

**VILLAGE OF BALDWINSVILLE
PLANNING BOARD MEETING MINUTES**

Tuesday, January 28, 2014 7:30 P.M.

Approved 3/25/2014

PRESENT: Carl Pelcher, Chairman
Dave Arthur
Terrie King
Jim Schanzenbach
Nicole Schlater

ALSO PRESENT: Mayor Joseph Saraceni
Stephen Darcangelo, Village Engineer
David Jones, Village Attorney
Gregg Humphrey, Code Enforcement Officer
Susan LaQuay, Board Secretary

GUESTS:

Mr. Brian Bouchard (Clough, Harbour & Associates regarding Fobes Island/Lock Street)
Ms. Joanne Gagliano (EDR regarding Embracing Age)
Mr. John Brod – B'ville Towne Center, LLC (regarding Embracing Age)
Mr. Steve Breitzka (EDR regarding Embracing Age)
Mr. Bruce King (Holmes. King, Kallquist & Associates regarding Embracing Age)
Mr. Dave Mehlbaum (Hueber-Breuer Construction regarding Embracing Age)
Mr. Chris Norris- (Holmes. King, Kallquist & Associates regarding Embracing Age)

The following residents were in attendance regarding the Embracing Age development:

Ms. Cheryl Waters of 87 East Genesee Street
Mr. Dick and Maria Anderson of Curtis Avenue
Mr. Dave Shaw of 56 Curtis Avenue
Mr. Frank Paige
Mr. Dale Colella
Ms. Amy Baxter of Curtis Avenue
Mr. Robert Plouffe of 94 East Genesee Street
Mr. Norman Gee of 6 Margaret St
Mr. James & Tamera Page
Mr. Dennis & Marla Gawarecki
Mr. Jerold Anderson of Curtis Avenue
Ms. Karen Walter
Mr. Jack Baker
Ms. Lisa Jensen of Curtis Avenue
Ms. Shirley Peters of Curtis Avenue
Mr. Gary McGinnis of 21 Curtis Avenue
Mr. David McCaw of 15 Curtis Avenue

Upon motion by D. Arthur and second by J. Schanzenbach, the minutes of the September 24, 2013 Planning Board meeting are approved. Motion passed.

Upon motion by D. Arthur and second by J. Schanzenbach, the minutes of the October 15, 2013 Planning Board meeting are approved. Motion passed.

Upon motion by D. Arthur and second by J. Schanzenbach, the minutes of the October 22, 2013 Planning Board meeting are approved. Motion passed.

NEW BUSINESS

Preliminary Discussion/Action regarding Baldwinsville Embracing Age Community – Baldwinsville Towne Center, LLC (fmr. Jardine property)

Chairman Pelcher stated that Terrie King has recused herself from participating in discussion/action regarding this application as she works for Holmes. King, Kallquist & Associates, the architecture firm working on this project.

Chairman Pelcher noted there are a lot of residents present and they will be able to comment after the presentation.

The following people are present on behalf of the Applicant:

Ms. Joanne Gagliano and Mr. Steve Breitzka of EDR
Mr. John Brod of B'ville Towne Center, LLC
Mr. Bruce King and Mr. Chris Norris of Holmes. King, Kallquist & Associates
Mr. Dave Mehlbaum of Hueber-Breuer Construction

Mr. John Brod stated he is one of the owners of this property, along with Dan Coholan (who is out of town, but is on speaker phone) and Mike Santaro. They are all local developers. Their fourth partner is Tim Mahoney, who has an extensive background in engineering, construction, etc. He introduced the design and construction team from Holmes, King, Kallquist & Associates and the team members present from the site development firm, EDR. He also introduced the project manager, Mr. Dave Mehlbaum, from Hueber-Breuer Construction. The last team member is the Franciscan Companies, which is part of the St. Joseph's Healthcare system. The Franciscan Companies brings with them the Embracing Age program, which is the core of the senior living component of this development. This ownership team will be the owners/developers of this community.

