

**VILLAGE OF BALDWINSVILLE  
PLANNING BOARD MEETING MINUTES**

*Special Meeting*

Tuesday, January 11, 2011, 7:30 P.M.

*Approved 1/25/11*

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

**ALSO PRESENT:** David Jones, Village Attorney  
Tim Baker, Village Engineer  
Ron Dean, CEO  
Susan LaQuay, Board Secretary

**GUESTS:** Mr. James Trasher, regarding Faith Ridge Residential (formerly Golden Legacy II)  
Mr. Thomas Sciuga, regarding Faith Ridge Residential (formerly Golden Legacy II)  
Mrs. Ruby Sciuga, regarding Faith Ridge Residential (formerly Golden Legacy II)  
Mr. Jim Nobles, regarding NAPA Auto

**OLD BUSINESS**

**Continuation of Discussion/Action NAPA Auto Site plan revision– relocation of condenser units**

Mr. Jim Nobles is present to address the Board. He stated they have moved the condenser units to the rear of the building on shelves above the parking lot. They have used the same brackets that were on the side of the building. Chairman Pelcher stated that Ron Dean, CEO, checked them today and they look good. D. Arthur asked if the mechanicals have been connected. Ron Dean stated the lines cannot be charged until the temperature improves. The wiring has been done. The holes left on the side of the building have been capped and cleaned up. Mr. Nobles stated he can connect them as soon as necessary. There was a delay in the project as there was a fire at the golf course and he had his crew working out there.

Ron Dean stated the final CO is in suspension. He will issue the final CO as soon as the mechanical lines are hooked up. He has been working directly with Town Mechanical and went there to meet with them to go over the work they need to do. They could not have run the lines to units on the ground in back unless they ran them outside, which would not be acceptable.

Tim Baker asked if the plastic pipes are for the fresh air and discharge for the furnace. Mr. Nobles confirmed this. Tim Baker noted there are 2 large pipes hanging off the wall and he would like to see a more compact inlet. B. Scherfling noted that would also increase the efficiency of the unit. Mr. Nobles said he will check with Town Mechanical.

Dave Jones stated it is fine to make a motion conditional on the issuance of the final CO.

Upon **motion** by D. Arthur and second by J. Schanzenbach to accept the amended plan that entails moving the condenser/HVAC system from the side of the building to the rear of the building at 64 East Genesee Street. **Motion passed.**

**Faith Ridge Residential (formerly Golden Legacy II) – Meigs Road (Tom Sciuga)**

Mr. James Trasher, PE, and Mr. and Mrs. Tom and Ruby Sciuga are present to address the Board. Chairman Pelcher stated new plans were submitted today. They were received late because the Applicant was not sure that it would be residential rather than adult living.

Mr. Trasher reviewed the changes to the plans since the last meeting. D. Arthur had mentioned a walk-through to provide better access to the garage units and parking. This has been done. Mr. Trasher showed the plans on page C-4. They have added parking as well for visitors. Chairman Pelcher stated this actually exceeds the parking requirements for a residential facility.

T. King had mentioned her concerns about curb heights at the last meeting. Mr. Trasher stated everything is at grade across the front of the building. Adding the curb would require 4 more catch basins to try to carry the grade between building and garage unit. D. Arthur asked if there will be stop blocks or curb stops. Mr. Trasher said they can do that. J. Schanzenbach asked when this changed on the plans. He had thought it was planned to be a 6" curb. Mr. Trasher stated it was changed with the first set of plans submitted. The last three sets of plans have shown everything at grade level. T. King noted that she had pointed out at the last meeting where the details specified that there will be a curb. Mr. Trasher stated that that detail was incorrect and the elevation on the plans show it at grade. Chairman Pelcher asked why the curbs were taken out. Mr. Trasher stated this will eliminate trip-fall issues and will allow for more at-grade crossing. Mr. Sciuga prefers to have it at grade. T. King noted she is not a fan of tire stops.

