

VILLAGE OF BALDWINSVILLE
PLANNING BOARD MEETING MINUTES
Tuesday, August 12, 2008, 7:30 P.M.
(approved 9/23/2008)

PRESENT: Chris Savacool, Chairman
John McFall
Donald Cronk
Carl Pelcher
Edward Rock

ABSENT: Dave Arthur
Larry Barnett

ALSO PRESENT:

Tim Baker, Village Engineer
Marie Giannone, Secretary

Chairman Savacool said that since this was a special meeting to address the EDR Project, the approval of past minutes will be done at the next regular planning meeting. All members present agreed.

Chairman Savacool said that due to work schedules, Larry Barnett and Dave Arthur could not make this meeting. Chairman Savacool said that the board had cancelled a couple of meetings because members could not attend when representatives from EDR were available. Even though the representative from EDR could not make this meeting, Chairman Savacool decided to hold the meeting so that board members can address the next step with the EDR project.

Mr. Paul Fritz will be available for the regular planning board meeting to be held on August 26, 2008 at 7:30 p.m. Mr. Fritz would like the planning board to have some specific questions ready to be addressed at that meeting. Chairman Savacool said in order to plan for that meeting, the board should review what has been presented in order to go forward.

To date the planning board has:

- Original draft memo dated February 14, 2008 from Mr. Paul Fritz
- EDR Plan
- Minutes/discussions from the February 25, 2008 Planning Board meeting

Chairman Savacool said the main goal for the board is how to take what is laid out on paper and make it real, codified and have it become law.

The questions were asked:

1. What does the village want from this project.
2. What specific issues did the board previously discuss:
 - Build to line to the street
 - Build to line to the river
 - Importance in reducing curb cuts
 - Idea of an access road
 - Rear parking
 - Pedestrian access
 - Streetscape

Chairman Savacool said there are ways to accomplish this depending on how flexible or strict we want to be. An example of this would be planning to create a road that is not there. The board would need to know the mechanisms to make this a reality. This is one of the things that should be asked to ask at the meeting. Chairman Savacool said he thought creating a road could be a big piece of this undertaking.

Chairman Savacool opened the meeting up to the board for a general discussion and ideas on this project in preparation for the August 26, 2008 meeting.

Don Cronk asked how much would it cost to do this project and if there is a way for the village to move forward with such a project without substantial costs?

Tim Baker stated the cheapest way is under the regulatory plan. Under the regulatory plan:

- People come to the village
- The Village regulates what can be done
- It may take longer
- Won't have to pay any money

T. Baker said there are some things with current projects proposed that can set the tone even though not completed; people understand what the intent is so it is easier to regulate on to that in the future.

T. Baker said regarding East Genesee Street:

Curb cuts on the river side – Key Bank and B'ville Diner. T. Baker said these curb cuts can be corrected now as he was sure the village owns it. T. Baker said the planning board can recommend this to the village board to move quickly with this curb cut.

T. Baker also said DOT has on their design list the reconstruction of East Genesee St. No designs have been started but only on the list. He said if changes are to be made on East Genesee Street, they should be made now before DOT starts the design phase. By doing

this, DOT absorbs the cost. He said because of the parking lot design for Village Square, it would be to our advantage to incorporate all these changes now.

T. Baker said moving down to the two exits at B'ville Diner and Rite-Aid (Horowitz Trust) , the planning board needs to talk with these businesses about changing these curb cuts which do not line up to the Village Commons. He said what needs to be done is to take out the guiderail and create one double entrance which would solve that problem and then work down East Genesee Street.

T. Baker said past B'ville Diner he did see some problems with the property of Colonial Laundromat and the dentist office. He suggested going behind these properties until they are redeveloped. Tim said he thought we needed to interconnect everyone's parking lot and work with people to do that.

T. Baker also said one problem is the Post Office. But, he said by doing what we can with what we have we certainly will accomplish quite a bit. This could be integrated in with the redevelopment of Lock St. which is the eastern anchor for this project. Tim said the entrance off Lock Street onto Route 31 is really problematic. There is no light there; the next light is at Rt. 370. A solution would be to make Lock Street one way in only. Exiting Lock Street would be at Margaret, Taber, and Woods having to go up around the block.

