

**VILLAGE OF BALDWINSVILLE**  
**PLANNING BOARD MEETING MINUTES**  
**TUESDAY, March 23, 2010 at 7:30 p.m.**

PRESENT: Carl Pelcher, Chairman  
Don Cronk  
Dave Arthur  
Jim Schanzenbach  
Nicole Schlater  
Ed Rock  
Larry Barnett

Also Present: Ron Carr, Village Attorney  
Tim Baker, Village Engineer  
Marie Giannone, Secretary

Motion to approved minutes of February 23, 2010 by Dave Arthur and seconded by Larry Barnett.  
Motion carried.

**Old Business**

Chairman Pelcher and Larry Barnett attended the village board meeting and approval was given for the first overlay district. The village board expressed their thanks to the planning board members for all their hard work and also to the former chairman, Chris Savacool. Chairman Pelcher also thanked the village attorney, village engineer and planning board secretary for the work on this project. Chairman Pelcher said this has already been submitted to the Onondaga County Planning Board for their review.

Dave Arthur reported that he attended the Planning Board meeting at the Town of Van Buren for a joint session along with Carl Pelcher, Larry Barnett and Jim Schanzenbach. Chairman Pelcher thanked his board members for attending this meeting at Van Buren. Larry Barnett said in this meeting there was a dialogue on Downer Street, where the village and Van Buren meet. Mr. Barnett said they were interested in the village's process. Other issues that came up for discussion was sidewalks along Meigs Road. Mr. Arthur said he thought it was a good thing to touch base with our neighboring towns several times a year.

**East Genesee Business Overlay District**

Chairman Pelcher handed out a rewritten copy of the East Genesee Business Overlay District to board members for their review. He asked members to make any changes/additions/deletions to this.

Dave Arthur said he attended a Planning Federation Seminar and a topic included "Health Care of Codes". Mr. Arthur said the Planning Federation Seminar emphasized to be very clear on the intent of an overlay district and purpose. Mr. Arthur also said to differentiate between what is different from this overlay district to anything else. Mr. Arthur said so when a reader is reading this, he will know what the town/village is looking for. Mr. Arthur said in reading the East Genesee Business Overlay District Purpose and Intent, was a good start.

Mr. Barnett said in reading this, anyone fronting on East Genesee Street really wants the same specs set up on the other side. Guidelines should be clear for both sides of East Genesee Street. Mr. Barnett said part of the uniformity of East Genesee Street should be in the "Purpose and Intent".

Changes made:

Entrances on front and rear changed  
Residential will not be included  
Remove Village Square and replace with East Genesee Street  
Build to Lines have to be checked on side streets (3a)  
Discourage parking in front of building on side streets

Discussion followed on curb cuts and lighting.

Attorney Ron Carr asked about signage. Discussion followed. Architectural Review Board reviews signage for design.

Jim Schanzenbach brought up about patios (3.b.i, ii, iii). Mr. Schanzenbach said in the first overlay district patios were more of a river frontage. Discussion followed. A house could have a frontage with a patio (example: Olives). Concern is that patios may slip into residential areas. 3a and b will be rewritten. More review and discussion of this will continue at next meeting.

Dave Arthur said the East Genesee Street Corridor mirrors the South Side Corridor but the side streets can be redeveloped like the Seneca River portion was developed in the first overlay district.

Overlay District will continue to be discussed at next scheduled meeting.

### **Parking Issues**

Nicole Schlater reported on the survey done on parking issues and handed out a report on Municipal Parking Lot Space Count. Discussion followed.

Dave Arthur asked if meter parking would be viable. Mr. Arthur said at the Planning Federation Seminar the idea of meter parking which produces flow of traffic. Mr. Arthur thought the Marble Street area may provide premium parking at a cost which would produce turnover. Discussion followed.

Larry Barnett said for the record parking meters are the bane of humanity. Chairman Pelcher said meter parking would encourage people not parking cars in that location all day. Mr. Baker said the "15 Minute Parking" signs are very successful.

Nicole Schlater asked if there was anything on file that list the number of parking spots each business has. Mr. Baker said these would have to be counted.

Chairman Pelcher said a count would have to be taken three times a day to get a better handle on how the parking is being utilized. Mr. Schanzenbach suggested talking to participation in government classes and they may be able to do a count for the planning board.

### **Inspection of Approved Site Plans**

Mr. Baker handed out a memo dated March 17, 2010 that was sent to CEO, Rolf Beckhusen regarding the inspection of approved site plans. (Copy attached for the record). The planning board decided when a site plan is brought before the planning board; a member of the planning board will be assigned this project before site plan approval.

Ed Rock asked if there was some measure of liability with this responsibility given to a board member. No, because the board approved the site plan.

Ron Carr asked what is actually filed when a site plan is approved by the planning board. All approved copies are given to the village clerk. The planning board secretary said she gives all documents to the village clerk.

Discussion followed on Golden Legacy 2. Mr. Baker will get drawings and minutes on this from the village clerk. The board did state that any changes in the final approved plans would warrant the applicant to come before the board. Mr. Carr said if Golden Legacy is keeping the same plans but making engineering changes (i.e. calculating flows, drainage, etc.) but if there are exterior changes such as surrounding area (i.e. Downer Street Study), that does not cause a basis for the applicant to have to come back before the board. Mr. Barnett asked if Golden Legacy was changing its plan. Mr. Baker said not particularly that he was aware of. Discussion followed on ingress/egress of fire trucks in that area.

Brief discussion followed on identification for planning board members. This is needed when members walk the village streets for planning board work.

Meeting adjourned at 9:20 p.m. Next planning board meeting is scheduled for Tuesday, April 27, 2010 at 7:30 p.m.

Respectfully submitted,

Marie Giannone  
Secretary - Planning Board