

Village of Baldwinsville Planning Board Meeting Minutes
Tuesday, February 27, 2024
Approved 5:0

PRESENT:

Terrie King - Chairperson
Chris Greer
Donna Freyleue
Johanna Bock
Kevin Hamilton
Andrew Knowlden
Greg Sgromo, Village Engineer
Michelle Hamilton, Planning Board Secretary
Jamie Sutphen, Village Attorney
Steve Breitzka, Environmental Design & Research
Brody Smith from Bond, Schoeneck, & King
Karl Ashley, Gentry Street Project
Michael Charles, Benchmark Development
Christian Freeman, Keplinger, Freeman Associates

The Pledge of Allegiance was led by Chairperson King

Motion made to approve the corrected Planning Board Meeting Minutes of January 23, 2024, by Chris Greer and seconded by Donna Freyleue. Motion carried.

The 35th Annual Onondaga County Planning Symposium is scheduled for March 13, 2024 -35th and all Planning Board members are encouraged to participate. Please email Michelle if interested in attending. This training opportunity will fulfill Planning Board member Annual Training requirements.

Baldwinsville Towne Center

Brody Smith from Bond, Schoeneck, & King updated the Board on items such as location of the project (e.g., South of State Route 31 bordering Salina and Curtis Ave) east of the CSX railroad tracks. Current zoning for the above parcel includes both Industrial and Commercial Zoned Districts. The new concept plans are slightly different, and the plans are the result of implementing the comments that were received from the Village Trustees at the last board meeting. The first concern brought to our attention was the parking spaces, which have been updated to 1.8 per unit. That is a total of 312 apartments and of which 156 are one bedroom and 156 are two bedrooms. This is a total of 468 bedrooms. We have designed 523 parking spots. There will be more parking spots than bedrooms. The residents can also buy garage space which is not included in the initial parking space count. The Leasing Office, Clubhouse and retail spaces will also have additional parking available.

The second issue was traffic. There were concerns that Salina Street would be used as a cut through. In this plan we have added measures to prevent this from happening. The first is 2 3-

way intersections on either side of the development with traffic having to stop at the entrance and exit. In addition to the stop signs, this design includes five raised crosswalks that connect the pedestrian sidewalk which will slow down traffic in this area. The speed bumps are approximately two hundred feet apart.

The third concern was the location of the Clubhouse. The Clubhouse has been moved to a more centralized location. The Leasing Office/ Clubhouse building is now located on the Salina Street side. There are two trash enclosure areas that are depicted. One on the left side, Genesee Street, and another trash enclosure on the right side near Salina Street.

The fourth concern was the impact of having seven four-story buildings due to unfavorable visual impact. This new concept plan shows four of those buildings have been reduced to three story buildings. These buildings are located near Curtis Ave. The other three buildings are still four stories. By virtue of reducing those four buildings there would be less chance for visual effects.

If it is favorable, then we will move on to the next step and provide you with a more detailed full site plan package.

D. Freyleue asked a question about environmental testing done on this site. Only the environmental assessment form has been completed.

T. King asked about storm water management on this site. Breitzka talked with Chuck McAuliffle about this, but it is still too early in development for full determination.

T.King had a question about trash. She wanted to know if two locations were enough for that many apartments. Smith responded with yes. T.King feels there is not enough room for the trash hauler to pick up their dumpsters and be able to back up as well the trash locations are quite far for residents. S.Breitzka answered these are managed sites and will have rollouts in the maintenance room. And maintenance will take the trash to dumpsters, not the residents.

G. Segrome commented on the traffic mitigations. Some things he does not like are a quarter mile of roadway with cars backing into the road. Also, there is a provision in the Baldwinsville code which states parking cannot be sold. The concern is garage spaces cannot be sold. Anyone should be able to park in those spaces. Additionally, there are wetlands on the site, and it needs to be figured out how to mitigate that. A EAF long form needs to be submitted. NYS DOT needs to be contacted. There needs to be water and sewer capacity for this site. The other items on the list are straight forward. Additionally, there is concern regarding backing out of the parking spaces from both sides into the roadway.

In conclusion, B. Smith is happy to provide a letter of support from a wetland expert that there's no longer wetlands on this site. They are very committed to producing ideas about parking and what would be the best for the village. T. King stated the preliminary concept of big parking lots would not be optimal in terms of the village esthetics.

Freyleue asked about the vision of the retail spaces. Smith did not have a vision for further retail

spaces.

T. King expressed interest in landscaping plans. King asked about the two-way access drive with B'ville Supply. B. Smith responded by granting cross access to B'ville Supply. The middle of their parking lot has a big easement. It would be better for everyone with wider access.

T. King asked for the target market for these apartments. B. Smith's response was the desire of people who are older who want to stay in the community, aging in place. There is a tremendous interest from younger people who cannot afford homes but want to stay in the community.

Smith discussed that there is one house on Rte 31 that is not under contract yet.

Gentry Street Project

Karl Ashley discussed his conceptual project for Gentry Street. T. King stated Gentry Street is not a public road and there need to be two points of access for the fire department. J. Sutphen stated there needs to be a plan put in place for Village Street and two-point access before you can continue this project any further.

19 Phillips Street

Michael Charles, Benchmark Development presented a proposed project. The proposed development is 176 units, mostly of the townhouse style. These units will have a combination of one and two bedrooms. The units will have different price points but within that market rate level. This project covers less than half of the maximum required lot coverage on site for a Planned Development District (PDD). Storm water, pedestrian accessibility, buffers to neighboring single family residences, slope, and architectural quality will be items we will consider as the project progresses. The target person wants to be close to downtown and yet in a more rural wooded setting. The building type will be New England style, with three stories and the garage being on the first story. A clubhouse would be on site which would include a workout facility. There would also be a playground, sitting areas and landscaping designs. Also, have proper parking for this site.

Christian Freeman, Keplinger, Freeman Associates presented a project for 19 Phillips Street. This project is located at 19 Phillips Street, which is at the corner of Phillips and Oneida and adjacent to Candlewood Gardens. This project is 15.19 acres and is currently zoned for R1 district. We have had a discussion with the Village Board of Trustees to turn this into a PDD. PDD standards are over the 10-acre requirement. Our proposal will not even be close to the lot coverage. This project will keep its wooden appearance. First, there are tree covers that we cannot take all out. Second, it has an hourglass shape and in the middle of that hourglass shape there is this big chasm. The lower part, and that part of the site is difficult to develop. The lower part of the funnel shaped area will be kept green. All setbacks will be adhered to. One concern is the large multi-story building in terms of its sizable height. Other space on the site can easily buffer with variety of trees to minimize noise pollution from the school complex. One thing

added that we did not have in our initial plans was our sidewalks; we want interconnectivity to the village, and we thought about crosswalks.

J. Sutphen wanted to talk about the lot to be subdivided. Currently this lot is zone R1. Charles is just identifying it in case there are any issues related to frontage, for example minimum frontage may require and that somehow stopped us from doing our project.

T. King explains the positives of this project. She likes it being less dense, arrangement of the parking lots (more residential), and keeping all the green space. All of this is extremely important and the green space in your preliminary landscaping plan includes planting trees.

G. Sgromo explains there will need to be a traffic study done.

Board business-T. King asked for one volunteer to be a liaison between the other boards, namely the zoning board. She had no immediate response to this request and mentioned she would email the board members with more information.

Motion made by Kevin Hamilton and seconded by Chris Greer to adjourn meeting at 8:29 p.m. ¹Motion carried.