

**VILLAGE OF BALDWINSVILLE**  
**PLANNING BOARD SPECIAL MEETING MINUTES**  
**Tuesday, September 25, 2007, 7:30 P.M.**  
Approved October 23, 2007

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**PRESENT:** Chris Savacool, Chairman  
Dave Arthur  
John McFall  
Don Cronk  
Larry Barnett

**NOT PRESENT:** Carl Pelcher, Board Member  
Ed Rock, Board Member

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

**GUESTS:** Joe Hucko, regarding Village Commons  
Matt Moore, regarding Village Commons  
Michael Donyk, regarding Village Commons  
David Weaver, resident (regarding Village Commons)

**REGULAR MEETING - 7:30 P.M.**

**APPROVAL OF MINUTES**

Minutes were only received by Board Members recently and, therefore, approval for the September 4, 2007 meeting minutes will be on next month's agenda.

**OTHER BUSINESS**

Mayor Joe Saraceni distributed a proposal from EDR that was just received today. He noted the Board had discussed reaching out to EDR for assistance in codifying the proposals in the EDR Plan. He stated that EDR is excited for the opportunity to work with the Planning Board and Village again and they felt that a sit-down meeting would be beneficial. They have come up with some guidelines for the Board to consider. He asked that Board Members review the proposal and make certain it addresses their concerns. Chairman Savacool stated he would like the Board Members to look at it during the week and get back to Mayor Saraceni regarding their thoughts prior to the next Board of Trustees meeting. He feels this is a good step towards moving in the right direction regarding the updated codes. He asked that Board Members consider attending the Board of Trustees meeting where this will be addressed.

Regarding the Jardine/Coholon property, Chairman Savacool stated he spoke with Julian Clarke at Plumley Engineering and discussed some issues they had regarding how to proceed. They decided it would not be productive to attend this meeting. They discussed the Applicant's initial question of whether they could seek PDD designation and the major stumbling block to proceeding in that direction is that the property is larger than 10 acres and they are concerned this designation would restrict them from breaking up the property in the future. R. Carr did advise them that they would not be able to divide the property in the future if it has a PDD designation and they are, therefore, considering other options, one of which is to apply for a zone change. Chairman Savacool suggested they meet with Mayor Saraceni, the Village Attorney, and the Village Engineer to explain their vision and figure out which direction to go in before proceeding.

**Site Plan Amendment regarding ATM kiosk – Village Commons – Washington Street Partners (Joe Hucko)**

Mr. Joe Hucko is present to address the Board. He noted the Board had given him a list of issues to address and these were addressed on the revised plans submitted for discussion tonight.

Mr. Hucko noted that on the 3<sup>rd</sup> page showing the Virginia Street elevation the plans show that sections of the concrete wall to the north of the entranceway will be cut out and the pilaster will be maintained. The wall will be replaced with wrought iron. To the south of the entranceway, they will cut the concrete wall back to allow for the additional changes shown on A1.4. The wrought iron fence to the north of the ATM will be extended all the way to the carport and health club and the dumpsters will be enclosed. They have provided enhanced lighting for the ATM, which is mounted on the carport and health club buildings. They will enhance the markings on the parking lot with one-way arrows and stop lines.

Chairman Savacool noted that the Board had asked that the curb be leveled at the Virginia Street entrance. Mr. Hucko stated they have left this to act as a speed bump to discourage speeding he noted they can shape it more. Chairman Savacool noted it is very jarring to drive over and he would like it to be shaped better if it is left in place.

D. Arthur stated he is appreciative of the fact that the Applicant implemented the Board's suggestions so well and stated it is to their credit.

Chairman Savacool noted that the revised plan does not show the plantings by the fence in the requested location. The Board had asked that they be placed on the other side of the fence and he would like the plan to be amended to indicate this.

J. McFall noted that, regarding the traffic flow around the health center, the plan indicates that the traffic goes in one direction but by Virginia Street the exit is two-way. He feels this should be revised to indicate one-way going in. Mr. Hucko agreed and stated they will make the change. D. Arthur noted that they will then need to eliminate the stop in that location. Mr. Hucko stated that the two-way traffic along the concrete wall will be modified to one-way and the "STOP" will be removed.

D. Arthur asked if the Applicant has a design for the ATM kiosk itself. Mr. Hucko distributed this. He noted he will meet with the ARB. They have utilized the colors of the existing plaza with the exception of some of the striping. D. Arthur asked about the lighting for the kiosk. Mr. Hucko stated that the design provided is from the tenant and he is not sure of where the lights will be located. D. Arthur stated the Police Chief had wanted lighting on the kiosk itself. Chairman Savacool stated that the approval can be made contingent on this being provided. Mr. Hucko stated that the lighting is likely subject to an even higher authority as it involves the security of an ATM.

