

VILLAGE OF BALDWINSVILLE
PLANNING BOARD MEETING MINUTES
Tuesday, May 24, 2016 7:30 P.M.
Approved 6/28/2016

PRESENT: Carl Pelcher, Chairman
Dave Arthur
Terrie King
Mace Markham
Nicole Schlater

ABSENT: Terrie King
Bob Scherfling

ALSO PRESENT: Jamie Sutphen, Village Attorney
Steve Darcangelo, Village Engineer
Nate Collins, Planning Board Alternate
Susan LaQuay, Board Secretary

GUESTS: Mr. Jim Orlando, regarding 8 Tappan Street

Minutes from April 26, 2016 were reviewed. Upon by **motion** by M. Markham and second by N. Schlater, the minutes dated April 26, 2016 are approved as submitted.

Chairman Pelcher welcomed the new Planning Board Alternate, Mr. Nate Collins.

OLD BUSINESS

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

Chairman Pelcher noted that the project was reviewed by the Onondaga County Planning Board on May 18, 2016. The SOCPA resolution (OCPB Case #Z-16-157) was received and included a comment suggesting the Village encourage the property owners to provide vehicle cross-access between the properties on Water Street, the church next door, and this property. However, the Village and Applicant agree that this cross-access is not a good idea as vehicles will likely use it as a cut through to the Water Street, which is a one-way street. Mr. Orlando stated he is willing to create an easement granting 31 Water Street the right to use the parking at 8 Tappan Street.

The Board would like to see more green space and fewer parking spaces. Mr. Orlando has proposed 16 parking spots and states he will need this many if the building ends up being used as a restaurant. The minimum requirement is 7 spots.

Chairman Pelcher asked if anyone has further comments. Hearing none, and after the previous extensive discussion, the following Resolution was made to approve the Site Plan for 8 Tappan Street dated 12/16/2015 with the following conditions:

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.
5. There will be a shared parking agreement with 31 Water Street with an easement to be drawn by the Planning Board Attorney and signed by the Applicant.
6. With the finding of the negative SEQR declaration, the Board having reviewed the Applicant's EAF and answered all questions in Part 2 as "NO."

Motion by Dave Arthur, seconded by Mace Markham, to accept the within resolution. The motion carries with 5 members voting in favor and none against.

Mace Markham will be the Planning Board liaison for this project.

OTHER BUSINESS

Update Regarding site plan for "Durland Subdivision"

S. Darcangelo stated he looked at the property with Steve Sehnert, LS. The owner's objective is to sell the property with the current home to the current tenant and retain a piece for the current property owner who may want to build on it in the future. The owner decided to split the property in to 2 compliant lots.

Reassignment of Board Liaison for Stewarts (formerly Jim Schanzenbach)

J. Schanzenbach was the Board Liaison for Stewart's Shops. M. Markham has agreed to take this over.

LOCK STREET PDD

G. Humphrey had informed Chairman Pelcher that the Applicant has pulled a demo permit to meet the Planning Board deadline.

The meeting was adjourned at 8:10 p.m. The next meeting is scheduled for Tuesday, June 28, 2016.

Respectfully Submitted,

Susan A. LaQuay
Planning Board Secretary