

**VILLAGE OF BALDWINSVILLE  
PLANNING BOARD MEETING MINUTES**

Tuesday, June 22, 2010, 7:30 P.M.

*Approved 7/27/10*

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**PRESENT:**            Carl Pelcher, Chairman  
                          Larry Barnett  
                          Jim Schanzenbach  
                          Bob Scherfling

**ALSO PRESENT:**     Ron Carr, Village Attorney  
                          Susan LaQuay, Board Secretary

**GUESTS:**            Mr. Jim Orlando

**Old Business**

The Board briefly discussed Byrne Dairy. Chairman Pelcher stated that he and Tim Baker had visited the site with a representative from Byrne. He stated that Byrne's representative had some "deal breakers" and stated they would not build if it did not go their way. One was a right-of-way issue, that the sidewalk on Spruce Street might be a Village right-of-way and he was concerned in case they ever want to widen the street. Also the curb cut on East Genesee Street was approved by the DOT but not approved by the County and the Byrne representative said that has to happen. Tim Baker had a concern that when a train is approaching, the traffic may be queued up, but Chairman Pelcher stated he feels it would queue up on Byrne property and not on the street. The biggest concern was parking on the side of the building. The Byrne representative stated he does not feel people will be willing to park away from the building. R. Carr suggested cutting down on the number of pumps. Chairman Pelcher stated he did speak to the Byrne representative about that and he had replied that the project would not be worth building with fewer pumps. Chairman Pelcher stated he suggested flipping the project on the site and the representative stated customers would not be willing to walk from pumps that are far away. R. Carr stated he feels that flipping the plan would give the site a better flow and L. Barnett noted it would provide for more parking close to the building, which the Byrne representative had stated they want. Chairman Pelcher noted that Byrne's hands are tied regarding parking because when the liquor store signed their long-term lease they were guaranteed a certain amount of parking. This has carried over in the new contract. J. Schanzenbach asked if a special use hearing has been scheduled for the Village Board. R. Carr stated that the public hearing regarding the special use permit has not been set, but they will likely schedule a public hearing at the next meeting, potentially for the first week of August.

L. Barnett stated he feels the curb cut onto Route 31 should be right-turn only. Chairman Pelcher stated this is right-turn only already.

Chairman Pelcher asked if there was any further Old Business the Board would like to discuss. There was none.

**East Genesee Business Overlay District**

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Chairman Pelcher stated that Nicole Schlater had sent him some revisions/corrections, mostly regarding grammar. He did make copies of this with the changes, which he provided to the other members of the Board. He stated the goal is to have this completed and to the Village Board for the next meeting. He noted there is nothing included about drive-thrus, but this is intentional. These will be addressed as they come up.

Changes were discussed and noted as follows:

- Section 3 (d) (v) – change “A wall or ornamental fence...” to “**When** a wall or ornamental fence...”
- Section 3 (e) – change “whatever” to “whichever”
- Section 3 (h) – change “generally” to “preferably”
- Section 3 (k) – Wooden fencing is specified for screening. Add “other materials at the discretion of the Board.”
- Section 4 (a) (iii) – get rid of the phrase “reduce any unwanted lighting” and change to “reduce lighting”

Chairman Pelcher stated he will make the above changes and submit this for final approval.

### **Overlay Districts**

Chairman Pelcher stated he wants to move right on to discussion regarding the next overlay. He noted there are some confusing issues regarding the map. For example, Mechanic Street does not quite line up with Salina Street. He asked the Board to discuss where the last overlay boundaries should be. L. Barnett suggested drawing the line on East Oneida where it enters Route 31. J. Schanzenbach noted they had discussed ending the overlay at Spruce Street, including the co-op. Chairman Pelcher noted there is a good chance some of the residential properties could become commercial. L. Barnett suggested they should go all the way to Curtis. They could recognize some of the overlay as being residential. Chairman Pelcher felt it would be overkill to go all the way up to Oneida Street. He suggested the Board walk the area to get an idea of what boundaries the Planning Board should propose. He stated the Village should definitely address the area around Spruce Street now because there is a lot going on in that area and the Village needs to be prepared for any upcoming projects. He stated the Board Members should consider the proposed road at the Jardine site. J. Schanzenbach stated it will be difficult to do this as they do not yet know which direction this proposed road will run. Chairman Pelcher stated that Mr. Coholan had a plan for that site, but that has since changed and he is not sure what the plans are for this property now, perhaps a corporate park.

The Planning Board members will walk the area and readdress this at the July meeting.

### **Parking Issues**

Chairman Pelcher stated he has spoken to Tim Baker regarding parking in the Village. He stated he wants some actual data to back up the Board’s ideas regarding this issue. He noted there are Village cameras now that can be of use for this. He spoke with Tim Baker about getting time-lapse photos to study parking usage at various times of day. He definitely wants data with the Village Square coming in so the Board will then have data to back up any parking requirement changes they want. He noted that Baldwinsville’s current parking requirements need updating as they are too restrictive and negatively affect development. He stated the Planning Board should have a hard study to be able to bring something meaningful to the Village Board. He stated in addition to using the cameras to get a count, the Board

should survey business owners. N. Schlater is putting together a questionnaire for business owners and also has some business owners who may be interested in sitting on a committee with the Planning Board to work on parking requirements. Jim Orlando is present and he stated he would be on this committee. He agrees that Baldwinsville's current parking requirements are overly restrictive. J. Schanzenbach noted that most applicants could utilize the 500' rule to obtain a variance regarding parking, but L. Barnett noted it would be better to have a more reasonable requirement actually in the code. Chairman Pelcher agreed that it would be a good idea to involve business owners in the discussion. Mr. Orlando stated he feels that development in Baldwinsville will be more desirable with updated parking requirements.

J. Schanzenbach suggested getting an engineering firm involved in the discussion as well. He feels the Village Board will want something concrete and/or formal to backup the proposed changes. He agreed that the current parking requirements may hinder future development. Chairman Pelcher stated that EDR is great at getting meetings together and getting the right people involved. He stated he will speak to Mayor Saraceni regarding this. J. Schanzenbach noted that EDR can provide everyone with a good visual, which will be very helpful as well.

**Application/Material submission deadline**

Regarding last-minute submissions from applicants, Chairman Pelcher stated he wants to discourage this as much as possible in the future.

The meeting was adjourned at 8:25 p.m. Then next meeting is scheduled for Tuesday, July 27, 2010.

Respectfully Submitted,

*Susan A. La Quay*  
Planning Board Secretary