

VILLAGE OF BALDWINSVILLE
PLANNING BOARD SPECIAL MEETING MINUTES
Tuesday, May 22, 2007, 7:30 P.M.
Approved 6/26/2007

PRESENT: Chris Savacool, Chairman
Dave Arthur
John McFall
Edward Rock
Don Cronk
Carl Pelcher

NOT PRESENT: Larry Barnett, Board Member

ALSO PRESENT: Mayor Joseph Saraceni
Ron Carr, Village Attorney
Dave Jones, Assisting Village Attorney
John Camp, Village Engineer
Susan LaQuay, Secretary

GUESTS: Paul Anderson, regarding The Shoppes at Baldwinsville
John Neumeister, regarding The Shoppes at Baldwinsville
Jason Kantak, TDK Engineers, regarding The Shoppes at Baldwinsville
Scott Molnar, Byrne, Costello and Richard, regarding Syracuse Home
Paul Fritz, EDR, regarding Crooked Brook subdivision
Jason Larson, EDR, regarding Crooked Brook subdivision
Doug Shortslef, regarding Crooked Brook subdivision

REGULAR MEETING - 7:30 P.M.

APPROVAL OF MINUTES

Upon motion by D. Arthur and second by E. Rock that the minutes of the April 24, 2007 Planning Board meeting be approved as submitted. Motion passed.

NEW BUSINESS

Site Plan Review regarding The Shoppes at Baldwinsville (Tri-County Mall) – Crossroads TCM, LLC

Mr. Paul Anderson (real estate management), Mr. Jason Neumeister (architect), and Mr. Jason Kantak (engineer) are present to address the Board.

Chairman Savacool stated he had met informally with the Applicant's representative and engineer at Village Hall to discuss the site plan and get the process started.

Mr. Paul Anderson is from Anderson-Barney Real Estate and is handling the property for the investors (Crossroads, TCM, LLC). This property was brought to the owners' attention a few years ago and they closed on it last summer. He stated they have gone through several plans. The original concept was to build a strip mall and since then they have moved on to a series of buildings. Mr. Anderson distributed the latest plans, which he stated were tweaked after the informal meeting he had with Chairman Savacool, Mayor Saraceni, and the engineers. He stated there are many constraints on the property, such as utility easements. The easements that are of greatest concern to the Village are shown in yellow on the plans. The pink easements are Niagara Mohawk and AT & T easements. The broken green easement is one sewer trunk and the other, Mr. Anderson believes but will have to check on, is a Village easement.

He stated that due to the constraints, the building(s) can go to west but not in any other direction. He stated the plan is to take down the center section of the mall, keeping the furniture store and the area behind this and keeping the Save-A-Lot and the kitchen area of Vicki's. The concept is to take the furniture building, fill in the mall, and keep everything in the area where the batting cages are and redevelop this as one building. They will then take Vicki's kitchen area and fill in from there over to where Dey Bros. used to be for the second building. These will be the 2 main buildings. The concept is to have more of a shops concept rather than a strip center. The center of the mall will be opened up leading to the back of the property, which is currently undeveloped and may be an office building or potentially an office/retail use on lower level and rental/residential above, which is not included on the plan at this time.

Towards Downer Street on the perimeter of the property are 4 buildings. There are no tenets as of yet. Mr. Anderson stated these are valuable sites for them. They plan to use the existing corner in front of HSBC for drainage and create the same to the east of the easterly entrance. He stated the parking does not meet code. However, this was discussed at the informal meeting and they have come with what they feel is a reasonable plan for parking and would like to reach middle ground that will permit them to develop the site a little more creatively and accomplish the expansion.

Mr. Anderson stated this plan is just an overview at this time. They have not yet gone before the ARB.

J. McFall stated he feels the concept is a very good one. He asked how many parking spaces they will need to add to be in compliance. Mr. Anderson stated they will need to add about 300 to 400. Chairman Savacool stated that when there is a multiuse property or mall concept, one thing they felt would be a problem would be if this site became just a large parking lot. The way this can be addressed is by incorporating green space and a more pedestrian-friendly atmosphere. Chairman Savacool stated the parking requirements may be excessive and will need to be looked at closely to determine if that much parking is necessary. He noted they all have seen gigantic parking lots for strip malls built just to meet requirements with mostly empty spaces.

Mr. Anderson stated parking requirements will be adjusted as they are more definite on what the uses are for the buildings and as the concept is solidified. He stated they want to get the main three buildings developed right away. He noted that the avenue between the 2 large buildings could potentially be closed off for events. Mr. Neumeister stated it is important to note that they are not looking to minimize parking to increase their building size, but rather to improve pedestrian access, vehicular access, and green space on the site. Mr. Anderson added there is also the issue of the impact of parking on the aquifer. J. Camp noted they are short 547 spaces according to the zoning code. He noted the Board should consider what might happen if there is an overflow of parking on the site if they are considering allowing less parking than is required.