Mr. Brod described the 20+ acre parcel between Route 31 and Route 370 and showed an aerial photo on the display monitor. He stated this site was formerly an industrial site that has been rehabilitated after being left unused for a number of years. Mr. Coholan was the initiator of this project after purchasing the property many years ago. There have been a variety of concepts considered for development on this site, but it was determined that this is the best use of the property.

Mr. Brod provided an overview of the senior housing project. He noted it is very unique. There will be approximately 200 living units, a mix of 1 to 2-bedroom apartments and 19 guest units for visitors. The development will have a clubhouse, which will be for use primarily by residents, but it will be open to the public for select events/activities, which will help integrate the development into the community. There will also be several storage unit buildings, which will be architecturally similar to the apartment buildings. The apartment buildings themselves will have storage units in the basements. The site will have a medical office building at the Salina Street/Route 370 entrance. Mr. Brod explained that "Embracing Age" is a home-based subscription program developed by the Franciscan Companies to help seniors balance the social and physical limitations that may accompany independent living. The intent is to allow seniors to remain independent and avoid moving to assisted-living facilities. This program was initially home-based; however, the

Franciscan Companies was looking to develop a community around this concept and were looking for a developer to partner with. The community is designed for older adults looking for an environment that offers more than just the usual activities. Embracing Age encourages an active lifestyle in a high-quality living environment which combines amenities and services seniors need and want to live independently.

Mr. Steve Breitzka of EDR is the landscape architect for this project. He stated that the site will have two entrances, one off of East Genesee Street/ Route 31 on the north, which is the primary entrance, and a secondary entrance off of Salina Street/Route 370. The Route 31 entrance will be tree-lined. It is designed with a view to the clubhouse, which is the central component of the site. There is a large, open space around the clubhouse which will have a gazebo or chapel. He noted there will be 19 residential buildings with 10 units per building (190 units). There will potentially be 6 units within the clubhouse. There will also be 19 guest units. Mr. Breitzka noted that the buildings are arranged in a variety of ways and the buildings are offset and clustered around a village green. Views are terminated throughout the site intentionally. The developer would like it to be a place where neighbors can easily interact. Closeness is important. The clubhouse itself will have a variety of uses. There will also be a plaza space overlooking the storm water component, which will be made into a pond feature and turned into an amenity. The building at the Salina Street/Route 370 entrance, which is an existing repair shop/redemption center, will be maintained, even if it is a different use. The street on the east will have a bridge across the storm water ponds. The parking is arranged in a variety of smaller lots. There are 311 parking spaces for residents, some of those are garage spaces. There are 1.5 parking spaces per unit. The streets will be lined with trees and the development will have pedestrian-scale lighting. The inner loop of the site is approximately 1/5 mile.

Mr. Bruce King from Holmes, King, Kallquist & Associates is present. He reviewed the layout of the apartment buildings. The first floor of each building will have (2) one-bedroom apartments plus (1) guest apartment, which are similar to mini-hotel rooms and will allow visitors to stay near family. The availability of a guest apartment will eliminate the need for a spare bedroom. The first floor will also have a maintenance and trash area. The upper floors each have (4) two-bedroom apartments. Regarding the façades, each building utilizes a variety of siding and shingles. They will use a colonial-period color scheme. Each building will have its own unique color combination and treatments. The clubhouse has not been described in the plans yet, but it will be used for a variety of social functions and may have a lounge with a fireplace, a café, a billiard room, a community room for suppers or movies, etc. The Embracing Age concept stresses fitness and there will be a relatively intensive fitness program, potentially a lap pool, a weight room, and an aerobics area. There may also be a hair/nail salon and spa. The clubhouse will also house offices.

Mr. Dan Coholan (“present” via speaker phone) stated he believes this Embracing Age concept will be very beneficial to the community.

Chairman Pelcher stated the Board will now take public comments and asked that all comments or questions be directed to the Board.

