

**VILLAGE OF BALDWINSVILLE**  
**PLANNING BOARD MEETING MINUTES**  
Tuesday, October 25, 2016 7:30 P.M.  
*Approved 11/29/2016*

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

**ABSENT:** Dave Arthur  
Bob Scherfling

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

**GUESTS:** Charles Farrell, regarding 35 Oswego Street (Seneca Savings)  
Joe Vitale, regarding 35 Oswego Street (Seneca Savings)  
Mike Johnson, regarding 18 East Genesee Street (WT Brews)  
Rich Pinkowski, regarding 18 East Genesee Street (WT Brews)  
Brian Bouchard, regarding Baldwin Hill Section 4

Minutes from August 23, 2016 were received too late to review in time for the meeting. These will be addressed at the November meeting.

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

**NEW BUSINESS**

**Site Plan Review – 35 Oswego Street (Seneca Savings) – parking lot**

Mr. Charles Farrell, Attorney, and Mr. Joe Vitale, President of Seneca Savings, are present to address the Board. Mr. Farrell stated that in the past the Village has taken care of the snow removal for the Seneca Savings parking lot in exchange for allowing the Police Department to use several parking spaces. S. Darcangelo explained the agreement was made between the Police Department and Seneca Savings and the Village is no longer able to continue with this arrangement due to a lack of resources. Mr. Farrell stated that they plan to utilize the spaces that were being used by the Police Department for snow storage. To accomplish this, they would like to erect temporary barriers to contain the snow and to direct the drainage properly into the existing drainage basins. If the snow gets too high to be adequately contained, they will remove it offsite as needed. S. Darcangelo stated he does not foresee any problems with drainage if this is approved. He stated there are no real restrictions as how much snow will be allowed to accumulate before they are required to remove it offsite, but this is something that can be handled by the Codes Enforcement Office. Mr. Vitale stated that the plow operator is an employee of the bank, not a contractor, and he will be made aware that he is not to push snow against the buildings.

Chairman Pelcher stated that the fire department would like to ensure that their access will be maintained and not blocked by snow. Mr. Farrell states they understand this. However, this seems to be the best solution as they need to be able to move snow during the winter.

This application will need to be reviewed by SOCPA on November 22, 2016. The Board will complete Part 2 at the next meeting.

**Site Plan Review – 18 East Genesee Street (WT Brews)**

Mr. Mike Johnson, Mr. John Anderson, and Mr. Rich Pinkowski are present to address the Board.

Mr. Pinkowski explained that WT Brews will be utilizing the back-half of the building. They would like to develop the back of the property into a 2000 square foot patio/outdoor area eventually. The Applicant will submit this to the NYS Liquor Authority and understands he will need to delineate a controlled area to obtain a liquor license. S. Darcangelo also stated the lighting will need to be kept with the property boundaries. The Board would like the fencing to mimic the Village fencing along the trail to maintain a consistent aesthetic. The Applicants stated they prefer a split rail fence to keep with an agricultural theme. Chairman Pelcher noted this property is located within the Village Square Overlay and he will look into the requirements.

Chairman Pelcher referenced A101, which shows a concrete patio and walkway. Per the Village Square Overlay, patio materials are limited to paving stones, bricks, wood, synthetic wood, and decorative concrete. Poured concrete is not allowed. Mr. Pinkowski stated they will rework this and he is leaning towards either wood or decorative concrete.

Chairman Pelcher is concerned about the lack of screening of the utilities along the back of the building. Mr. Pinkowski stated this is not part of their portion of the building and will need to be addressed with their landlord, Mr. David Muraco. However, they do plan to shield it from their portion of the building with fencing. S. Darcangelo acknowledged that this is Mr. Muraco's responsibility but it may still hold up this Applicant's approval if it is not addressed.

WT Brews will be utilizing the existing marquis sign and would like to have small signs over each doorway. Chairman Pelcher stated they will need to present their signage package to Planning first and Planning may refer it to the ARB.

Chairman Pelcher stated the Board is excited about the proposed improvements along the river and Village trail.

