

Village of Baldwinsville Planning Board Meeting Minutes  
Tuesday, March 26, 2024  
Approved 6:0

PRESENT:

Terrie King - Chairperson

Chris Greer

Donna Freyleue

Andrew Knowlden

Sandy Rabe

Greg Sgromo, Village Engineer

Jamie Sutphen, Village Attorney

Steve Breitzka, Environmental Design & Research

Brody Smith from Bond, Schoeneck, & King

Charlie Breuer from Hueber-Breuer Construction

*The Pledge of Allegiance was led by Chairperson King*

Motion made to approve the corrected Planning Board Meeting Minutes of February 27, 2024, by Andrew Knowlden and seconded by Donna Freyleue. Motion carried.

Terrie King mentioned a concern. The architecture firm she works for has teamed up with Hueber-Breuer on a project and this contract was just signed a week ago in Binghamton. It is not this project. Attorney Sutphen stated that it is not a technical conflict and was also brought up to council. It was asked if the council and the applicant have any issue with Terrie continuing this discussion. Applicants replied to no. Attorney Sutphen asked planning board members given that disclosure, does the planning board have any concerns. All members were ok with the disclosure.

Terrie stated the Zoning Board is looking for a liaison from the planning board which meets the second Monday of each month. In addition, the Planning Board is looking for liaison for the Architectural Review Board. Terrie will send out email reminders to all the Planning Board members.

Terrie mentioned this was Donna Freyleue's last Planning Board meeting due to Donna being elected to the Village Board.

## **Baldwinsville Towne Center**

Brody Smith stated the initial (Baldwinsville Towne Center) layout was reviewed by the Village Board. At the last Planning Board meeting (February 27, 2024) we incorporated the recommended changes from the Planning Board summarized below.

- The parking was increased to 523 spots.
- Proposed units remain the same at 312. This was calculated at 1.68 spots per unit.
- The traffic calming measures included stop signs, fibrates, crosswalks, and speed bumps.
- The clubhouse is being relocated.
- Trash enclosures were indicated on the drawings.
- The building heights were reduced from 4 to 3 stories which included gable roof, porches, and recessed facades.

Following the last Planning Board meeting on February 27, 2024, we incorporated everyone's feedback determining additional conceptual design was required.

Brody Smith felt the group should address the building height first.

Andrew Knowlden stated when this group first met and reviewed the initial proposal that all four stories were not well received. Andrew Knowlden was asking how the four to three story proposal fit in with the aesthetic of the Village, continuing to express the three stories were better than four.

Attorney Sutphen asked if it is three stories per se or is it an esthetic issue we should address. Attorney Sutphen stated the proposal received following our last Planning Board meeting involved taller buildings over townhomes involving various heights, various facades, and shapes. Is the uniformity of the buildings what is bothering everyone? Terrie King spoke for the Planning Board agreeing with the uniformity issue. Donna Freyleue asked what is the difference in height in feet per floor? Steve Breitzka replied, he would estimate it to be about twelve feet per floor. Andrew Knowlden continued to discuss the driveway safety concerns such as throughfare vs easy access vs. safety of the residents. anything that kind of resembles a Village grid.

Terrie King states intersecting roads would make it appear to belong in the village.

Brody Smith said to us that it would not be a public road, that this is a parking lot.

Brody Smith responded I hear you everyone wants connecting roads between the houses. The road configuration needs to change.

Terrie King expressed concern with the garages such as for all those residents

having to back up into a driving lane with their garages across the roadway. There is no way to stop people from parking in the garage driveways that do not rent garage space. Terrie King had offered the following thought to change the size of the buildings and turn the buildings 90° pulling the parking into the center into between the buildings. Access to the roadway would not be from vehicles backing into the roadway. It is about safety. Brody Smith thought centralized parking requires more than one parking lot, recommending flipping the buildings. Discussing how to move dumpster areas continued. Brody Smith wondered if a centralized dumpster would be a good idea. Terrie King wants the dumpster area fenced-in, and it is too early to determine the placement of the dumpsters. It will depend on the buildings.

Attorney Sutphen asked, getting back to that height of the buildings. Is the board OK with four story and/or three-story buildings? Steve Breitzka advised his design team is designing a minimum of three hundred units requesting whether the planning board would entertain five, four-story buildings? The board replied they were not in favor of this proposal.

Terrie King said we prefer three stories, placement of the buildings in that internalizes parking to screen Curtis Ave residents.

Discussion followed involving the County PILOT Program.

Terrie King wanted to make it clear the workforce housing is different from affordable housing. What the county is trying to do is incentivize developers to include as part of their developments housing that would be rent stabilized for working people.

Terrie King mentioned there has been on-going environmental testing, a joint traffic study. stormwater, plans for landscaping, with water and sewer plans next steps moving forward. Terrie King closed the meeting.

Motion made by Chris Greer and seconded by Sandy Rabe to adjourn meeting at 7:50 p.m. Motion carried.