Mr. Gerald Anderson of 12 Curtis Avenue stated his property is adjacent to the part of this site that extends to Curtis Avenue next to the walkthrough. He stated he has worked in construction for over 30 years and has worked with HKK before. He stated he has several questions.

1. What is the reason for the walkthrough onto Curtis? Chairman Pelcher stated the walkthrough is intended to connect the development with the surrounding community. The Village is intended to be a walkable community and this will provide residents of Curtis Avenue with access to the site as well as the other way around. Mr. Anderson stated that Curtis Avenue does not have adequate sidewalks and he feels bringing elderly people onto Curtis is not a good idea. Mr. Brod stated they really want to incorporate the surrounding community into this project, not separate the development.
2. Mr. Anderson stated that he is concerned about property maintenance and noted that for years this property has not been cared for properly. Mr. Coholan admitted that the site has not been well maintained. He

apologized and stated he understands the concern. However, he does not believe this is relevant to the future as development of the site will actually take care of this maintenance issues.

3. Concerns regarding drainage. Mr. Anderson stated there is now a swale in the area of 16 Curtis Avenue. The yard of 16 Curtis is underwater and was not like this before the property was cleared. He wanted to know how the drainage is being handled to keep from flooding the neighboring properties.
4. Traffic concerns. Mr. Anderson noted that taking a left off of Curtis Avenue is very difficult and is concerned about adding so many residences to the area. He also noted that the entrance onto Salina Street is in a location that has a poor line of sight for traffic due to the location of the bridge. The entrance onto East Genesee Street is in a busy location with the traffic from the co-op and Byrne Dairy.
5. Parking concerns. Mr. Anderson is concerned people attending events at the clubhouse will park along Curtis Avenue if there is no sufficient parking on site.

Mr. Brod stated they have contemplated a wide variety of uses for the site and considered the traffic of people in and out. He stated the next most likely option was some sort of commercial use – office and retail – which would have significantly more traffic than this proposed use. He noted that the demographics of those who would live here have the lowest number of drivers than any other type of resident. They have estimated maybe 100 cars per day per entrance, which should be considered minimal traffic compared to other uses and compared to a variety of ages of residents who would be coming and going at rush hour times. He noted they will work with the DOT to provide effective entrances. Stephen Darcangelo stated he is interested in seeing actual traffic counts and an estimate as to what percentage of those leaving the site may opt to use Curtis Avenue as a route.

Regarding parking, Mr. Brod stated they have created a very walkable community. Local residents will likely walk to clubhouse events and he believes there will be adequate parking for those who choose to drive and for non-residents who will attend. He does not foresee any events where hundreds of people from outside the community will attend. If there is overflow, that will spill over into the visitor parking lots. However, Embracing Age will reach out the Baldwinsville community as a whole for various programs (ex. computer training session open to the public). Stephen Darcangelo stated he would like to see with the next submission the capacity of the clubhouse and the parking ratio when there is an event that would bring it to capacity, which will help everyone to understand potential parking issues. Mr. Brod stated that the Franciscan companies have been very helpful and have done a lot of studies and have found that the number of cars tends to be much lower than a typical apartment complex.

Regarding drainage issues, Ms. Gagliano of EDR stated they will look at the existing conditions and will put new drainage in with DEC and Village input. She noted they will have to comply with DEC regulations and cannot let stormwater leave the site in a larger amount than now. She noted that development tends to lead to improved drainage conditions. They will work Stephen Darcangelo regarding this. Mr. Brod added that the current drainage problems are likely due to the undeveloped state of the property. Mr. Anderson stated that the swale was installed when the site was cleared. Prior to this, the site tended to drain towards the pond at the center but now it ends up mainly behind 16 and 18 Curtis Avenue so the drainage was clearly modified. Chairman Pelcher noted this is a valid concern and stated the Board will be mindful of this issue when reviewing this plan.

Mr. Brod stated that they want this community to be welcomed and they want neighbors to be happy. They recognize that this is in the middle of the Village and want the project to be of benefit to the neighbors. It is their desire to see the Curtis Avenue neighbors walking through and becoming friends with their residents.