R. Carr asked if the required number of spaces is the sum total of the requirements for all the projected uses. Chairman Savacool stated he believes this is the case. R. Carr stated if the property is zoned PDD then the Planning Board has the ability to determine the number of spaces required and the strict standard of applying the breakdown of uses to come to the fixed number of spaces may not be relevant. Chairman Savacool stated this is zoned B1 as it was only the one building at the time with a single use. They are now looking at multi-use site with multiple buildings and multiple uses, which may require a zoning variance. J. Camp agreed they would likely need a variance, especially if the site would have a residential use. He stated he feels the zoning may have been set up with the idea of a single lot, single building. However, this plan moves the site to multiple buildings and multiple uses and when considering parking requirements, they should take into account that one vehicle in one space may be there for several visits to several stores.

D. Arthur asked J. Camp how he computed the number of required parking spaces. J. Camp stated the plan shows 180,000 square feet of retail space and 21,000 square feet of office space. The required number of spaces adds up to 1,920 spaces.

Mr. Anderson stated the building will be in phases. The priority is to first get portions of the mall demolished and get the main buildings in. The second and third phases would be to get in the smaller outbuildings. He noted these will be the higher income buildings. He stated again that the atmosphere would be a town center atmosphere. He feels the exciting piece would be the avenue that would lead to the back of the lot that is very underutilized. They would very much like to see a residential use with higher end apartments above it with parking behind. They feel this is a good use of the land and will give them more security as the area currently is a hangout for kids. It would also change the

composition of the interior of the site. He stated the front smaller buildings would need to be settled up front and the detention basins will need to be clarified. The 2 smaller buildings (H and G) on the side are not the primary focus presently.

Chairman Savacool stated that the key issue with the outbuildings on the perimeter is the proximity to the residences on Downer Street. They will need to keep in mind adequate screening in that area and should be mindful in seeking lower traffic uses for those sites.

Mr. Anderson stated another issue is the street that runs from the side of the mall to Conifer Village. He stated no one seems to know anything about this street and he has tried to contact the owners of this land to clarify what this is. He stated there is no record of this street and it is not on their property.

D. Cronk asked what screening will be provided on the northeast corner for buildings D, E, and F. Mr. Anderson there is nothing planned there currently except green space. He stated they are aware this area is residential in nature and they will accept restrictions within that buffer area given the proximity to residences.

Mr. Anderson stated they will be adding green space on the west side. They will be getting rid of the open space going into the motel area and will be adding an island to stop drive-throughs. They are using the entrance that is owned by the motel off of Meigs Road as they have a recorded easement for that. They also have cross easements for ingress and egress with the Microtel, Eckerd, and HSBC.

Chairman Savacool stated that he likes the concept for the site and encouraged the developer at the informal meeting to find ways to make it more pedestrian-friendly and he is pleased to see this was done. There is a neighborhood across the street and the idea is to create a destination point for these residents to be able to walk to. He noted the Conifer Village apartments would want to have access as well. Mr. Anderson agreed that the access "street" from Conifer should be tied in to the plan. He hopes to have more information on this at the next meeting and noted they want to work with the people who own that land. They understand that they have to be able to get the people who utilize this access safely onto the site and will need to define it better.

Mr. Neumeister addressed the exterior of the buildings. He stated the elevations on the plans provided are actually for a previous plan, but they still show the character they have discussed for the buildings. They want to create a town center concept and incorporate the buildings that are off of their site to appear that they are all within the same development. They are looking at a diverse character for the buildings. The smaller buildings closer to the residential area will have pitched roofs and a more residential character. The larger buildings will incorporate awnings to introduce color, as will the signs. The façade may step to higher cornices. The materials will possibly be EFIS, masonry, metal panels, metal awnings, etc. These plans are in the early stages.

Mr. Kantak addressed the drainage issues. He stated the drainage network is in disrepair with some collapsed catch basins and piping. This will need to be reworked. Once the final building layout is finalized, they will be able to finish up the drainage plan and establish the connection points for the sanitary water. He stated he has started dialogue with the DEC and their main concern is the water quality given the wellhead protection area. He stated the engineering is in the preliminary stages and will be tweaked once the building layout is finalized. J. McFall asked where the snow will be placed after snow removal. Mr. Kantak stated this will be determined by the building locations and the final layout. Mr. Anderson noted this is a legitimate concern and they will take the issue to the plowing contractor. He noted they do have a corner that is not being utilized.

