

**VILLAGE OF BALDWINSVILLE**  
**PLANNING BOARD MEETING MINUTES**

Tuesday, April 26, 2016 7:30 P.M.

*Approved 5/24/2016*

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**PRESENT:** Carl Pelcher, Chairman  
Dave Arthur  
Mace Markham  
Mike Mazoway  
Nicole Schlater

**ABSENT:** Terrie King  
Bob Scherfling

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

**GUESTS:** Mr. Jim Orlando, regarding 8 Tappan Street  
Steve Sehnert, LS, regarding Durland Subdivision

Minutes from March 22, 2016 were reviewed. Upon by **motion** by M. Mazoway and second by M. Markham, the minutes dated March 22, 2016 are approved with a minor correction.

**NEW BUSINESS**

**Discussion/action regarding 8 Tappan Street – Site Plan (Jim Orlando)**

Mr. Jim Orlando is present to address the Board. The property was rezoned from R1 to B1. The plans to convert a house to a commercial building in preparation for a commercial tenant were reviewed. The site plan shows a 12-foot x 30-foot addition on the back of the house and a fence in the front yard. These items will not be done now, but are planned for the future. The Board stated they would prefer those items be removed from the plans and that the Applicant seek a site plan modification when they are actually being completed. The bottom floor will be a business and there will potentially be an apartment upstairs. Mr. Orlando stated he plans to landscape across the back.

S. Darcangelo approved of the grading.

Parking was discussed. N. Schlater noted there is more parking than is required and she would prefer to see more green space. She is also concerned about pedestrian access. Handicap spaces are provided and the sidewalk will be flushed out with the parking lot to provide access. 6-inch x 6-inch bollards will be placed to match the columns on the porch to keep cars from parking in the pedestrian areas.

Part 1 of the Environmental Assessment Form (EAF) was completed by the Applicant. He will revise it to check “Urban” for Item 14. Part 2 of the Environmental Assessment Form (EAF) was extensively discussed and filled out by the Board. All questions were checked “NO”.

Resolution to approve the site plan will be made at the next meeting pending the expected resolution from SOCPA. The conditions are as follows:

1. The applicant will install bollards on the rear east side of the building, which will carry the same dimensions as the posts on the porch adjacent to the 3-foot sidewalk.
2. The sidewalk will be extended to the ear of the building.
3. A leader walk from the public walkway to the building will be included.
4. The plan will be modified to remove the ornamental iron fence in front and the addition on the rear of the building. It should be noted that the Board likes the idea of the ornamental fence and the building expansion, but at this time there is no demand for it from the Applicant.

This matter will be tabled until the May 24, 2016 meeting to allow the Board to receive the expected SOCPA resolution regarding this site plan.

#### **Discussion/Action regarding Site Plan (Subdivision) for “Durland Property”/Ellsworth Road**

Mr. Steve Sehnert, LS is present to address the Board on behalf of the Applicant. The proposed plan does not include the building of homes right now, but will divide the property into 3 lots. Lots 1 and 2 will eventually have new houses. The former Durland residence is on Lot 3.

D. Arthur noted that lot 2 is nonconforming as it is a “flag lot” (L-shape or T-shaped). Mr. Sehnert stated he interpreted the Code differently. J. Sutphen stated she had read through the Code as a whole and there are various definitions of setback and building lines. It is her interpretation that this type of subdivision is not allowed. The property owner is allowed to subdivide, but not in this manner as Lot 2 is nonconforming. She recommended the application be withdrawn and the Applicant can return with a new proposal. S. Darcangelo noted that a very simple SWPPP will be required as well.

Mr. Sehnert decided to withdraw the application and stated he will likely return in the near future with a new proposal.

#### **OTHER BUSINESS**

#### **Proposed Cellular Antennae at Methodist Church**

J. Sutphen stated she has been looking into this and the Cellular code is applicable. This will need review by the Planning and Village Boards and will require a Special Use Permit. The Mayor has requested advice from the Planning Board.

#### **Update on Stewart’s Shops**

G. Humphrey stated there has been a minor change to the site plan and the gas vents previously located in the grass will now be integrated into the canopy. This is a positive change as the Board had expressed concern about the vents in the grass during Site Plan Review.

#### **Update on 18 East Genesee Street**

Chairman Pelcher noted that the dumpster is sitting in the driveway adjacent to the cell phone business. G. Humphrey stated this is because the enclosure is being constructed and he will follow up with Mr. Muraco. G. Humphrey stated he met with Mr. Muraco and walked the site. He spoke to him about the trailer parked on site.

#### **Update on Baldwinsville Apartments**

D. Arthur is the assigned Board liaison. G. Humphrey noted some minor changes, including the change to the shape of the pool and the cabana location has been moved from the east side of the pool to the south side of the pool. Everything else is to plan. The water lines and utilities are all in. S. Darcangelo noted that all storm water inspections have been good.

**Update on Fobes Island/Lock Street redevelopment**

G. Humphrey stated they are ready to start. He noted the Applicant needs to pull a permit by May to meet the 6-month requirement.

The meeting was adjourned at 8:50 p.m. The next meeting is scheduled for Tuesday, May 24, 2016.

Respectfully Submitted,

*Susan A. LaQuay*  
Planning Board Secretary