

Village of Baldwinsville Planning Board Meeting Minutes
Tuesday, April 23, 2024
Approved 6:0

PRESENT:

Terrie King - Chairperson
Chris Greer
Kevin Hamilton
Andrew Knowlden
Sandy Rabe
Johanna Bock
Rosanne Wicks
Greg Sgromo, Village Engineer
Jamie Sutphen, Village Attorney
Steve Breitzka, Environmental Design & Research
Karl Ashley, Gentry Street Project

The Pledge of Allegiance was led by Chairperson King

Motion made to table Planning Board Meeting Minutes of March 26, 2024, by Chris Greer and seconded by Sandy Rabe. Motion carried.

Terrie King brought up the Zoning Board of Appeals and was looking for a liaison. Andrews Knowlden has accepted this position with the ZBA. The Architectural Review Board is still looking for someone to be liaison between the boards. Terrie King mentioned she would like someone with architectural background, historic preservation background, and color background. It would be good if this person had experience in reviewing facades, looking at overlay districts, codes, colors, that kind of things. ARB meets on the first Monday of every month. If no one volunteers, Terrie King will take this role.

Bronze Foundry Lofts

Steve Breitzka revised concept was generally well-received, with positive feedback on the village aesthetic, internalized parking, and pedestrian-friendly design. The new design includes all three-story buildings with a total of 270 units and a parking ratio of 1.64, which is considered optimal for apartment-style living. The apartments are split into one and two bedrooms, 135 each of those. The parking is broken up from building to building. Some lots would be shared between the buildings. The parking count totals 443 and this total includes garage spaces. The landscape design aims to enhance the pedestrian experience and create a community feel with ample green space and amenities. This plan increased the walkability across the entire site with sidewalks on all the streets. The clubhouse has been moved to the middle of the site. The entrance relocation was seen as an improvement, and the traffic study is ongoing to finalize the access plan. The applicant will submit a full package with architectural renderings and a full environmental assessment to proceed with the SEQR process.

Gentry Street Project

Karl Ashley presented a development plan which includes 26 conforming lots. The dedication of Gentry Road to the village, with the cooperation from the neighboring cemetery. Engineering concerns water flow, pump station upgrades, and pinch points. A need for the variance for the subdivision and fire department access. There are concerns about the 30-foot setbacks and the need for a variance for the subdivision. Some lots would be conforming, and other lots would not be conforming. The target market for the homes, including retirees and first-time homebuyers. These homes would be single-level homes with garages. There was discussion about the responsibilities of the village maintaining the road and providing services. The next steps are the need for more detailed plans, including road profiles and stormwater management. Suggestions for changing the setbacks and considering different road configurations.

Application Process and Fees

This discussion covers the process of asking for a fee proposal, billing, and determining the escrow amount for a project. There is a need for a clear mechanism to outline the process. The discussion includes how to determine retainer amounts for different project sizes, ranging from small to massive projects.

Motion made by Rosanne Wicks and seconded by Andrew Knowlden to adjourn meeting at 8:16 p.m. Motion carried.