

**VILLAGE OF BALDWINSVILLE**  
**PLANNING BOARD MEETING MINUTES**  
Tuesday, August 23, 2016 7:30 P.M.  
*Approved 10/25/2016*

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**PRESENT:** Carl Pelcher, Chairman  
Nate Collins, Planning Board Alternate  
Terrie King  
Mace Markham  
Mike Mazoway  
Bob Scherfling

**ABSENT:** Dave Arthur  
Nicole Schlater

**ALSO PRESENT:** Jamie Sutphen, Village Attorney  
Steve Darcangelo, Village Engineer  
Gregg Humphrey, Codes Enforcement Officer  
Susan LaQuay, Board Secretary

**GUESTS:** James Trasher, regarding Baldwin Hill Section 4

Minutes from June 28, 2016 were reviewed. Upon by **motion** by M. Mazoway and second by B. Scherfling, the minutes dated June 28, 2016 are approved as submitted.

Chairman Pelcher noted that D. Arthur and N. Schlater are unable to attend tonight's meeting. Planning Board Alternate, Nate Collins, will be sitting on the Board tonight.

**NEW BUSINESS**

**Informal Presentation regarding possible expansion to Baldwin Hill – Resubdivision Section 4 (JOLU Development)**

James Trasher, PE from CHA is present to address the Board. Baldwin Hill Section 4 will attach to Merlewood and will create a loop road with two cul-de-sacs, which will be full asphalt. Mr. Trasher noted that some corner lots may require variances or they may need to enlarge the lots if necessary. These lots include 17, 18, 27, and 56.

A booster station was constructed with Aspen Springs so the water will be sufficient. They will upsize the water mains along the new roadways and abandon those that cut through proposed lots. There is plenty of sewer and water capacity for the new lots and the booster pump station was designed for this purpose. The booster station helped alleviate existing issues in the Baldwin Hill when it was put in. S. Darcangelo stated there are no issues regarding water pressure in this area now and he does not anticipate there being any created by this project.

Mr. Trasher stated they will return next month with a subdivision plat and contract drawings. The discussion today will just be about lots and streets. M. Markham asked if the 4 lots off of Shriver Drive will be developed as well. Mr. Trasher stated those lots will be part of a separate application, but they will likely be developed. S. Darcangelo noted those lots may already be approved in a previous Baldwin Hill site plan but it may need modification.

There will be curbing throughout the development and the road will be owned by the Village. S. Darcangelo noted potential grading issues with lots 6 through 9 and possibly 10 and 11. These lots may or may not be developable. Mr. Trasher stated they will incorporate these lots into other parcels if they are not.

There is no plan currently for sidewalks. The rest of Baldwin Hill does not have sidewalks and there is no connection to the Village. S. Darcangelo would like the sidewalk issue brought to the attention of the Board of Trustees to determine if the Village's intention is to have sidewalks in new developments in anticipation of a day when they will link to the Village with sidewalks, noting it is best to add them during this design phase. He will draft a letter to the Village Board regarding this.

The PILOP fee is \$500 per lot.

J. Sutphen noted this plan will have to be submitted to SOCPA.

## **OTHER BUSINESS**

### **Discussion rg possible opening for Planning Board liaison to ARB**

Chairman Pelcher noted that D. Arthur would like to step down as the Planning Board Representative to the ARB. He stated he will sit in temporarily but would like another Board Member to volunteer for this position.

### **CHAIR for September meeting – carl will be away**

Chairman Pelcher will be out of the country next month. M. Markham has agreed to be the Acting Chair for the September 2016 meeting.

### **Informal discussion on existing PDDs**

Chairman Pelcher noted there are five existing PDDs in the Village. He noted that with the exception of the PDD on Lock Street, these PDDs were adopted as Local Laws and only included meets and bounds, not actual site plans. PDDs are supposed to be planned and legislation drafted around the approved plan. This needs to be done for the older PDDs. The Village Board has asked the Planning Board to take a look at these and provide recommendations.

S. Darcangelo suggested reverting any existing unutilized PDDs back to their original zoning. Chairman Pelcher agreed. The Board will look at the Smokey Hollow Road PDD starting in October.

### **DUMPSTER concerns throughout the Village**

S. Darcangelo stated he has discussed this with the DPW. He met with Sal Lomedico yesterday who is very much in favor of community dumpster in the vicinity of his business. Mr. Lomedico had approached Jreck Subs to share a dumpster and Jreck Subs was not interested. S. Darcangelo stated he has asked Mr. Lomedico organize a group of business owners in that area who will commit to using this community dumpster. He would recommend that the Village install this if there is a formal agreement with the business owners and he feels it would be appropriate if it were a requirement tied to the parcel in case businesses change hands. The agreement would not be long term, maybe 5 years, and then revisit and give business the opportunity to opt out and come to planning for their own dumpsters if they choose.

The meeting was adjourned at 8:50 p.m. The next meeting is scheduled for Tuesday, October 25, 2016.

Respectfully Submitted,

*Susan A. LaQuay*

Planning Board Secretary