

VILLAGE OF BALDWINSVILLE
PLANNING BOARD MEETING MINUTES
Monday, July 26, 2011, 7:30 P.M.
Approved 8/23/11

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

ALSO PRESENT: David Jones, Village Attorney
Gregg Humphrey, CEO
Susan LaQuay, Board Secretary

GUESTS: Ms. Debra Simmons, regarding Big Mama's Country Kitchen & Deli

Upon motion by D. Arthur and second by J. Schanzenbach, the minutes of the May 24, 2011 Planning Board meeting are approved as submitted. Motion passed.

Upon motion by D. Arthur and second by J. Schanzenbach, the minutes of the June 28, 2011 Planning Board meeting are approved as submitted. Motion passed.

NEW BUSINESS

120 Oswego Street (Big Mama's Country Kitchen and Deli) – parking – Debra Simmons

Ms. Debra Simmons is present to address the Board.

Chairman Pelcher reviewed the application. A letter and a site plan from the property owner, Mr. Muraco, were submitted. The Applicant currently has 15 parking spaces for her business and current code requires 25 spaces. Mr. Muraco has said she can use ten spaces from another parking area. This application was triggered by a change in use of the building (formerly SECNY Credit Union). The building footprint will not change. Chairman Pelcher noted that when considering the reduced parking requirements this Board just recommended to the Village Board, the Applicant has enough parking; however, under the current/old code, she is short 10 spaces.

The property is separate from the strip mall at this location. D. Jones stated that the 10 spaces offered for use by Mr. Muroco will not need to be deeded to the Applicant as this is a lease situation. If, however, the new code does not go through and this lease expires, if the new lease does not include the extra 10 spaces then the property would fall out of compliance again.

M. Markham noted that the entrance/exit onto Smokey Hollow Road is very close to the intersection with Oswego Street. He feels the Planning Board should recommend that this exit be signed for no left turn. D. Arthur agreed and feels this is a safety issue. He noted this entrance/exit appears designed this way. Chairman Pelcher noted that the map does indicate that this is to be "exit right turn only." However, it is not signed.

Upon **motion** by Chairman Pelcher and second by D. Arthur to recommend the Board accepts the parking situation at 120 Oswego Street for Big Mama's Country Kitchen & Deli with the caveat that a sign be placed at the exit onto Smokey Hollow Road indicating this is to be a right turn only. **Motion carried.**

OTHER BUSINESS

Training Requirements

The Onondaga County Planning Board will be holding their symposium on August 18, 2011. Chairman Pelcher will register everyone who wants to go on one form. This will need to be in by August 5, 2011 and will fulfill the training requirement of 4 hours and will be paid for by the Village.

Village Parking

N. Schlater has sent out the 4th draft and this was reviewed. Chairman Pelcher stated he spoke with D. Jones regarding the legal aspects and there is a possibility that when this goes before the Village Board that items on page 2 (#s 3-6) may not make it into the code as they are hard to put into law. The draft will, however, be sent to the Board so they will know the Planning Board's intent and it will be on file.

D. Jones agreed that it is good to have this on record as this is a representation of the Planning Board's intent and is an accurate record of what the Board wants. It is good to have these draft forms. He noted some wording may have to be changed to conform to code regulations and he will let the Board know if any changes are made. D. Arthur noted that everything from Planning is a recommendation anyway and it is for the attorney to make it fit. T. King asked if there is a way to "tag" the draft to in case in the future someone would like to research the intent. D. Jones stated the resolution itself will memorialize that the passage of the resolution was predicated on certain documents.

Upon **motion** by N. Schlater and second by J. Schanzenbach to accept the findings and approve the resolution recommending that the Village Board amend article XI, Section 72-23, Paragraph B regarding off-street parking requirements. **Motion carried.**

Alternative Energy Issues

Hudson & Mowins is installing the solar panels that have been discussed previously. G. Humphrey stated that he and T. Baker have brought this to the attention of the ARB. N. Schlater noted there is nothing in the guidelines regarding solar panels and the whole point of them is to gather the sun, so any screening cannot shade the units.

M. Markham stated that T. Baker had spoken with Greg Hudson regarding this and they can use different colors for the panels to have them blend in better. G. Humphrey noted that the collectors are black. Chairman Pelcher stated he went to the facility where units are manufactured and it is difficult to make the frames themselves black as they have a lot of problems with rust, so they like to keep the frames silver.

Chairman Pelcher noted the Village needs to keep this issue in mind for the future. He researched other municipalities in the area and found that only Ithaca addresses this in their code. This only addresses rooftop collectors in regards to them not shading neighbors. J. Schanzenbach feels this should be addressed in our code, as should all new technologies.

3rd Overlay District

Chairman Pelcher stated he revised the map and wrote up a quick purpose and intent to get this started. He does not feel this needs to be an extensive overlay, but could at least address sidewalks. The area includes some businesses and a lot of residential on Salina and Curtis. The large undeveloped parcel will likely be developed in the future. The property owner may want to do a PDD there, but this has not been

officially addressed. He stated the problem with this district is it does not have characteristics of other business areas. Most of the businesses are back from the road, which leads to the question of whether or not the Village wants to move things forward in this area or leave it different from the other business areas. J. Schanzenbach stated he walked the area and feels that is a nice transition into the Village. Coming into the village, residences are set back and things gradually move closer to the road. He feels the overlay should define setbacks but not move them and define mechanicals.

D. Arthur feels this overlay district is overdrawn and is outside of EDR's recommendations. While he understands it is drawn this way to encompass the Coholan property, he is concerned because the purpose of creating overlays is to codify what EDR and its predecessors intent was. Before discussing the character of this proposed overlay, he would like to discuss if the Board wants to encompass this much property as it is more than was discussed by EDR.

M. Markham feels the land is all pretty well-defined other than the Coholan property. J. Schanzenbach feels that without encompassing this property, the district will be very small. Chairman Pelcher noted that the Board had cut this property out of the previous overlay and stopped at Mechanic Street with the idea that it would be addressed in this 3rd overlay. He would not have wanted to stop the previous overlay at Mechanic if he thought this subsequent overlay would not address this property as he wants to address sidewalks and curb cuts in this location. He agreed that D. Arthur is right to refer this back to EDR, but believes this is a fluid document. D. Arthur stated the Board should address the question regarding the character of the vacant property. Is it the same as the surrounding area or is it unique? D. Arthur asked if it is possible to modify the boundaries of the 2nd overlay to include this property. D. Jones stated it has already been approved by the Village Board, but it would not be difficult to change the map. They would have to go to the County to do this, but it is a possibility.

T. King noted there are several businesses in this area and it includes issues that EDR wanted to address, such as curb cuts, sidewalks, etc.

D. Arthur stated that from Mavis to the tracks, he would like to see build-to lines like that of NAPA. He does not feel that this vacant property would need the same requirements as the other areas incorporated in this overlay. J. Schanzenbach suggested using the center line of Spruce Street as a boundary as the other side of Spruce and Pine Street are all residential. D. Arthur agreed and stated that properties encompassed by this should only be subject to the overlay requirements if they are a business.

Chairman Pelcher would like the Board Members to consider the following (3) possibilities for this 3rd overlay:

1. Not do a 3rd overlay, but try to incorporate other requirements for the entire business district to address sidewalks and curb cuts.
2. Use what is on the map as this is what was agreed upon in June.
3. Use this map, but cut out the Jardine property.

The meeting was adjourned at 8:50 p.m. The next meeting is scheduled for Tuesday, August 23, 2011.

Respectfully Submitted,

Susan A. LaQuay

Planning Board Secretary