

**VILLAGE OF BALDWINSVILLE
PLANNING BOARD MEETING MINUTES
Tuesday, July 25, 2006, 7:30 P.M.
Approved 8/22/06**

PRESENT: Chris Savacool, Chairman
John McFall
Edward Rock
Russ Lucy
Larry Barnett

ALSO PRESENT: J. C. Engelbrecht, Village Attorney
Dan Faldzinski, Village Engineer
Susan LaQuay, Secretary

GUESTS: Mr. Mark Murphy, regarding Syracuse Home
Mr. David Schlosser, Schopfer Architects, LLP, regarding Syracuse Home
Mr. Doug Reith, LS, regarding Johnson Subdivision
Mr. Richard Johnson, regarding Johnson Subdivision

PUBLIC HEARING – Johnson Subdivision (Canton Street) – 7:30 P.M.

Chairman Savacool read into record the hearing notice as was published in the *Post-Standard* on July 18, 2006.

Chairman Savacool asked for any comments in favor of the Johnson Subdivision. There was no comment.

Chairman Savacool asked for any comments against the proposed subdivision. There was no comment.

Upon motion by J. McFall and second by E. Rock to close the public hearing regarding the Johnson Subdivision. Motion passed unanimously.

Hearing closed at 7:35 P.M.

REGULAR MEETING - 7:35 P.M.

APPROVAL OF MINUTES

Upon motion by E. Rock and second by J. McFall that the minutes of the June 27, 2006 Planning Board meeting be approved as submitted. Motion passed.

OLD BUSINESS

Discussion/Action – Johnson Subdivision (Canton Street)

Chairman Savacool stated he has received a resolution from SOCPA dated July 18, 2006 regarding the Johnson subdivision and read it into record. SOCPA had a positive recommendation with the modification that the Applicant shall obtain all permits from the NYS Department of Environmental Conservation and/or the U.S. Army Corp of Engineers for any proposed development or drainage in the wetlands and/or wetland buffers onsite. Chairman Savacool noted there is no planned development at this time.

Upon motion by J. McFall and second by L. Barnett that the Planning Board accept SOCPA's resolution dated July 18, 2006 (OCPB Case # S-06-79) regarding the Johnson subdivision. Motion passed.

Chairman Savacool asked D. Faldzinski if he has any comments regarding the Johnson Subdivision. D. Faldzinski stated that the action proposed is very straightforward and, as a result, he does not have any comments.

Chairman Savacool noted again that there is no development proposed at this point, but the Applicant needed to go through the subdivision process.

Mr. Doug Reith, LS distributed the final maps to the Board. He noted the only changes to this map from the last map are in the title block stating it is a final map and there has also been a signature block added. There are no changes in the lot lines.

Upon motion by J. McFall and second by E. Rock that the Planning Board approve the final plan for the R. Johnson Subdivision based on the map dated July 25, 2006. Motion passed.

Chairman Savacool noted that the SEQR had not been reviewed. Therefore:

Upon motion by J. McFall and second by L. Barnett to rescind the prior motion regarding approval for the final plan for the Johnson Subdivision. Motion passed.

Chairman Savacool and D. Faldzinski reviewed the SEQR Short Form dated July 25, 2006 as follows:

Part I

- 8 – The answer checked is “Yes.” D. Faldzinski agrees.
- 9 – “Residential” and “agriculture” are checked.
- 10 – The answer checked is “No.” D. Faldzinski agrees.
- 11 – The answer checked is “No.” D. Faldzinski agrees.
- 12 – The answer checked is “No.” D. Faldzinski agrees.

D. Faldzinski noted this is not the most up-to-date SEQR form. He noted this is what is being sent out by Village Hall to applicants and this needs to be corrected. J. C. Engelbrecht asked if anything regarding this proposal involves financing. Mr. Reith stated that a portion of the property is being sold off and the rest will remain with the current owners. J. C. Engelbrecht stated that they need to get the proper form on record. He is concerned that if the improper form is submitted that a bank would view this as a technicality. J. C. Engelbrecht excused himself from the meeting to get the proper forms from the Village Clerk’s office. He returned with the proper form and noted that the first page is the same as the one already completed by the Applicant and the second page is to be completed by the Village. Therefore, there is not significant difference and reposting and renoticing of the public hearing will not be necessary. The Applicant resigned the proper form.

Chairman Savacool and D. Faldzinski returned to reviewing the SEQR using the proper form as follows:

Part II

The answer to all items is “No.”