Ms. Maria Anderson of Curtis Avenue asked if there will be elevators in the buildings. Mr. Brod stated the buildings will have elevators. The Franciscan companies have helped Holmes, King, Kallquist & Associates design buildings that are very accessible. He noted that crosswalks will have speed tables rather than speed bumps to avoid tripping features. All porches will have ramps. Crosswalks will be ramped. Apartment units will have small or no threshold and flooring will be of low trip hazard materials. Hallways will be lined with backer boards to accommodate handholds if needed. Bathrooms will be designed to be retrofitted with handicap features where necessary.

Mr. Gary McGinnis of Curtis Avenue asked if the medical center will have an urgent care or be a 24/7 operation. Mr. Brod said it will likely provide flexible services, potentially different specialties on different days. He stated it will not be an urgent care facility. Mr. McGinnis asked about the perimeter lighting. Mr. Brod stated lighting will be pedestrian level. They will be very mindful of the neighboring residents. Mr. McGinnis asked what the tax benefit will be to the Village. Mr. Brod stated that the Franciscan Companies is a for-profit arm of St. Joseph's and will have a small presence on site, an office and some staff. The developers are also for-profit and there will be a tax benefit to the Village. The project will cost millions to complete.

Mr. James Page of Salina Street wished to reiterate the traffic concerns on Route 370/Salina Street, particularly the "hump" of the bridge that causes line of sight problems in this location and the fact that many people do not adhere to the speed limit. He also noted that the sidewalks over the bridge are not maintained over the winter and he would like to see the sidewalks connect. Mr. Brod stated that the DOT will be involved and safety is of utmost concern. If sidewalks are deemed appropriate, they will incorporate them.

Mr. Frank Prince of 49 Salina Street stated he does not see on the plan where his property is located. Mr. Brod indicated its location and noted that the right-of-way will be maintained to his home. He added that they do not intend to interfere with anyone's living situation.

Mr. Page noted that many trees have been removed and this is disappointing as he has been living here for 17 years and enjoyed the "woody" feel. He is concerned he will look across his property and only see buildings. D. Arthur noted that landscaping and visual aesthetics are part of the Planning process and the Board will address these issues. He also noted this is true for traffic concerns and ingress/egress safety issues. Mr. Brod stated their residents will prefer a nice view and it is important to them as well.

Ms. Cheryl Waters stated she lives at the corner of Spruce Street and East Genesee Street and traffic is already an issue for her on Spruce Street. She is also concerned about headlights where traffic will be exiting the site onto East Genesee Street. Mr. Breitzka of EDR stated Spruce Street and the exit will be offset approximately 100', which is the recommended distance. This may change.

Mr. Dave Shaw of 56 Curtis asked if the existing house at the site of the proposed medical facility will be torn down. Mr. Brod stated the long-term plan involves removing this house. Mr. Shaw stated he hopes there will be a more natural barrier between the parking lot and the neighboring properties than a fence. Mr. Brod stated they will be using natural barriers throughout the site.

Mr. Brod stated that the clubhouse will be constructed earlier in the development and the residential buildings will be built in phases; however, the phasing is not set as of yet. He stated the medical facility will be more of a renovation than a rebuild and will be developed based on the tenants. The rough footprint of this building will remain the same.

Ms. Lisa Jenson stated she has lived on Curtis Avenue since 1962. She has heard that there are gas wells on the site and asked if they have been capped or depleted. Mr. Brod stated they have been aware of the rumors of gas wells but have not found any. However, an old survey does show a gas well towards the East Genesee Street entrance. Again, they were unable to locate this.

Ms. Shirley Peters of 18 Curtis Avenue stated she is two houses to the left of the walkway and her backyard borders the site. She asked what the buffer between properties will entail. Mr. Breitzka stated they will have a 50' landscaped buffer of trees and shrubs. He noted this will also address some of the previously mentioned drainage concerns. Mr. Brod stated their intent is to provide a natural transition.

