

VILLAGE OF BALDWINSVILLE
PLANNING BOARD MEETING MINUTES
TUESDAY, August 25, 2009 at 7:30 p.m.

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

ABSENT: Ed Rock

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

Minutes of July 28, 2009 were approved.

Chairman Pelcher said he wanted to move forward quickly on the East Genesee Overlay District as there probably will be other overlay districts coming up. He said with the purchase of the building on Oswego Street and West Genesee Street changing hands and the possibility of a new owner of the "Burger King" building, it is important to have plans in place for these areas. Chairman Pelcher said in this way the planning board does not have to change rules when a developer comes forward. Chairman Pelcher said with that in mind, the planning board will discuss the continued progress of the East Genesee Overlay District.

The draft of the East Genesee Street Overlay District was passed out to the board members. Chairman Pelcher said the easiest way to cover this material was to go through this item by item. Chairman Pelcher noted in this draft that items marked in "italic" were changes made.

Chairman Pelcher said the "Purpose and Intent" and Boundaries and Effect" did not change. Mr. Barnett had a change to the purpose and Intent section changing the word "character" to "environment".

Mr. Barnett made changes to read:

"In-fill development that is compatible with this character is encouraged thus providing residents with a range of housing options and commercial opportunities with ease of walking to enable a more efficient use of services and resources and to create a more convenient, enjoyable place to live."

Discussion followed on Basic Standards Build-to-Line and Setbacks to the new street (Denio). After much discussion "Setbacks" were changed to "Build-to-Line" for buildings and structures from Seneca River or proposed new street (Denio).

Discussion continued on "parking" on new street. Possibility of the new street (Denio) being one way with on street parking. Chairman Pelcher said he read where on street parking is much safer for pedestrians. Continued discussion on build-to-line on Denio Street:

- Two entrances for each store
- Service entrances
- What will the back of buildings look like, from the river. Example: boaters pull up to back of building? What design standards will be used, example façade for buildings.
- Definition for design and façade of buildings have to be developed. ARB?
- Does ARB address back of buildings?
- Are there any thru-streets in the village?

Mr. Barnett referred to 4i where it reads “site plans should include sidewalks and plans for pedestrian access to parking areas, etc.” Mr. Barnett said it should include that ARB would have sanction on façade on both front and rear of building. Chairman Pelcher referred back to 3b “Build-Out Requirements for Frontage”.

Mr. Cronk said ARB would look at both sides if a developer had two entrances, front and rear. Mr. Cronk also noted that the village only allows for 24 sq. ft. of signage on the building in total. Changes would have to be made to adjust total square footage for signage.

Following changes completed:

3a - okay

3c - will be revised by Chairman

3b - took out hedges and shrubbery

3c(iv) not to exceed 4 ft. and combine it with 3c(i)

3c(iii) discussion on depth of patio. Further discussion is required. Patio only on the Yevitch side.

Discussion followed on 3c(ii) composition of patios.

- Impervious material allowed?
- Types of small stones
- Is asphalt allowed? Stamped asphalt is allowed for foot traffic
- Concrete is used for pavers.
- Stamped asphalt can be used by applying for a variance
- Decorative concrete will be allowed
- Loose stone will be allowed
- Mulch will be allowed

Chairman Pelcher said the way this section is written the developer does have a lot of choices.

Discussion continued on to 3d. “Minor Encroachments”. (Awnings, tables, chairs, umbrellas, etc.) These are allowed in the village by permit only. Change as follows: “Such encroachments shall not impair pedestrian movement or public safety.”

Discussion on 3f “Building Height”. Discussion followed. Mrs. Schlater asked about taking out “two to three stories high and within one story height of the neighboring property’s structures”. Mr. Arthur said that was for the building linear line of site. Discussion followed on this and existing non conforming buildings. Mr. Arthur said something should be added for existing non conforming buildings. Mr. Barnett said on Genesee Street it already says two to four story buildings. The B’ville Diner was used as

an example. Chairman Pelcher asked the board to leave this section as it is. Mayor Saraceni said we don't want to discourage developers from coming into the village.

"Parking" section is vague intentionally for the present time.

"Trash Collection/Storage" changed to (j). Add "as approved by the Planning Board".

"Mechanical Systems" change should to shall. Add "as approved by the Planning Board and ARB".

Brief discussion followed on "Standards for Site Design and Development". Mr. Arthur had a comment on 4a(ii) parking. Discussion about last sentence: "parking shall be determined by the planning board". Mr. Carr said parking would be determined by the planning board and not current code. Mr. Arthur said that gives the planning board flexibility to work with the developer.

Mr. Baker asked if that street will be Denio Street or will this be addressed as the "new proposed street". Mr. Carr said in 2C "an extension of Denio Street (hereinafter referred to new proposed street)". Mr. Carr said to only refer to Denio Street in 2C and further through the documents as "new proposed street".

Discussion of 4a(iii). Existing curb cuts along East Genesee Street shall be eliminated wherever feasible (and delete no additional curb cuts added).

Discussion on Lighting: Mr. Arthur said this section was vague. Mr. Arthur said lighting needs to be pedestrian friendly without lighting up the streets. Discussion followed and Mr. Arthur said he has material on this and will bring this to the next board meeting.

Further discussion is required on this but the board decided that ornamental lighting would need approval of ARB.

Mr. Schanzenbach had a question/concern on 3c(iv) ornamental fence as it relates to setback requirements. Discussion followed and it was correct as written in 3c where the minimum setback shall be 10 ft and the maximum setback from the walking trail shall be 13 ft. Mr. Arthur said something has to be built between the 10 and 13 ft.

Mr. Barnett said a maximum depth of the patio needs to be addressed.

Chairman Pelcher said the next item on the agenda is parking issues. Mrs. Schlater said she has some guidelines on parking and she will forward via email to the members. Chairman Pelcher said this will be put on the agenda for next meeting.

Mr. Arthur said the patio requirement should be changed to 50%. Discussion will continue at next meeting.

Mr. Carr brought up mapping. Mr. Carr said the document refers to a map as a proposed extension of Denio Street. Mr. Arthur asked if this map can be referred to as a dynamic tool instead of a specific, approved date. Mr. Carr said the map is used to define the district and boundaries. Chairman Pelcher said he does not see where we have to say what will go inside the parameters of this map. Mr. Carr

concluded. Mr. Carr said it locks in the boundaries but does not lock in the specific path of the Denio extension. Mr. Arthur said the extension of Denio Street should be shown so that developers/businesses know that we are serious about the overlay district. Mr. Baker said EDR can add this to the base map to show Denio Street extension.

Meeting adjourned at 9:20 p.m. Next planning board meeting is scheduled for Tuesday, September 22, 2009 at 7:30 p.m.

Respectfully submitted,
Marie Giannone
Secretary - Planning Board