

**Village of Baldwinsville**  
**Planning Board Meeting Minutes**

Tuesday, March 28, 2017 7:30 P.M.

*Approved April 25, 2017*

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- PRESENT:** Carl Pelcher, Chairman  
Nate Collins, Planning Board Alternate  
Terrie King  
Mike Mazoway  
Nicole Schlater  
Bob Scherfling
- ABSENT:** Mace Markham  
Dave Arthur
- ALSO PRESENT:** Jamie Sutphen, Village Attorney  
Steve Darcangelo, Village Engineer  
Gregg Humphrey, Code Enforcement Officer  
Mary Augustus, Board Secretary
- GUESTS:** Karen Witter, The Landings at Meadowood  
Chris Krawiec, The Landings at Meadowood

Mr. Pelcher announced with regret that Mr. Dave Arthur is resigning from the Planning Board. He would like to thank Dave for his contributions over the years which were immense and all his work he has done for the Village.

Minutes from January 24, 2017 were reviewed prior to the meeting.

**Motion** by Mr. Mazoway and second by Ms. King to approve minutes as submitted.

**OLD BUSINESS**

**197 Downer Street- The Landings at Meadowood-Morgan Management**

Mr. Chris Krawiec, Project Manager for Morgan Management addressed the Board. He explained that Morgan Management would like to install three (3) pre-fabricated monument signs at the entrances of this project. He continued explaining that two (2) signs are for Phase I and one (1) is for Phase II, and he was hoping to come before the necessary Boards to receive

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approval now for all 3 signs. Mr. Krawiec stated the signs will be constructed by a company in Pennsylvania and he would like to order them at one time. Chairman Pelcher explained this might be a little complicated, this area is a PDD, this gives the Board more jurisdiction on what can be placed on the site. Morgan Management has applied to have two signs placed at the Downer Street and on sign at Meigs Road. There are 2 separate entrances on Downer Street this is why Morgan Management requested two signs at that site. This is the reason for the variance. Projected number of apartment buildings at this location will be 17 with garages and community center on site. Mr. Pelcher stated that the number of signs at any location is decided by the Zoning Board of Appeals. The Planning Board can give a recommendation to the ZBA for their review. Chairman Pelcher requested that Morgan Managements place mock signs at the locations for the Board to drive by and see. The signs should be placed in the location they want and built to the dimensions of the sign in question. Mr. Krawiec agreed and stated the signs would be done within a day or so. The Board proceeded to discuss the location and size of the proposed signs. Ms. King was concerned about the size of the signs, thinking they seemed large. Mr. Humphrey reminded the Board the Code limitation for the interior of a sign per the Village Code is 12 square feet each side and the height cannot be more than 20 feet. The board wants to make sure the sight line is clear when pulling out of the location.

The Board agreed to table the any decision until the mock signs were in place at each location. Ms. Sutphen reminded Mr. Krawiec he must go before the ZBA for the variances. The Planning Board will not meet again prior to the next meeting of the ZBA.

Mr. Darcangelo, Village Engineer stated to Mr. Krawiec that even with the mock signs in place and a positive recommendation from the Planning Board on location of the sign there is still no guarantee the ZBA will grant the variance. Mr. Darcangelo explained that the ZBA's decision is based the different standards than that of the Planning Board. The ZBA is more exact, they base a decision on the impact on the community and hardship of the applicant.

Mr. Humphrey stated it was not necessary to send to SOCPA. He was notified by SCOPA previously they would not give any recommendation for signs. The codes defines a sign set-back is 4 feet from the property line.

Mr. Pelcher tabled the discussion of the signs until the next meeting.

Mr. Pelcher addressed Mr. Krawiec regarding installing an ADA compliant ramp at the sidewalk on the East entrance and the curb on the opposite side lowered. He explained there are many elderly and disabled people in wheelchairs.

Mr. Darcangleo stated at this time there is not a sidewalk in front of Rite Aid. The Village would like to improve this area at a later date possible adding a crosswalk and additional sidewalks. Mr. Krawiec said Morgan Management would do whatever was necessary, it is better to do a project right now than to have to rip it up later on.

Morgan Management will be put on the Agenda for April's Planning Board meeting.

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

Chairman Pelcher asked if the Board members reviewed the revised site plan for BT Brews. They did everything they said they would do.

Upon *motion* by Mr. Pelcher for WT Brews located at 18 E. Genesee Street that the SEQR was an unlisted action and the Board agrees with the Village Engineer this should be a negative declaration and set forth in Part II in the Environmental Assessment Form second by Mr. Mazoway. *Motion carried with a vote 6:0*

Upon *motion* by Mr. Pelcher to accept the revised site plan inadvertently dated February 30<sup>th</sup>, 2017 which should be February 28, 2017 for WT Brews located at 18 E. Genesee Street second by Mr. Mazoway. *Motion carried with a vote 6:0*

#### **46 Oswego Street-new windows**

Mr. Pelcher addressed the last item on this evening's agenda, 46 Oswego Street, asking the Board if they had been by to look at the new window installation. The windows are not to Code, per our 4 corner Overlay. Mr. Humphrey explained that the apartment upstairs in this building did not meet Code. This was taken to the Appellate Court after a law suit by Mr. & Mrs. Weichert against the Village of Baldwinsville. The apartments were vacated after the Village won this case and were required to meet the standards of the Building Code. Mr. Humphrey continued to explain, to have tenants reside in the apartments the windows needed to operable windows. The original windows were stationary. Mr. & Mrs. Weichert did not apply for a permit because they were under the impression it was a court related matter. After being notified there was work being done at 46 Oswego Street, Mr. Humphrey went to the location and found the windows had been installed already. Mr. Humphrey stated it was necessary to put in 2 windows to re-place the 1 they removed because a wall was constructed dividing one bedroom into 2 bedrooms.

Ms. King stated, that the replacement windows do not fill the space of the original window as Village Code requires. Mr. Humphrey explained they were having difficulty finding brick to match the existing exterior. Mr. Scherfling asked if this application was submitted to the ARB.

Mr. Humphrey stated the applicant must come in front of the Planning Board prior to the ARB. Mr. Pelcher asked the Board to review the 4 Corner's Overlay especially section E (windows) assuming the applicant will be at our next meeting. Mr. Pelcher requested a copy of the 4 Corner Overlay District be mailed to the applicant and a letter requiring a site plan.

Mr. Darcangelo suggested a notice be sent to the applicant explaining the Board tabled any action on the submittal of their application due to lack of attendance at tonight's meeting. Mr. Pelcher requested they have a drawing of the plans for the new windows. Mr. Darcangelo suggested that also be put in the letter to the applicant, that they will need drawings not pictures of the new windows. The Board tabled further discussion.

After Agenda matters ended the Board discussed other Village projects with Mr. Darcangelo and Mr. Humphrey.

**Motion** to adjourn the meeting by Mr. Collins, second Ms. King

Meeting was adjourned at 9:46 p.m.

The next meeting is scheduled for Tuesday, April 25, 2017

Respectfully Submitted,

*Mary E. Augustus*  
Planning Board Secretary