

VILLAGE OF BALDWINSVILLE
PLANNING BOARD SPECIAL MEETING MINUTES
Tuesday, April 29, 2008, 7:30 P.M.
(approved 9/23/2008)

PRESENT: Chris Savacool, Chairman
John McFall
Carl Pelcher
Dave Arthur
Larry Barnett
Ed Rock

ABSENT: Don Cronk

ALSO PRESENT:
Tim Baker, Village Engineer
Ron Carr, Village Attorney
Marie Giannone, Secretary

GUESTS: Paul Anderson – Anderson-Barney
Jason Kantak, TDK Engineering Associates, P.C.
Mayor Joseph Saraceni

OLD BUSINESS

The Shoppes at Baldwinsville Site Plan Review – Discuss any changes and Onondaga County

Chairman Savacool said this meeting will focus on the Planned Development District Plan so that it can be forwarded with the PDD law to the Village Board of Trustees for the May 1, 2008 village board meeting. Chairman Savacool said he would be attending the village meeting and any other board members are welcomed to come to help explain and answer any questions that the trustees may have.

Chairman Savacool asked Mr. Jason Kantak of TDK Engineering, to explain the new drawings that were presented to the board. Mr. Kantak first thanked the board for having this meeting. Mr. Kantak said at the conclusion of the last meeting (April 22, 2008) on Friday (April 25, 2008) he went out and surveyed at the intersection of Meigs Rd and the Southwest entrance of the mall. Mr. Kantak said standing at that intersection and according to AASHTO (American Association of State Highway Officials) you should have ample site distance for exiting and for crossing and turning southbound onto Meigs Rd. Mr. Kantak said there should be at least 300 feet of site distance; in fact there is only 97 feet of site distance. Mr. Paul Anderson and Mr. Kantak discussed their findings before the meeting and decided to take this entrance off, at this stage, so as not to cause any problems. Mr. Kantak said he spoke with Tim Baker and said maybe down the road with further development of Building G and C, then they could address this

entrance at Meigs Road. Mr. Kantak said it is difficult to go any further south because of utilities and it drops off significantly. Mr. Kantak said that he and Tim Baker are working with another developer in the Town of Van Buren and have had discussions with the upgrading of Meigs Rd. But Mr. Kantak said for this stage of the Phase I of Buildings A & B, they do not need that intersection right now. Mr. Kantak said they decided to take it off for right now.

Mr. Kantak said the other item pertained to the traffic study that was done by Mr. Gordon Stansbury. Mr. Kantak said Mr. Gordon Stansbury is the traffic consultant that TDK hired to do the Downer Street study. Mr. Kantak said he has spoken twice with Onondaga County Department of Transportation. Mr. Kantak said Onondaga County DOT is in full agreement that they were not going to supply a letter until there was further communication between the corridor study performed by SMTC (Syracuse Metropolitan Traffic Council) and FRA out of Rochester, NY who is the consultant for SMTC, and Onondaga County DOT. Mr. Kantak said all three of them are collaborating and talking. Mr. Kantak said Mr. Stansbury has forwarded on to FRA his traffic studies done on the Downer Street area. Mr. Kantak said this will be looked at by SMTC, Onondaga County DOT and FRA in the next couple of weeks to bring this to some conclusion. Mr. Kantak said that in speaking with Mr. Stansbury, he said all three departments took into consideration that Tri County Mall was already a mall and that this was a renovation of an existing mall when the traffic study was done.

Chairman Savacool said the planning board has been provided with a copy of the traffic study done by Mr. Gordon Stansbury dated June 14, 2007 for their review. Chairman Savacool said Mr. John Camp, of C&S Companies, concluded that the traffic study appeared to be in order and its conclusion seems reasonable per his letter dated July 20, 2007. Mr. Camp's letter stated that there are existing failing Level-Of-Service conditions at both ends of Downer Street (intersections of Rt. 48 and I-690). Mr. Camp stated that the project as currently proposed will reduce the area of leasable space, thereby reducing the potential for traffic from the property.

Chairman Savacool said as Mr. Kantak mentioned that early on in the project stage, the board was asked to and provided the corridor group with the traffic study for Downer Street and the Golden Legacy project. Dave Arthur asked what kind of impact would this have on the project; i.e is this lagging the project because of these studies. Chairman Savacool said this should not hold up the project and that is where the board may have to take issue with the county relating to approvals by these agencies.