Mr. Anderson stated that the train noise was reduced until the site was cleared and believes a berm may address the train noise. Mr. Brod stated that 19 three-story buildings will block train noise and noted they will likely not utilize a berm. G. Humphrey noted that a berm may cause drainage problems and cause water to collect.

Chairman Pelcher stated he feels all the public comments are very helpful and noted that development is an opportunity to improve issues within the village. He suggested that the residents contact the Village if they think of other issues they would like addressed.

Mr. Anderson noted this property is a site where remediation took place due to oil. He asked if that data has been made available to the public. Mr. Brod noted the remediation that was required due the Jardine Foundry has been completed and the DEC has signed off on it. He noted that he has 20 of experience with environmental hazardous waste remediation and he is a certified professional geologist and is keenly aware of the environmental impacts. He stated the environmental impacts have been adequately addressed. The data is public information and is available through the DEC.

Mr. Norman Gee of Margaret Street asked what burden will be placed on taxpayers for maintenance costs, etc. Mr. Brod stated that there will be no new Village-maintained infrastructure for this project. All interior streets will be privately maintained. D. Arthur noted the project will likely add school tax revenue without also drawing on the schools as there will be no children living in the development because the target age is 50+. The tax benefit to the Village may result in lower taxes for the Village residents as a whole.

Mayor Joe Saraceni stated when the idea of this plan was first discussed he had asked all these questions himself. He stated the more he spoke with the developer, the more impressed he became with the plan and is glad the property will finally be utilized and added to the tax rolls. He stated this is a good, low-impact development and is the kind of project that municipalities look for – a plan that adds to tax revenue without adding additional costs. He noted that this is the very beginning of the planning process and the Planning Board, the Village Engineer, Code Enforcement, the Village Attorney, and the Village Board all have eyes on the project. He believes this is an exciting opportunity.

Mr. Paige asked if the storage units will adjoin his property. Mr. King showed on the plan where the storage buildings will be located. He stated the one block of storage units along the railroad tracks are nearest to his property. Mr. Brod stated there will be 6 to 8 units in that building and those are typically pretty low buildings. Mr. Paige asked about how the traffic will affect his ability to get in and out of his driveway. Mr. Brod stated the existing entrance and exit will likely be improved. They will consider an access point to his property through the parking lot if he would like that.

D. Arthur asked if the Board Members can have permission to walk the property. Mr. Brod stated the Board Members are welcome to walk the property and added that if any members of the public would like to see the site, he will be glad to give them a tour.

J. Schanzenbach asked if all the storm water will be contained on the property. Ms. Gagliano stated it will be; however, they have not done the calculations yet. They will start models with the next phase. They will utilize green infrastructure, open swales. J. Schanzenbach asked if there will be a sewer connection to the Village. S. Darchangelo stated he would like an estimated water demand and would like an understanding where the water and sewere connections will be located, fire flow protection and flow rates, and sewer flow rates as well as sanitary sewer connection. The Applicant will provide a utility plan with the next submission. Mr. Anderson stated he believes that the sewers are old and have not been updated or renovated and are already stressed in the Curtis Avenue area. S. Darchangelo stated that the Village is watching water demand closely and the sewer is in good shape. J. Schanzenbach noted that the Lock Street redevelopment project is coming up as well and suggested they look at the sewer and water issues in conjunction with this site.

J. Schanzenbach noted that the Applicant answered “no” to a substantial increase in traffic on the short form EAF. Mr. Breitzka stated this is because traffic counts are low during peak hours (100 per entrance per day). Mr. Anderson stated he would like to see some crosswalk provisions as the residents will likely walk to Byrne Dairy.

J. Schanzenbach noted that the Applicant answered “yes” that this is an archeologically-sensitive area. Mr. Breitzka stated this information came from the DEC map and fell within the broad spectrum. There was, however, no description of what on the site is of archeological interest.