Mr. Anderson stated he believes they have done a good job of thinking this through. He is aware it needs to be tweaked, but feels it is 70% there. He noted they are prepared to move quickly with the project and are excited about the plan.

Chairman Savacool explained the wellhead protection zone for the benefit of the new board members. J. Camp explained that for areas that are believed to drain surface water toward the Canton Street well there is a target percentage of impervious coverage within that zone. There is language in the zoning that states that if a property within that existing district is currently nonconforming, which this site certainly is as the impervious coverage is well over the threshold, any proposed development on that site that reduces the impervious coverage is generally allowed. He noted this is more of a legal matter, but this is his interpretation of the zoning. The intent is generally to allow for

more green surface area to allow water to infiltrate into the aquifer. Less impervious coverage equals better water quality that will go into the well.

Mr. Anderson asked when this plan will be referred to SOCPA. Chairman Savacool stated this will be referred when they have a more solidified site plan. Mr. Anderson stated they would like to have a more solid plan for the next meeting so they can start the process of referral to SOCPA and they would like to be underway with the plan in the fall if possible.

J. Camp noted the major issues that will need to be addressed prior to referral to SOCPA are parking, the wellhead protection, and the zoning. Chairman Savacool noted they would also want traffic studies for Meigs Road. Mr. Anderson stated he has spoken with Jim Stelter of the NYS DOT and he was told to hold off on this as there are many studies being done on Meigs Road already. Chairman Savacool clarified that he is not suggesting they do their own study, but should collect those that have been done and refer to those in the plan. He stated this Board defers to the DOT to see if they want a traffic study done unless they Board has a particular concern they want addressed. Mr. Anderson stated they will pull together what they can and they will do their own if this information is not sufficient. D. Arthur suggested they should do a traffic study on Dower Street.

Chairman Savacool noted that the wellhead district will require a lot of engineering involvement. He noted they will need to figure out where they are going with parking prior to the next meeting. Mr. Anderson stated they will get very specific regarding the outbuildings and the back building for the next meeting. He noted they will not make changes to the avenue and the 2 large buildings, but they will work on the other buildings and get a more accurate square footage.

Chairman Savacool stated he will try to meet informally with the Applicant's representatives prior to the next meeting.

OLD BUSINESS

Addendum/Revision to Site Plan Approval regarding Syracuse Home Addition – Syracuse Home Association

Mr. Scott Molnar is present on behalf of Syracuse Home Association. Chairman Savacool stated that D. Faldzinski had reviewed this and approved it as everything looked to be in order. Mr. Molnar stated he had received an email from D. Faldzinski stating this as well. Mr. Molnar stated he had suggested that the Board consider lot line adjustments for the adjoining parcels owned by the Syracuse Home (the nursing home) and Syracuse Home Association Foundation. This was identified as a workable mechanism. Mr. Molnar stated, as requested, he had a survey done and prepared a warranty deed, which will adjust the lot lines and convey additional parcels necessary for the addition which are not being adjusted or otherwise broken apart. Mr. Molnar stated D. Faldzinski had indicated that he had reviewed the legal descriptions as well.

R. Carr stated the deed is fine from a legal standpoint. Mr. Molnar provided R. Carr with a signed copy of the legal description and survey and showed him what is being conveyed and where the adjustments are. R. Carr stated he does not see any problems with this. Chairman Savacool asked for a signed copy for the file and Mr. Molnar gave him signed surveys.

Chairman Savacool asked if there were any further questions or comments. Hearing none, Chairman Savacool outlined the motion regarding this issue as follows:

Upon motion by D. Arthur and second by C. Pelcher to approve the lot line adjustments between Syracuse Home Association and Syracuse Home Association Foundation, Inc. concerning lots 023.-01-01.2 and 024.-01-02.2 with reference to information contained in a warranty deed provided by the Applicant as well as a conveyance plan, drawing number 07-0407, dated May 15, 2007, as well as the proposed legal descriptions provided for the remnant lots that will remain the property of the Foundation, which is ultimately a part of the site plan approval and modifications made at the meeting of April 24, 2007. **Motion passed.**

OTHER BUSINESS

Informal discussion/presentation regarding Crooked Brook development – Canton Street (Doug Shortslef)

Mr. Jason Kantak of TDK Engineering, Mr. Paul Fritz and Mr. Jason Larson of EDR, and Mr. Douglas Shortslef are present to address the Board.