Mayor Saraceni said at these Downer Street Corridor meetings, the village had representation there to be sure that village concerns along Downer Street are met. The mayor said this group is very methodical in how they are going to deliver these recommendations; and at the last public meeting it was stated that they may not have a recommendation for another three or four months out. The Downer Street group is aware that there are ongoing projects and they are doing their best to include these numbers into their surveys. Mayor Saraceni said the Downer Street group is excited about this project and they see it as helping to remedy some of the traffic issues on Downer St.

Chairman Savacool asked what has to be done with the Onondaga County Planning Board's resolutions, one for the zoning and the site plan. The resolution for the Zone Change, OCPB Base #Z-08-148 reads as follows:

“The applicant must complete a traffic study to meet Onondaga County Department of Transportation requirements and submit it to the Onondaga County Department of Transportation for approval; the applicant must complete any mitigation required by this department.”

Chairman Savacool asked what action is needed to reject the county resolution. Mr. Carr said he believes this has to be referred to county. Mr. Carr said the county has overstepped its boundaries; he did not see any basis upon which they can require this project to conduct a study in accordance with county and submit it to Onondaga County DOT for approval. Mr. Carr said because it is within 500 feet of county road, it has to be referred to county. Mr. Carr said he takes issues in that they are asking for a traffic study in accordance with county regulations submitted to and approved by county DOT and mitigated.

Mr. Carr said the resolution should be overridden on the basis that appropriate traffic studies have been done on a majority plus one vote. Mr. Carr said the other recommendation states, “The applicant must develop a lighting plan to ensure that no glare or spillover is allowed onto adjacent properties and the county right-of-way, and the plan must be approved by the Village Engineer”. Mr. Carr said that is all right but basically it is overridden on the basis that a lighting study has been done and there is no spill over on county right-of-way because there is no county road.

Chairman Savacool read, “Onondaga County Planning board Resolution dated April 8, 2008 OCPB Case #Z-08-148. A motion was made to override the Onondaga County Planning Board’s recommendation for modification as it relates to the traffic study for the purpose of the zone change as we believe the traffic study has been completed, meets our standards, and that it will not significantly affect the existing levels of traffic. Motion carried unanimously.

Chairman Savacool said the board just received the lighting plan drawing from Mr. Kantak. Mr. Kantak said the plan he referred to shows an artistic style in the pedestrian area. Mr. Kantak said the overall parking area will have the shoebox with the cut offs. Mr. Anderson said the center area has a seating area which is similar to what is seen in an old fashioned village setting.

Dave Arthur noticed on the plan a change to plantings. Mr. Kantak said there is over \$500,000 in landscaping. Mr. Arthur said to keep in mind that the board is looking for heavy screening to protect the neighboring residents. Mr. Kantak said they would be back next month with the lighting and landscaping plan.

Chairman Savacool asked for site plan comments. He reiterated what was discussed at the April 22, 2008 meeting where the board talked about sidewalks. Mr. Anderson said he was meeting with the Rite Aid people and will bring this up.

Dave Arthur mentioned about the stormwater management facilities. Mr. Arthur said there was a discussion with another applicant on a combined stormwater management area. Mr. Arthur said it shows a single self contained area on the plan. Mr. Baker said the applicant was trying to decide which way to go on this, but either way can be worked out. Mr. Baker said they are all interrelated as they use the same outfall.

Chairman Savacool asked for a motion to approve “The Shoppes Planned Development District Site Plan” SP-1 dated 3/11/08, Revised 4/29/08 (as initialed by Chairman Savacool) for the purpose of laying

out the buildings, dimensional requirements, permitted uses of this Planned Development District known as The Shoppes at Baldwinsville. Motion carried.

Chairman Savacool asked for a motion to approve a zone change to the Village Board of Trustees with the recommendation by the Planning Board that this Planned Development District Plan dated 3/11/08, Revised 4/29/08 and Law be passed. Motion carried.

John McFall	Yes
Ed Rock	Yes
Dave Arthur	Yes
Carl Pelcher	Yes
Larry Barnett	Yes
Chris Savacool	Yes

Meeting adjourned at 8:15 P.M.

Respectfully submitted,

Marie Giannone
Planning Board Secretary