T. Baker also brought up the Baldwin Canal which is full of trash, where the village does not want to dig. He said right now there is no funding for that, but the concept is to take the existing two lanes and make them one way northwest and add two lanes on the other side or edge of Baldwin Canal to create a boulevard. He said Lysander has a grant to put a bike trail through there. A possibility is to center the bike trail, with crossings that line up with Margaret, Taber and Woods that would line up that area where there would not be the attraction to try to go out that way. When traffic got to the northwest end, it would be clearly defined as no entrance. It could be defined that the lane coming down from Dunkin Donuts skews into the southeast lanes. Right now interconnecting parking lots in the short term with working with the people to try to realign all of our curb cuts on the south side to existing on the north side of Virginia and Albert Palmer is one solution. He said existing businesses may have some problems with this, as they don't come before the board unless they are asking for something. But, he said just having this type of plan in place is a step in the right direction. Tim said he believed that Horowitz Trust owns all of the land that these curb cuts are on. He said he knew that they are very interested in accommodating and if we can show them how this can be integrated with the adjacent village square system, that they would actually see an increase in parking with a common parking system there. Tim said he thought there was something that can be done working with the Horowitz Trust people, because we have the ability to close off between B'ville Diner and Key Bank which would then straighten out across from Village Commons. Tim said by doing this, the tone is set to then integrate that area with the next property over which is the dentist office and Silver Fox Senior Center in the back. Tim said as people come before the planning board for site plan review, there would be in place a plan for correcting difficulty in traffic patterns.

D. Cronk asked about which plan would be less expensive. T. Baker said regulatory because the village would have the regulations already in place and it will be on their nickel; they come to the planning board for site plan review/approval and the board will have a guidance plan.

T. Baker said an urban streetscape would be created with back parking. That is what has been created at the Shambella Café. There is back parking and entrances and also street side entrances. Tim said the section by the barber shop on Oswego Street has improved where again there is back parking and an attractive street side.

Chairman Savacool asked what is the process with the DOT for redesign. T. Baker said he would look into it, but it could be 3 to 5 years before anything is done. Chairman Savacool asked if there was a mechanism or way to know if we could be involved to know what the timetable is so that we will be ready. Tim said he would find out from the DOT what the status is. Tim said that the DOT will rebuild what is there, so we have to make it our way first and make the changes. DOT does not want to take on the private citizen; they are too bureaucratic and do not want to get involved.

Tim said he did not see property owners coming to the planning board so the planning board has to be proactive in making these changes happen and work with them.

Chairman Savacool the key is to get to the table with these property owners to let them know what the board is trying to accomplish. In this way, the property owners may have something to bring to the table.

Carl Pelcher asked if it would help to have a road where the (Horowicz) building is. On the water? This would be up to the planning board and EDR. Discussion followed on the Rite Aid building and the river view.

Carl Pelcher brought up about the official street map. Tim said at a previous meeting, Ron Carr, village attorney, said this would be viewed as a taking because we would be taking away their ability to use their land as they wish. However, this is already done in zoning. Zoning Board tells people what they can or can't do through codes. Tim said Ron's interpretation is a strict, constructive, constitutional type of thing. T. Baker said that he has some information on Wappinger Falls who has adopted an official map. Wappinger Falls has set aside an area that they have designated for future streets but they haven't purchased all of those areas. T. Baker said you treat the paper street (the lay down plan street) that you do not own as if it is a street so setbacks have to be met for that street. This would be the same as if it existed.

Chairman Savacool asked what is the procedure for condemnation. Would this happen through eminent domain? Tim said right now because of the New London, Ct. decision the taking of property from owners, for the sole purpose of economic development is not a justified reason for using eminent domain. Tim said for the number of properties in the affected Genesee Street Corridor, we probably could get a good portion of them to

participate, even if it is just letting their neighbor's parking lot tie together so that we would not have to only leave the post office through the post office entrance. Tim said creating those interconnections would set the tone and ultimately these could be approved as they come before the planning board as they redevelop their properties.

The question was asked if the official street map would help. Chairman Savacool said in a sense it would as it would show the redevelopment and what is being planned.

Tim did not think we were at a point where we could close off the nonaligning driveways but certainly we could establish new driveways opposite where we alternately want them in the plan. This would redirect some of the traffic patterns in the area.

To make improvements right away the board can:

- Key Bank exit will turn right instead of left
- Key Bank patrons will not be driving by B'ville Diner
- Talk with Key Bank people about these changes
- Talk with B'ville Diner about changes
- Establish interconnections

T. Baker said it is not a big expense to move some curb cuts in the area of Key Bank and B'ville Diner.

Chairman Savacool said from the Genesee Street Corner to the post office is very doable.