This application will need to be reviewed by SOCPA on November 22, 2016.

G. Humphrey stated no additional C of O will be granted for this building until the approved site plan is completed. He has already been in contact with Mr. Muraco about the outstanding issues.

**Subdivision Review – Baldwin Hill Expansion - Section 4**

Mr. Brian Bouchard of Clough Harbour Associates is present to address the Board on behalf of the Applicant, JOLU Development Co. He distributed revised plans (C-04 dated 8/8/2016) to show the correct zoning of R1A as the original plans submitted indicated R1 zoning. Mr. Bouchard explained there is a discrepancy on the Village website that led them to use the wrong zoning on the original plan. They have been working with S. Darcangelo regarding sewers and the easement already.

Chairman Pelcher stated he spoke with the Village Board regarding sidewalks and he was informed the Village is really pushing for sidewalks in all new developments. The Village has been working to obtain grants to connect the Village sidewalks to developments and it is easier to install them when the development is being constructed. S. Darcangelo suggested showing the space for sidewalks on any plans so they will not have to rework them if sidewalks are indeed required. Mace suggested that the developer install streetlights as it is a concern he hears frequently from residents.

Mr. Bouchard stated they are not planning to do a new traffic study as the trigger is over 100 trips generated. The prior traffic study was a pre-bypass plan for 310 lots. This development will have only 119 lots once the 55 lots from Section 4 are completed.

S. Darcangelo and CHA will work together on the water and sewer system. S. Darcangelo stated this is a low-pressure forced main system, which may be the only option for this area. Each home has a pump, which is the responsibility of the homeowner and is located outside the home.

S. Darcangelo expressed concerns about lots 7 through 10. They are quite steep and Mr. James Trasher of CHA had stated they may not be developed. S. Darcangelo wants to be sure there are no vacant undeveloped lots in the plan that may cause trouble with neighbors in the future. This could become a designated green space. S. Darcangelo wants a clear understanding of what will happen with these lots if they are not developed. He also noted that those lots also exceed width/depth ratio and may require variances.

Chairman Pelcher stated the Public Hearing will be scheduled at the December meeting. This application will need to be reviewed by SOCPA on November 22, 2016. Mutual consent from the Village Planning Board and Mr. Bouchard was given to extend the 60-day timeframe.

G. Humphrey noted that an actual application has not yet been submitted. Mr. Bouchard stated he will let Mr. Trasher know.

**Motion** by Terrie King, seconded by Mace Markham, that the Planning Board of the Village of Baldwinsville has declared lead agency for this unlisted action. Motion carried.

## **OTHER BUSINESS**

### **Windows at 46 Oswego (Weichert property)**

G. Humphrey stated that 46 Oswego had apartments with bedrooms that had no windows. These apartments are being remodeled and the property owner has installed vinyl windows and closed the wider opening with concrete backer board. Prior to that they were solid glass windows. They now are egress windows of a decreased size. Chairman Pelcher noted that the intent was to have them back to the original windows, not vinyl replacement windows. This issue will need to come before Planning for review. G. Humphrey stated they will have to come to the Planning Board for the façade as well as they are in an overlay.

### **Unfinished work/storage unit at 18 East Genesee Street (Muraco)**

G. Humphrey stated he has issued formal violations issues for the unfinished work and for the storage unit and has given Mr. Muraco 30 days to complete. If not completed, the next step is appearance tickets.

### **Unfinished work at 2 Oswego (bollards/chains)**

G. Humphrey stated the chains and bollards still have not been modified as agreed to. The property owners will be contacted.

### **Discussion regarding rescheduling of November and December meetings**

The Board decided that the November meeting originally scheduled for November 22, 2016 will be rescheduled and held on November 29, 2016 to avoid traveling conflicts with the Thanksgiving holiday. Mike Mazoway will be unable to attend.

The Board decided to maintain the original meeting date for December, which will be held on December 27, 2016.

The meeting was adjourned at 9:25 p.m. The next meeting is scheduled for Tuesday, November 29, 2016.

Respectfully Submitted,

*Susan A. LaQuay*  
Planning Board Secretary