J. Schanzenbach noted this area is located within a wetland. Ms. Gagliano stated they will work with the DEC and will most likely address this with credits. Mr. Brod stated they had a preliminary meeting with the DEC over a year ago and this will be handled in conjunction with planning.

J. Schanzenbach noted the close proximity of the railroad tracks and asked if they have discussed how to prevent people from walking onto them. This will be considered moving forward.

D. Arthur noted they had answered “yes” to endangered species/habitats. Mr. Breitzka stated this is general to the area and there is nothing that specifically impacts this project.

D. Jones noted this is a PDD project and asked if there will be a formal subdivision to join the properties. Mr. Brod stated yes. D. Jones suggested they may want to have more than one tax map parcel to address phasing and financing and the Village would need to see how those lines will be drawn. He noted that a PDD becomes local law that references the site plan. A violation of the site plan is a violation of the zone. The Village will need a full perimeter description of all parcels involved. S. Darchangelo reminded the Applicant that a PDD requires a minimum of 10 acres.

D. Jones stated that following Planning approval the PDD will have to go before the Village Board to set a public hearing. He suggested the Applicant make an appearance at an upcoming Village Board meeting so that the actual meeting will be ministerial.

Upon motion by D. Arthur and second by J. Schanzenbach to declare the Village of Baldwinsville Planning Board lead agency. CARRIED.

Discussion/Action regarding Lock Street PDD – J. Alberici & Sons (9:10)

Chairman Pelcher requested that notifications be sent to neighboring property owners within 300’ of this site to inform them of the next meeting.

Mr. Brian Bouchard is present on behalf of the Applicant and is here in the place of Mr. James Trasher from Clough, Harbour & Associates. Mr. Trasher was delayed out of town. Mr. Bouchard noted that the Village of Baldwinsville was successful in applying for and obtaining a grant for the Save-the-Rain program. Although this is an independent project by the Village, it is shown on the plan. Mr. Bouchard noted that the Applicant’s plan was in response to an RFP put out by that Village to redevelop the waterfront along Lock Street. This project is a PDD application. This meeting is a preliminary meeting to begin the process and to obtain feedback from the involved agencies. The Applicant has submitted a PDD application and a layout plan, as well as a survey.

Mr. Bouchard reviewed the plan, which includes three-story apartment buildings with 26 units and garages, as well as 6 six-unit buildings, which may include townhouses or condos that can be purchased or rented and will have garages as well. All buildings will abut the walking trail. The Applicant would like to begin building in the summer of 2014. Building will be done in phases. Chairman Pelcher stated that the Village will need to know if the townhomes will be owner-occupied or rented and noted that the Central Business Plan shows they should be owner-occupied. This area is shown as mixed use. D. Jones asked if they will be townhouses or condos. Mr. Bouchard stated they could be either. D. Jones asked if the townhome owners would own any property or just the building. Mr. Bouchard was not sure. Chairman Pelcher asked for an explanation as to the differences between condos and townhomes. D. Jones stated condo owners do

not own any land. All livable property is owned by the condo association and ownership is allocated as a percentage for the deed description. Townhome owners own the building itself between the common walls and own the foundation land.

Chairman Pelcher asked how many bedrooms each until will have. Mr. Bouchard stated it is mixed. Each of the 26-unit buildings will have (4) one-bedroom units and (22) two-bedroom units. Each of the 6-unit buildings will have (3) two-bedroom units and (3) three-bedroom units.

J. Schanzenbach noted that commercial use was part of the vision for this site, but he does not see any commercial on the plan. He also noted there is a seawall shown on the plan that was submitted and asked if they plan to include that in the final build out. Mr. Bouchard stated he believes this is a conceptual plan and is not sure if they plan to include it. J. Schanzenbach believes a seawall is a fantastic idea and cautioned that the Applicant should be careful what they show on a plan.