Carl Pelcher asked about the Lock Street development. T. Baker said they are working on it. T. Baker said there are two homes on Lock Street that are on village property. Discussion followed on these two properties. T. Baker said from what Ron Carr told him, these people are squatters as this was state land that belonged to canals purchased from the Baldwin Canal in approximately 1917 in part of putting the new barge canal through. Then these people were under permits, such as the houses and people on Meadow Street. The property was deeded over to the village and the village never pursued the people to get permits from the village to occupy it. Tim said these people have been there for over 50 years living on village property. However, in New York State adverse possession squatters rights do not apply to government. Tim said this has been discussed at village board meeting. He said once the village gets these properties, there will be some redevelopment of Lock Street. Tim said the plan right now is to take the old public works building and have it moved to the new public works area or portions of it re-erected to be used for a salt storage area.

Chairman Savacool asked if we should follow EDR concept for private development in the Lock Street area. T. Baker said he is just gathering up the land for redevelopment. Carl Pelcher asked if we should be involved in that. T. Baker said not at this point.

Don Cronk said a while ago developers came in here wanting to develop Meadow Street. Discussion followed as to the developers that came to the village with plans to develop Lock Street and Meadow Street.

T. Baker said one parcel has been purchased at the end of Meadow and another parcel on Meadow has been approved for purchase down by Community Park. Discussions have taken place with interested people on Meadow Street donating or selling their stake down there. Tim said ultimately he can see the community park running all the way up to the lock where the northern end for the arts facility, park, and bike trail integrated into that. The village will gain control of the waterfront.

John McFall asked where does Lysander's plan for a bike trail kick in. T. Baker said right now because of the property issues on Lock Street, we have no control over it. The bike trail will be on the Southside of Lock Street, 10 ft. wide trail and would be 10 ft south from the south curve. There would be 30 ft. between the two Locks Sts, centered so that trees could be planted on each side. This bike trail is being put on this location because we own this land. Lysander has funding now so they are going into design. As this trail gets to the very east end of Lock Street, Lysander would be following the sewer force main which goes across the Poukino(?) property. It will follow down to the Seneca Knolls treatment plant where the previous grant kicks in. Once that is completed they will come back and do the design for the section all the way to the Ebbets(?) trail if there are enough funds. T. Baker said it is important for us to decide how we will integrate it across where the storage building for the fire department is and get it across to village property. Tim said we will have the structure down on our property at a certain point and can then detour through there to get it lined up. At that point, one more section south to catch into Longbranch is what Lysander is anticipating.

Carl Pelcher said he thought the EDR plan was going to be residential.

Chairman Savacool said there were three plans:

- Overlay district
- Regulating plan
- Model Project

Chairman Savacool asked what the difference would be between the overlay and regulating plan.

T. Baker said the overlay district is like doing a site plan that is multi parcel. The regulating plan essentially defines the location (streets, waterfront, parking spaces, etc.) and character (building location, architecture and signs) that impacts the public realm before development/redevelopment occurs. T. Baker said it is easier to tell the people what we want in plain language. He said changes can only be made when owners comes before the planning board with changes. The board cannot go to the owners to make changes.

Don Cronk said regardless of which one is selected, does the village board approve it. Chairman Savacool said yes; there would be a public hearing and then vote on by the village board.

After further discussion on more of the visual concept of the plan, Chairman Savacool asked the board members what is needed to prepare for the August 26, 2008 planning board meeting with Paul Fritz.

Item that should be discussed are:

1. Streetscapes should be implemented
2. Parking signage
3. Small committee set up (from village board, zoning, architectural, planning) to be proactive with this project in representing the village.
4. Large prints of EDR area (Tim Baker will provide)

T. Baker said this should be coordinated with DOT to have them pay for this.

Tim Baker added that he would like to see an overlay district go farther to the West. Zoning should be incorporated into this so that future buildings are required to build according to certain requirements.

John McFall talked about setbacks along Genesee St. He said there are two vacant lots in that area. T. Baker said the new NAPA store setback is consistent with the EDR plan. And the EDR plan ends at the railroad crossing.

Meeting adjourned at 9:05 P.M. The next scheduled meeting is on August 26, 2008.

Respectfully submitted,
Marie Giannone
Planning Board Secretary