Mr. Kantak stated they have been working on this project for 4 to 5 months, which is located east of Canton Street and North of Ellsworth Road. They were provided with a topographic survey of the boundaries and property by Doug Reith, LS. One thing that jumped out immediately was the wetlands and this shaped the development. The developer proceeded to get a wetland delineation completed and this was submitted to the DEC. Their purpose before the Board tonight is to get the process started and to present some of the natural features of the property as well as the concept for development and get the Board Members' feedback so they can incorporate some of this into future presentations.

Mr. Kantak stated that Doug Reith, LS had provided them with utility drawings for the sanitary water. He stated a sanitary sewer is located on the north side of the property and there is an existing sanitary main that runs behind the properties on Canton Street and water runs along Canton Street the entire way. They have done preliminary drainage calculations to see what would likely be needed and this has been allocated in the plan accordingly. So far, they have looked at drainage, utilities, easements, flood plain limits, and an archeological survey. A lot of the background issues have been ironed out ahead of time. The DEC has provided them with jurisdictional determination, which was received via fax a few weeks ago. This will all be outlined in the engineering package. The DEC agreed with the wetland delineation. Mr. Kantak indicated the locations of the wetlands and Crooked Brook on the drawings.

D. Arthur asked if the DEC had addressed the connector road proposed for this area. Mr. Kantak stated this is one of the items he has heard about, but was looking to get more information tonight. He noted it is his understanding that the overall goal is to get a connection between Route 48, Canton Street, and Meigs Road to alleviate traffic on Downer Street. He stated the location of the collector road will impact the layout of the development.

Paul Fritz from EDR stated their philosophy is to look at the environmental resources of the site and build off of that. The concept is for a single-family residential neighborhood. They looked at neighborhoods and tried to respect the scale issues. There would be an entry road across from McHarrie Town. There would be a southern section and a smaller northern section, which would be separated by a pine grove. He indicated the location of green vegetation on the drawing and noted they are trying to preserve large clumps of vegetation. He noted the red line on both sides of Crooked Brook is the 100' wetland buffer. No structure is permitted to be built within that buffer. The orange squares are conceptual single-family residences. The easements are indicated in yellow. There is a proposed trail network indicated by a beige line. He stated they feel it is critical to the success of the neighborhood if they connect the wetland resource and the Crooked Brook resources with a trail network. The blocks would be roughly 1200' to 1600' long blocks. They kept the lot sizes as small as possible based on zoning requirements and they average around 11,000 square feet. Chairman Savacool asked how big the proposed homes would be. Mr. Fritz stated they would be between 1200 and 1600 square feet. He stated that the stormwater basins are strategically located to follow the flow of the topographics on the site. He stated they did their best to respect the landforms and not propose massive grading on the site. The dotted line does show the potential connector road, which they would like the option to connect to. He stated they are hoping this will not be a bypass, but more of a neighborhood road in scale.

Chairman Savacool stated the concept for the connector road is not a high-speed thruway, but a road to collect traffic in the area and allow movement through the area without a lot of curb cuts. He stated he is pleased with how they have incorporated the property with Crooked Brook and respected the environment. He noted this was a concern of the DEC and of SOCPA and he is glad they are looking to preserve the character of the area. Mr. Fritz stated that they are hopeful that their trail network would connect with outside trails as well. Chairman Savacool stated they had considered locating the collector road in the area where they are showing a cluster of single-family homes in the north. However, this was too narrow to accommodate the road. He stated the Village wants to make sure this road does come to fruition and they would be looking for some sort of assurance that this property is available for that purpose.

Mr. Kantak stated that according to Mr. Reith's survey that the parcel in question that comes out on Canton Street does come with the property and is part of this parcel. He will check and get back to the Board regarding this. Chairman Savacool stated the right-of-way for Golden Legacy is 80' and he thinks it is a good idea to not be too ambitious in this area.

Mr. Kantak stated this development will be phased. The northern phase will occur later. He stated there is a 100-year flow plain through that area and they will need to investigate that zone further.

Chairman Savacool stated the Village has had discussion with the Town of Van Buren regarding the connector road as portions of it would be outside of the Village. He noted they are very interested in what is being proposed in this area and feels this may be a good opportunity to start discussion with them again.

J. McFall stated he feels this looks like a good project. D. Cronk stated he likes the plans for the trails. D. Arthur asked who would retain ownership of the wetlands and/or trail system. Mr. Kantak stated this has not really been discussed yet. They potentially could be Village owned or owned by a homeowners' association.

Chairman Savacool stated he feels they are doing the right thing with this piece of property by taking the wetlands and making them an attractive feature. He stated this plan exceeded his expectations for this area.

J. Camp stated the location of the flood plain needs to be nailed down. He noticed that one stormwater basin shown is inside the 100' DEC wetland buffer zone and they would need to obtain DEC permission for this, although he noted this is not unusual.

