

VILLAGE OF BALDWINSVILLE
SPECIAL PLANNING BOARD MEETING MINUTES
Tuesday, October 4, 2011, 7:30 P.M.
Approved 12/27/11

PRESENT: Dave Arthur, Acting Chairman
Mace Markham
Jim Schanzenbach
Nicole Schlater
Bob Scherfling

ALSO PRESENT: Gregg Humphrey, CEO
Susan LaQuay, Board Secretary

GUESTS: Mr. Joseph Mastroianni, PE, regarding 136 East Genesee Street
Mr. Richard Hovey, regarding 136 East Genesee Street
Mr. Scott Jones, regarding Northside Collision
Mr. Gary Bell, regarding Northside Collision

Chairman Pelcher is not present and D. Arthur will be Acting Chairman.

OLD BUSINESS

Northside Collision

Mr. Gary Bell and Mr. Scott Jones are present to address the Board. Mr. Bell stated he had not realized the proposed plan would affect the rear property line situation. He will be conveying some of Northside Collision's property to the neighbor. Her deck and trees in her backyard are actually on Northside's property. They constructed a fence to accommodate that and their bank requested that the property that is in use by the neighbor be conveyed to her due to potential liability issues. He stated the neighbor is very happy to accept the conveyance. Mr. Jones was unaware this would affect the rear setback at the time of the last meeting. Mr. Bell stated their attorney has been in contact with Dave Jones and she will furnish him with additional information.

D. Arthur informed Mr. Bell that the application was tabled to allow the Planning Board to appropriately assess the nature of the yard in question. Mr. Bell stated he has had the survey done regarding the conveyance already, but he would like to receive approval for the addition prior to conveying the property. D. Arthur stated they need to understand that the conveyance will affect setbacks and the addition will still need to be in compliance. He stated the Board will need a full set of documents prior to the next meeting. Mr. Bell confirmed that the new property line will be the fence line.

B. Scherfling noted that the survey does not show the deck or the shed.

136 East Genesee Street –Parcel No. 2

Mr. Richard Hovey and Mr. Joe Mastroianni are present to address the Board. Mr. Mastroianni stated the new plans submitted address all the comments from the previous meeting. He removed 3 parking spaces, but the parking still meets the requirements. He added the handicap symbol to the plans to indicate the location of the handicap space. The detail regarding the slope of the berm was corrected.

Mr. Mastroianni stated they had tried to adjust the lighting to come closer to 1; however, they kept getting 1.9 so they switched to LED, which is much better contained and is 0.57. This did not take the fence into account so it will likely be even lower. J. Schanzenbach stated the lights are still very close to the property line and are right around 1. He feels the easiest thing would be to state that the applicant understands the requirement is 1 or less and then deal with complaints if they are raised by measuring and modifying as needed. Mr. Mastroianni agreed.

J. Schanzenbach noted that Chairman Pelcher had wanted to know about snow removal. Mr. Mastroianni stated there are 2 areas on site for that use and they can move snow offsite as necessary if there is a buildup. Directly adjacent to these areas is an empty lot and an existing home. M. Markham noted that the tenants in the first building push the snow in to this proposed building's lot. Mr. Hovey stated that will not happen anymore.

D. Arthur stated the Planning Board requires that the plantings should be staggered when they separate residential properties from commercial properties. Mr. Mastroianni agreed and the plantings along the south side of the property along the south end will be the same variety and at least the same number as those at Building 1 and will be planted in a staggered fashion.

B. Scherfling is the Board member assigned to review the property prior to a COO being granted to insure compliance with the approved plan.

D. Arthur noted that on page P2 the minimal front setback is 40'. The plan shows 30'. Mr. Mastroianni noted that this reflects the variance obtained several years ago. D. Arthur also noted that the chart on page P2 states that the minimal side setback is not applicable. However, the chart is incorrect and the property requires a minimum 6' setback. The property is still in compliance, however, but the chart should still be corrected.

Mr. Mastroianni stated they will be planting blue spruce (page P4) because they grow slowly and retain their shape. They will plant with proper spacing to ten years out. The screening is for aesthetics as headlights will not be an issue.

J. Schanzenbach and B. Scherfling feel that staggering is not necessary in this location. The requirement noted above has been removed.

The following motion was outlined by D. Arthur regarding Site Plan Approval for 136 East Genesee Street:

Motion for approval of the site plan for 136 East Genesee Street, Festa Fairway Business Parcel N.2, site plan dated September 30, 2011 and the additional lighting simulation plan P-4A dated October 3, 2011 along with the final letter of considerations by Joe Mastroianni, P.E. dated October 3, 2011. Additional lighting cut sheets were provided today and submitted to the record. In addition:

1. Please refer to the notes that the property owner agrees to remove any excess snow from the property.

2. The lighting plan received this evening shows a marginal cap configuration of approximately 1.0 and if it exceeds or there are any complaints about the lighting it will be measured and corrected on site.
3. The Codes Chart on page P2 has minor detail correction as noted in the minutes.

Upon motion by J. Schanzenbach and second by B. Scherfling to approve the Site Plan for the 136 East Genesee Street as outlined above. Motion carried 6:0.

Approval of the site plan for 136 East Genesee Street (Festa Fairway Business Parcel N.2) is granted.

The meeting was adjourned at 8:05 p.m. The next meeting is scheduled for Tuesday, October 25, 2011.

Respectfully Submitted,

Susan A. LaQuay
Planning Board Secretary