D. Arthur stated he is surprised they took the risk to include this. Mr. Trasher stated it that has been like this for the last three sets of plans. D. Arthur stated he is concerned about wintertime and asked how cars will know when the curb ends. Mr. Sciuga stated he has a "black top policy" for snow removal. Mr. Trasher stated the biggest liability for them is trip-fall situations. J. Schanzenbach suggested the Board move on from this issue and discuss this last. Chairman Pelcher agreed.

T. Baker stated he thinks the terminal road is fine. There is a sharp angle they may shallow up a bit. The catch basin has been moved away. He stated the road is extendable in the future with a reasonable radius. Regarding the drainage, T. Baker stated everything looks okay. He stated the pond can hold a sufficient amount even without taking discharge into account. It has the required features to meet water quality.

Chairman Pelcher asked about fire safety aspects of the plan. Ron Dean stated that the fire department was satisfied with the plan. It is in compliance and meets the requirements. Fire Lane signs were added 2' in front of the buildings. This was easily done because parking spaces had been made 2' deeper than necessary.

Chairman Pelcher asked about the lighting plan. Mr. Trasher stated they added 2 street post lamps at the drive way entrances and added wall packs. They also increased the wattage of the bulbs. Ron Dean stated there is no overflow of lights. D. Arthur noted there will also be additional lighting on individual patios.

Chairman Pelcher asked about the landscaping plan. There will be a small playground and the roadside will be fenced. Mr. Trasher stated there is a swing set and a slide with a mulched area. They have added trees (blue spruce and maples). T. Baker noted they have added a sign in front as well.

J. Schanzenbach stated he would like to see a sign at the end of the road that say, for example, "Pavement Ends" or "No Outlet". T. Baker stated they can put in a dead end sign on each side. The village will maintain this eventually.

J. Schanzenbach noted the fence that turns back to the garage units and questioned why it was in this location. Mr. Trasher stated they did not want to impede grading and wanted to avoid the swale. This was also to keep it level. D. Arthur thinks this also makes it safer.

Mr. Trasher stated they have also discussed trash removal. This is typically a once-per-week pickup at one location. They can increase the pickup frequency if necessary. There is one trash container and one recycling container.

Mr. Trasher noted the ponds do not have fencing and it is not required as they are privately held. Mr. Sciuga has insurance for this. Tim Baker and Ron Dean have no objection to that.

The discussion returned to sidewalks and curbs. Chairman Pelcher noted this seems to be a sticking point. The Applicant does not want curbs due to the potential for trip-fall situations. Mrs. Sciuga noted that one of the biggest complaints they received at Golden Legacy I was the curb heights. This has led to lawsuits. Mr. Sciuga noted that curbing also creates plowing difficulties. D. Jones noted there are liability concerns either way. He noted a recent case where there were no curbs and a plow created a divot in which an individual broke an ankle.

Ron Dean noted that with the sidewalks at grade, the buildings are not immediately at the end of the pavement. Mr. Trasher agreed that the buildings located are pretty far from the parking areas. Tim Baker noted the concern that River Street has at-grade sidewalks and they are always being parked on.

Chairman Pelcher stated he likes to see curbs when possible, but he understands the Applicant's reasoning. In his opinion, this does not make or break the situation. T. Baker stated he does not recommend stop-blocks as this just puts an extra hole in the road.

Upon **motion** by N. Schlater and second by J. Schanzenbach to approve the site plan for Faith Ridge Residential Living Facility(formerly Golden Legacy II) dated 1/10/11 and revised 1/11/11. **Motion carried.** (5 agreed/1 opposed (T. King)).

Upon **motion** by D. Arthur and second by T. King to assign J. Schanzenbach as project liaison to the Codes Office representing the Planning Board to oversee this site plan with the CEO. **Motion carried.**

## **OTHER BUSINESS**

### **BYRNE DAIRY**

Chairman Pelcher stated Byrne has submitted new plans. CP-5 was received today. CP -1 was from March of 2010. The Board reviewed the plans together. This will be on the agenda on January 25, 2011. They discussed the curb cuts, sidewalks, parking, traffic flow, and the potential for removing the liquor store.

The meeting was adjourned at 8:40 p.m. The next meeting is scheduled for Tuesday, January 25, 2011.

Respectfully Submitted,

*Susan A. LaQuay*  
Planning Board Secretary