

VILLAGE OF BALDWINSVILLE
PLANNING BOARD MEETING MINUTES
Tuesday, September 23, 2008 at 7:30 P.M.
(approved October 28, 2008)

PRESENT: Chris Savacool, Chairman
Dave Arthur
Larry Barnett
Carl Pelcher

ABSENT: Ed Rock
John McFall

ALSO PRESENT:

Ron Carr, Village Attorney
Marie Giannone, Secretary
Mayor Saraceni

Chairman Savacool opened the minutes and said that John McFall was ill and was unable to make the meeting. The board wished John well.

The minutes were approved for April 22, 2008, April 29, 2008, May 27, 2008, August 12, 2008 and August 26, 2008. Motion by Larry Barnett and second by Dave Arthur.

Modification of Site Plan for NAPA Auto Parts

Mr. Joseph Mastroianni addressed the board. A revised site plan for the NAPA Auto Store was distributed to the board members. Discussion followed on the changes made to the site plan.

Mr. Mastroianni said the building size increased by 1,000 sq. ft. by extending proposed structure 20 ft to the south which is for storage. He said this impacted the required parking spaces where an additional two parking spaces were required. Mr. Mastroianni referred to the site plan to show these two additional spaces.

Mr. Mastroianni said the screening was reduced from 30 ft. to 10 ft. but will still have the minimum 6 ft (from ball of plant) arborvitae plants.

Mr. Tim Baker, who was not present at this meeting, had his report which stated the following regarding the proposed NAPA Site plan:

1. The grade at the back of the parking lot behind the proposed new building would be unnecessarily steep. Mr. Baker recommended that the grade be adjusted to no greater than 2%.
2. The radiuses where the driveway meets East Genesee Street are unusually large, such that it will be hard to delineate a stop bar location for vehicles exiting the parking lot. Mr. Baker recommended that the radius be adjusted to a minimum of 24'.

Mr. Mastroianni said according to DOT the radius should be 34' and the plan reflects this change.

Chairman Savacool asked Ron Carr, village attorney, if this revised site plan needs to go to county. Mr. Carr said no.

Larry Barnett asked about the façade of the building. Don Cronk said this had been approved by the ARB (Architectural Review Board). Mr. Cronk said the color is a navy blue, not the typical bright blue that is affiliated with NAPA stores.

Dave Arthur asked about the 10 ft. buffer areas in the back of the store facing the neighboring properties. Mr. Mastroianni said now the brush is fully grown and it should not have any impact on the neighboring properties. Don Cronk said the area looked good right now. Mr. Mastroianni said the arborvitae plants will be 6 ft. minimum to start above root ball.

Dave Arthur said he was concerned about the last two parking spaces and the lack of a bull nose. He did not feel there is enough room to back out of the space and referred to the site plan. Mr. Mastroianni said the back parking spaces primarily would be used for employees.

Mayor Saraceni asked if there was a sidewalk at the NAPA store location. Yes.

Motion made to approve the site plan modification for the proposed NAPA Store located at 74-76 State Route 31, Baldwinsville, New York dated 9/5/08, Rev. DG-1 dated 9/19/08 contingent upon the vegetation screening in the southern parking lot, a minimum of 6 ft. ball to tip when planted. Motion carried unanimously.

Outdoor Sales in Business Districts

Section 72-14 of Article VII of the Code of the Village of Baldwinsville is hereby amended by adding, thereto, the following new sub-paragraph:

- D. ACCESSORY RETAIL OUTDOOR SALES, permitting the outdoor sale, renting or display by a retail business of merchandise, goods or equipment that is directly accessory to and associated with the principal retail business located on the same property.

Section 72-28(A) (2) of the Code of the Village of Baldwinsville is hereby amended by adding, thereto, the following sub-paragraph:

(c) Accessory Retail Outdoors Sales Uses

Chairman Savacool said he believed the village board is looking for some direction on the above proposals. Chairman Savacool opened this up for discussion.

Highlights of the discussion were:

- Encourage businesses to remain in the village, not to drive them away.
- No control over what the product is that is being displayed in a B-2 district.
- B'ville Sports Bowl's situation revolved around required parking spaces and not outdoor retail products.
- Does the board allow for outdoor sales of a product not related to the primary retail business.
- Every situation is unique and how does the board say yes to one business and no to another.
- Should a site plan review be required for outdoor retail sales use.
- Outdoor retail sales should not impact required parking spaces.
- Product displayed on sidewalk (which is village property). Examples: appliance store, monument displays.
- Hardware store displays product outdoors that is related to their business.
- Does the planning board become proactive in regards to outdoor retail products. An example would be The Shoppes at Baldwinsville.
- Outdoor storage - are PODs considered a storage location for outdoor retail selling.
- Businesses may want to maximize the use of their location by having an outdoor retail sales product being advertised not even related to the primary business.
- Should the board regulate the size of outdoor sales so it does not impede the parking requirements for the particular business.
- Should there be more focus on site plan review process, i.e. parking spaces, sidewalks.
- The board possibly should look at not what the item is that is being displayed, but how much space it is taking up.
- The concern is to clean up the codes to allow a mechanism in place for future decisions.
- Check list review process in determining what is permitted for outdoor sales:
 1. Will not take up too many parking spaces
 2. Will not impede pedestrian access
 3. Will not affect traffic

Dave Arthur said there are three issues to consider for the changes in the code:

Permanent/retail outdoor sales
Seasonal event permit for retail sales
Outdoor storage - Exterior, pods, screen areas for site plan reviews

Chairman Savacool asked Ron Carr to draft up a codifying plan on the above three areas in a B-2 zone. It was decided by the board to not include charitable events, or churches which hold weekend events such as plant sales.

Discussion regarding East Genesee Street Corridor Overlay District

Chairman Savacool said the working session that was held on September 9, 2008 was very successful and he said he wanted to plan another session.

Chairman Savacool gave an update on the EDR project:

A purchase offer has been made and accepted for the Knights of Columbus Property.

Mayor Saraceni said a meeting was held with the Rite Aid property people: Larry and Wendy VanderBogart. Also attending the meeting were John Harwood and Chris Savacool. Mayor Saraceni said the meeting went well and he was very pleased. The mayor said that Chris Savacool did a great job in representing the planning board at the meeting. Discussion at that meeting included:

- Rite Aid people were excited about the plans for the village square area.
- Larry & Wendy VanderBogart had been looking at the area possibly to get a right of way or easement.
- Wendy VanderBogart is a landscape architect for NYS and in looking at the EDR plan was very excited for the potential of the area being improved.
- Very receptive in exploring the village square concept which included green space and additional parking.
- Possibility of Denio Street being extended.
- Possibility of having mixed use buildings in that area of Rite Aid, i.e. businesses on bottom with condos on top.
- Verbal commitment from County for \$90,000 for this area.
- Possibility of funds coming from State could take place but not dependent on this year's or next year's budget.
- Timing is an issue because current lease does not expire until March 2009.
- Very interested to see what the village's vision was for the area and how they could fit in.

Chairman Savacool said that he was glad the planning board is a part of future things that are happening in the village as he felt the board should be a proactive one and not a reactive one. He said he was glad that the village is having the planning board involved.

A work session meeting to further discuss the EDR project was set up for Tuesday, October 7, 2008 at 7:30 P.M.

Motion to close meeting at 9:15 p.m.

Meeting adjourned at 9:15 P.M. The next regular planning board meeting is scheduled for October 28, 2008.

Respectfully submitted,

Marie Giannone

Marie Giannone
Planning Board Secretary