and suggested that section 4, regarding site redevelopment, be changed from “moderate density” to “moderate and high.” Design standards can be negotiated with the top candidates once the Village Board evaluates the submissions. These should include that the design should be appropriate for the historical area to avoid modern-looking structures. T. Baker stated he will incorporate the Planning Board’s comments into the document before it goes to the Village Board.

3rd Overlay District

Chairman Pelcher noted this overlay will include the Wacky Wyatt area and wondered if this area needs an overlay. D. Arthur stated he is concerned it may be far reaching. Chairman Pelcher noted that one major benefit of an overlay is that they are a means to provide for sidewalks, which are not in the code. M. Markham stated that the sidewalk issue was raised at a trustee meeting. B. Stebbins suggested they should incorporate pedestrian walkways that fit with the development and sometimes traditional sidewalks are not fitting. D. Arthur noted that these overlays are being done to address the long-term. Chairman Pelcher agreed and suggested the Board create a simple overlay in this area. This would incorporate the areas of Curtis Avenue, Salina Street, and Oneida Street. He stated he will bring a map of this to the next meeting.

The meeting was adjourned at 9:15 p.m. The next meeting is scheduled for Tuesday, July 26, 2011.

Respectfully Submitted,

Susan A. LaQuay
Planning Board Secretary