D. Cronk noted that the materials included information on the dumpster enclosures. He asked which dumpsters this is for. Mr. Hucko stated it is for all of them, except perhaps the carport. He stated he would like to have flexibility in that location. He stated he will adhere to the locations for the dumpsters, but would like to be able to make larger enclosures to allow them to be grouped.

J. Camp reviewed his engineering memo dated 9/25/07 (FILE: F98.SPR.003) as follows:

We have reviewed sheets A1.0 dated August 28, 2007, A1.1 revised September 10, 2007, A1.2 dated September 10, 2007, A1.3 dated September 10, 2007, A1.4 dated September 10, 2007, for the above-referenced project and have the following comments:

1. The revised plan states that snow will be removed from the site as needed.
2. The revised plan shows the addition of two "wall pack" lights in the vicinity of the proposed ATM kiosk.
3. The revised plan shows a concrete curb surrounding the proposed ATM kiosk.
4. The revised plan shows several locations for dumpsters. A detail for dumpster enclosures has been included.

5. The plan shows modifications to the existing concrete wall along Virginia Street that should improve the visibility of pedestrians, bicyclists, and other vehicles in the vicinity.
6. The accounting of the number of proposed parking spots appears to contain several errors. Based on a recount, it appears that there will be 2 fewer parking spaces under proposed conditions.

The Codes Enforcement Officer has also prepared a comment letter for this project.

J. Camp noted the letter from R. Beckhusen was already received and reviewed by the Planning Board at the September 4, 2007 meeting. He noted that comments 1-6 are the issues that were addressed at that meeting as well.

Chairman Savacool asked what the plan is to make up the two parking spaces. Mr. Hucko stated they can add a couple of spaces on the west elevation of the property. There is an ingress and egress located there, but there is room for more parking and, therefore, they can stay static with the number. He noted he would prefer to do this to avoid having to apply for a variance.

Chairman Savacool thanked Mr. Hucko for the revised plan and for providing the materials in a timely manner. He asked if there are further questions or comments. Hearing none, Chairman Savacool outlined a motion as follows:

Motion to amend the existing site plan for Baldwinsville Village Commons, located at 31 East Genesee Street, Baldwinsville, New York pursuant to plans submitted and dated 8/28/07 with revisions dated 9/10/07, including pages A1.0 through A1.4, as well as information provided in a letter and schematic for proposed dumpster enclosures on the site, that letter dated 9/21/07, and as well as the information provided on a schematic/color document of the ATM kiosk detailing the front and rear elevations showing Empower Federal Credit Union, which was provided by the Credit Union, and with the following revisions:

- The Applicant will add two (2) parking spaces to the western part of the lot north of the brick building (liquor store), which will bring the proposed count of parking spaces to the current level, thereby not requiring a variance.
- At the eastern ingress/egress at Virginia Street, the curbing that is currently sticking up will be mounded.
- At the eastern ingress/egress at Virginia Street, the STOP striping to the north of the entrance will be removed and the drive aisle will be one-way going north and the two-way signage will be removed.
- North of the ATM kiosk, the proposed fence will be extended and plantings will be placed on the north side of the fence to avoid creating a safety hazard for customers of the ATM kiosk.
- Prior to installation, the tenant will confer with the Police Chief regarding safety issues and the Code Enforcement Officer regarding any applicable codes and make certain these issues have been addressed and met as to the kiosk design.
- This approval is contingent upon review and approval of the ATM kiosk design by the Village of Baldwinsville Architectural Review Board.
- This approval is contingent upon payment of Village engineering fees.

Upon **motion** by J. McFall and second by D. Arthur to approve the amendment to the site plan for Baldwinsville Village Commons with revisions and contingencies above as stated on record by Chairman Savacool. **Carried 5:0.**

**Discussion/Action regarding Aspen Springs final subdivision plan**

Chairman Savacool noted that Plumley Engineering is working on this project on behalf of the Village. They will be present at the next meeting. He noted that files regarding this project will be available at the Clerk's Office for review.

Upon motion by J. McFall and second by D. Cronk, the meeting was adjourned at 8:00p.m. The next Planning Board meeting is scheduled for Tuesday, November 27, 2007.

Respectfully Submitted,

Susan A. LaQuay  
Planning Board Secretary