

**VILLAGE OF BALDWINSVILLE**  
**PLANNING BOARD MEETING MINUTES**  
**TUESDAY, November 24, 2009 at 7:30 p.m.**

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

Absent: Ed Rock  
Larry Barnett

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

Minutes of October 27, 2009 were approved.

Carl Pelcher and Dave Arthur reflected on the death of John McFall who was a member of the planning board for many years. Both expressed their personal experiences they had with John.

Old Business

Chairman Pelcher said he did not hear anything from the fire department on their site application for 62 East Oneida St. Tim Baker said he was contacted about what was needed for a traffic study. Mr. Baker sent them the minutes of the meeting of October 27, 2009. Mr. Arthur asked if these people were certified engineers doing the study. Mr. Baker said one does studies regularly for a consultant. He said the other was with Clough Harbor Engineers. Mr. Arthur asked about drainage for this site plan. Mr. Baker did not hear anything.

EDR Project

Discussion on the size of the patios which is 100% (Section 3ciii). Chairman Pelcher said in the summer time it may impact parking. Chairman Pelcher said he went with 100% because of other establishments in the village: Lake Effect, Lock 24 and Edgewater. Mr. Cronk said he did not see any problems with the 100%. Decision to leave patio at 100%.

Chairman Pelcher asked if there is a map available of the EDR project. Mr. Baker will contact Paul Fritz on this and provide him some dimensions. Discussion followed on paper street. Mr. Arthur said the property owners would like to know that it is realistic. The conceptual street could be marked with dotted lines with an approximate location with outer boundaries 30 ft on either side.

Discussion on No. 4 vi. Subdivision. Should there be more detail in this section. It was determined that the Planning Board will have final decision under site plan approval.

Discussion on next overlay district:

- Define next overlay district
- Do a draft
- What should be included: East Genesee Street by Fitness Center, Kinney's Drug and stop at the vacant Burger King Building.
- Should it cover both sides of East Genesee Street
- Vacant lots by Gino's and Joe can be developed
- Overlay district will handle new construction only
- Build to line
- Include the 4 corners of Genesee Street?
- Separate overlay for the north side of East Genesee
- Separate overlay for the corner of Burger King Building
- Include the "Y" at Cole Muffler corner?
- Unique area of Albert Palmer and Spruce St

Dave Arthur asked how this was broken down before. Chairman Pelcher said right now we are on the right side of East Genesee St stopping at the Dunkin Donuts Building. Chairman Pelcher said EDR had a little different definition of the area. EDR had both sides of East Genesee Street because of the river. Chairman Pelcher said at one time it included Spruce Street which is Wacky Wyatts. Discussion followed on the East Genesee Street area.

It was suggested that the board members walk around the East Genesee Street area to visibly look at the area. The members, if they are available, will meet at 9 a.m. on Saturday, 11/28/09 which would be a work session where no action would be taken. Further discussion on this will be made at the next planning board meeting.

#### Parking Issues

Chairman Pelcher thanked Nicole Schlater for the material on parking. Mrs. Schlater said a parking study at some point would be helpful. She said the benefits of doing a parking study is to identify if there are any parking problems, narrowing it down to why there is a problem and more specifically when there is a parking problem. Parking problems occur during high peak demands. If strategies can be developed to address high peak demands, it would eliminate frustrations that people have. Mrs. Schlater said she did not think about the negative aspect of having too much parking but it would actually be more detrimental than not having enough parking.

Discussion on:

- ✓ Unbundled parking where the property owners are encouraged to share parking.
- ✓ Maximum parking
- ✓ Minimum parking

Chairman Pelcher said problems can occur where business owners complain that their parking spaces are being used by others.

Mayor Saraceni said Skaneateles had the same parking problem and the board stepped away from it. The Skaneateles board let the business owners handle it themselves.

It was suggested that there should be no designated parking because it is a downtown area.

Mr. Schanzenbach said the parking standards should be brought down. The question was asked what would be the next step regarding parking. Mr. Carr said after the planning board's recommendations were presented to the village board, a public hearing would be held.

Mrs. Schlater said she would do a parking inventory of two or three businesses in the area. Chairman Pelcher asked Mrs. Schlater also if she could do a proposal of what the parking requirements should be and report to the board on this at the next meeting.

Meeting adjourned at 8:55 p.m. Next planning board meeting is scheduled for Tuesday, December 22, 2009 at 7:30 p.m.

Respectfully submitted,

Marie Giannone  
Secretary - Planning Board