T. King noted that the plans submitted to not match the actual footprint of the site and she would like to see what it is really going to look like. She noted she sees “canned plans” like this all the time that do not represent what is actually happening on the site. Mr. Bouchard noted the submitted plans are not construction-level drawings and their purpose is to show the useable space and how the buildings will be laid out. Stephen Darcangelo noted there will likely be residents in attendance at future meetings and cautioned that the Applicant should be careful about what is presented as the public may not understand why the reality does not reflect the pictures.

J. Schanzenbach noted that a traffic study will be required.

T. King noted that there are 3 separate driving areas – the streets that make up the boulevard and the private access drive. She asked if it is necessary to have that private access road. Mr. Bouchard noted that the intent of the 3rd private access road is so residents will not have to back out into a one-way boulevard. T. King noted this requires a lot of pavement and suggested widening the median in the boulevard and getting rid of the private access road, instead including parking around the median. She stated she also does not like how the buildings are not lined up. Mr. Bouchard stated the building lines are staggered to break up the views.

Stephen Darcangelo noted that parking now is on the south side of the roadway in the eastbound lane adjacent to the project. There is no parking in the westbound lane. This is due to issues with utility pole relocations. The option is to flip-flop that and the wider lane would be the westbound lane. The parking then would be in front of the existing homes. The idea is that the parking would accommodate the existing residents as some properties on Lock Street do not have driveways or have very narrow ones. The residents have expressed a desire for on street parking.

Mayor Saraceni noted that the boulevard needs to be completed next summer as a condition of the grant. They will discuss this and make a determination tomorrow night at the DPW meeting as to which side of the road will be wider.

T. King again stated she does not see the need for the private access drive and would prefer more green space and less pavement. Stephen Darcangelo noted the private drive eliminates a lot of curb cuts. He suggested utilizing combined driveways, which would address the curb cut issue by having 2 or more driveways being accessed through one curb cut. J. Schanzenbach noted that removing the 3rd road would benefit the developer as well as they would have less road to build.

Chairman Pelcher asked if the apartments are “clones” of each other or if they will have various treatments, materials, and colors. Mr. Bouchard stated that is still being decided. T. King showed him the EDR plan.

Mayor Saraceni wanted to address the mixed use suggested in the EDR plan. He stated that the Village put out the RFP and used the EDR plan as a guide, but it was felt that the location was far enough outside the Village core that it would be

acceptable to have mixed types of housing, apartments, town homes, etc. Mr. Bouchard noted that their response to the RFP did not include any commercial uses.

Chairman Pelcher stated the Village is very excited about this plan. The Planning Board will not be declaring lead agency tonight and may in February when the plan is further along. Stephen Darcangelo suggested having several team members present at the next meeting as there will likely be a lot of public in attendance. He noted they also will need to present a utility plan.

OTHER BUSINESS

Discussion regarding Planning Board fee changes (2.5 hours)

G. Humphrey put together a list of comparison fees from other municipalities and suggested the Planning Board revise fees in an effort to be more in line with them. For example, the Planning Board does not charge a fee for changes to an approved site plan or resubmission of a site plan. He noted that the Code states that the Planning Board shall set the fees and amend them from time to time. He proposed increasing the submission fee to \$250. and creating an additional fee of \$150. for resubmission or revision. D. Jones noted the Board can make that recommendation for the Village Board to review.

Legal and engineering fees are handled separately from Planning fees.

Upon motion by J. Schanzenbach and second by T. King, the Planning Board recommends revising the fee schedule as researched by G. Humphrey, to increase the application fee to \$250. and add a resubmission/revision fee of \$150. **Motion carried.**

Training

D. Jones noted that the OCPB Planning Symposium is coming up and suggested that the Board Members make an effort to attend the sessions regarding SEQR.

Chairman Pelcher noted that the ZBA is using a set of CDs for training and the Planning Board may use this as well. There is also the New York State Planning Federation conference at Saratoga Springs soon. Mayor Saraceni noted that the Planning Board does have a budget for training.

The meeting was adjourned at 10:00 p.m. The next meeting is scheduled for Tuesday, February 15, 2014.

Respectfully Submitted,

Susan A. LaQuay
Planning Board Secretary