Chairman Savacool noted that what is before the Board currently is the subdivision of the property. There is no site plan or planned development at this time, just the changing of the lot lines. He stated the issues regarding the larger property are to be worked out with the developer should that occur in the future.

Upon motion by L. Barnett and second by J. McFall to authorize Chairman Savacool to sign a negative declaration on the SEQR related to the Johnson Subdivision. Motion passed.

Upon motion by E. Rock and second by L. Barnett that the Planning Board approve the final plan for the R. Johnson Subdivision based on the map dated July 25, 2006. Motion passed.

Site Plan Review - Syracuse Home

Mr. David Schlosser and Mr. Mark Murphy are present to address the Board. Mr. Schlosser distributed a new set of plans to the Board and a response to D. Faldzinski's comments from the last meeting. He also submitted an updated long EAF as requested. He noted the only thing not submitted at this time is the drainage plan. They also submitted a grading and drainage plan and noted this does not include calculations. The plan includes landscape, lighting, plumbing and electric details, etc. He stated since the last meeting, they had conversations regarding fire access from the south and have made a minor amendment to the drawing that pulls the access road down for fire access on south side. This drawing was submitted to the Board.

D. Faldzinski stated he has some other minor issues based on resubmitted plans. He stated the Applicant needs to provide a stormwater management report detailing management for the site. This will be required for final approval as he thinks it will affect the paving and drainage plan they provided. However, he noted it will not change the building itself. Mr. Schlosser agreed and thinks it may change the grading of the paving only. Chairman Savacool asked when they will be able to submit this. Mr. Schlosser stated within 30 days.

D. Faldzinski stated he also would want to see water and sewer construction details on the plans. He noted the fire access is addressed in the most recent submittal by the Applicant and should be included in the plans.

D. Faldzinski asked if the garage shown on the plans is new. Mr. Schlosser stated this is an existing garage. D. Faldzinski noted that Meigs Road is considered a front yard and, therefore, according to the Village code the garage can be no closer to the front yard property line than any building. Mr. Schlosser stated this can be relocated as it is only a matter of a few feet. He noted the garage is used for storage.

Chairman Savacool asked D. Faldzinski for his comments regarding the long form EAF. D. Faldzinski reviewed the long EAF as follows:

- Part I, Section A, Item 1 (page 3 of 21) regarding the site description, the land use is marked "residential." D. Faldzinski stated it should be marked "other" and the Applicant should provide a description of the use.
- Part I, Section A, Item 11 (page 4 of 21) regarding the presence of any endangered plants or animals is marked "no." D. Faldzinski stated the Applicant should provide a basis for that answer and provide information showing who they have checked with to confirm this.
- Part I, Section B, Item 1, letter g (page 5 of 21) addresses vehicular increase. D. Faldzinski noted that documentation provided to the Board indicates 12 trips per hour and the Applicant should indicate that on this form as well.
- Part I, Section C, Item 1 (page 8 of 21) is marked "no". D. Faldzinski stated this should be marked "yes" as they will require Site Plan approval from the Planning Board. "Site plan" should, therefore, be checked as well. D. Faldzinski noted that he checked the NYS Historical Preservation Office website and the area is in the predetermined area of archeological sensitivity and this should be noted.

D. Faldzinski noted that based on the plan submitted the proposal involves disturbance of more than 1 acre of land and the Applicant will need to provide a stormwater pollution prevention plan

Mr. Schlosser stated the changes to the long EAF will be taken care of prior to the next meeting. He asked who is considered the Lead Agency for the project. J. C. Engelbrecht asked if other agencies had been noticed. Chairman Savacool stated that no one had been noticed as this is not a coordinated review and it is assumed that the Planning Board is the Lead Agency.

Upon motion by J. McFall and second by L. Barnett to name the Village of Baldwinsville Planning Board the lead agency regarding the Syracuse Home Addition. Motion passed.

Mr. Schlosser asked if the Planning Board expects to have a resolution from SOCPA for the next meeting. Chairman Savacool stated the application is on SOCPA's next agenda and expects a resolution for the next meeting.

Informal discussion regarding Benson Subdivision

Chairman Savacool stated the Applicant is not present to address the Board. This issue will be addressed in the future.

OTHER BUSINESS

Chairman Savacool stated there will be a meeting on Thursday regarding code revisions.

Upon motion by J. McFall and second by E. Rock, the meeting was adjourned at 8:12 p.m. The next Planning Board meeting is scheduled for Tuesday, August 22, 2006.

Respectfully Submitted,

Susan A. LaQuay
Planning Board Secretary