Chairman Savacool asked when they plan to submit an application for this project. Mr. Kantak stated they still need to nail down some loose ends and though that potentially they would submit the application in July.

Chairman Savacool stated he will try to get on the Town of Van Buren Planning Board's agenda to open up discussions regarding the collector road with them.

Additional discussion/recommendations regarding East Genesee Street between Conroy's and Cole Muffler

J. Camp noted this is an issue he has not had time to look into yet. Chairman Savacool stated the Board has identified things they definitely want in an overlay district, for example a build-to line, and get these issues established at the outset so, in regard to properties that are sold or are currently vacant, there will be guidelines in place so a new developer will be aware of the expectations. J. McFall stated he feels it is important to start with the vacant properties between Gino & Joe's and China King. D. Arthur agreed this should be included in the first overlay district to provide guidance to potential developers.

Chairman Savacool stated he would like to see what is in place in other municipalities to see what overlay districts would look like, what they would include, etc. J. Camp stated he will do some research regarding this.

Mayor Saraceni stated they could utilize Smart Code (which is a guide on how to redo codes and provides setbacks, streets widths, etc) to provide the structure for the overlay district. They should first define the area and the overlay district's borders. He noted that this overlay district could be designed at first to meet current needs and can then evolve over time. He feels Smart Code would be the place to start. They should define what they can, such as build-to lines for properties like the vacant lots near Gino & Joe's.

Mayor Saraceni stated that Rite Aid has plans for the Eckerd parcel and they want to hold onto that store and redevelop it.

D. Arthur asked how they can address individual properties without developing the code for the whole overlay district. Chairman Savacool agreed this cannot be done. He stated they should start by identifying the area involved and figure out the borders. This has been referenced in past meetings as East Genesee Street between Conroy's and Cole Muffler. Chairman Savacool asked if this should include Lock Street as well or just move on to Gino & Joe's. He noted they are also looking at the riverfront and some of the properties along this street really have two frontages, one on East Genesee Street and the other on the river. He stated the Board should address how they want to deal with those properties that do have river frontage and address how to provide for multiple properties on a single lot or how to deal with subdivision of lots. He noted they, in some cases, may be leaving a back lot without street frontage and they need to look at how to deal with that situation.

Chairman Savacool stated they would start at Conroy's and asked where the district should end. C. Pelcher suggested going up to Agway. D. Arthur noted they need to be thinking about the properties running up to the river as well and suggested including Lock Street. The challenge there would be build-to lines on Lock Street. J. McFall noted that it would be a problem for river-front homes as parking would need to be in the front, not in back. Mayor Saraceni noted that Lock Street, River Street, and Marble Street are distinct areas that are already included in the EDR study. He noted they could consider having multiple overlay districts such as 1a, 1b, 1c, etc.. Chairman Savacool noted that Lock Street has its specific issues. D. Cronk stated he feels that C. Pelcher made a good suggestion in going beyond 370 as there are a number of businesses that seem to regularly turn over. C. Pelcher stated this is a natural break of businesses. D. Cronk noted that the EDR study mentions the East Genesee Street area as going all the way to Agway. J. McFall agreed.

Chairman Savacool stated he wants the Board Members to look at this area and specifically between Gino & Joe's and Agway.

D. Cronk noted that L. Barnett had mentioned trees at the last meeting. He noted there is a Tree Advisory Board mentioned in the code and this is an issue that can be started on now.

C. Pelcher stated a lot of towns are addressing parking issues and are making parking requirements a lot less stringent. He stated this is something that should be considered in the overlay district. J. McFall agreed and stated he feels the Village needs to be more flexible with parking.

Chairman Savacool stated that developers have the mechanism available to utilize public parking within 500' of their site to meet requirements. The code states a developer has to provide parking within 500' of the property, but they have been lenient in allowing this to include public parking. He agreed that the parking issue needs to be cleaned up Village-wide, not just in the proposed overlay district.

Mayor Saraceni stated it may be helpful to have a large map of the area in question and have overlay transparencies to help visualize what is being discussed. J. Camp noted that C & S can provide this through the GIS system. Mayor Saraceni encouraged the Board to request any resources they will need. Chairman Savacool stated GIS images and a projector for maps would be helpful. J. Camp suggested running this off of a laptop to make it easy to make changes as necessary rather than having actual transparencies.

Upon motion by J. McFall and second by D. Cronk, the meeting was adjourned at 9:30 p.m. The next Planning Board meeting is scheduled for Tuesday, June 26, 2007.

Respectfully Submitted,

Susan A. LaQuay
Planning Board Secretary