

Village of Baldwinsville Planning Board Meeting Minutes
Tuesday, July 23, 2024
Approved

PRESENT:

Chris Greer - Chairperson

Kevin Hamilton

Andrew Knowlden

Rosanne Wicks

Johanna Bock

James F. Trasher, CHA Fobes Island Development

Christian R. Freeman, PLA Landscape Architect, 19 Phillips Street

Brian Cohan, Benchmark Development, 19 Phillips Street

Jonathan Thomas, Lot Line Adjustment 64 Downer Street

Greg Sgromo, Village Engineer

Jamie Sutphen, Village Attorney

Chairperson Greer led the Pledge of Allegiance.

May Minutes Motion was made by Kevin Hamilton and seconded by Andrew Knowlden. Motion carried. June Minutes Motion was made by Johanna Bock and seconded by Kevin Hamilton. Motion carried.

Lot Line Adjustment for 64 Downer Street Baldwinsville, NY 13027

John Thomas requested a lot line adjustment for a small portion of land to be sold to a neighbor. The board discussed the need to measure the distance between the house and the new lot line to ensure compliance with the side yard setback regulations. John Thomas to provide the measurement of the distance from the house to the newly proposed lot line.

19 Phillips Street Baldwinsville Housing Development

Christian Freeman presented the proposed development of 176 units on 15.5 acres. The project included a mix of unit sizes, parking spaces, and recreational building. The board discussed the need for sidewalks, parking allocation, stormwater management, and trash disposal. The board provided feedback on parking, storm water management, and trash disposal. Further details on these aspects are required. Tree planting strategy – discussion on the benefits of staggering the ages of trees when planting to ensure long-term sustainability and aesthetic appeal. Staggering trees can create a sustainable environment for two hundred years. Building and planting coordination - discussion on the current stage of development, focusing on the shifting of building to ensure proper grading, sidewalk alignment, and accessibility. Planting details will be finalized once building positions are stable. Lighting design – discussion on the appropriate lighting for the development, considering acorn-style lights for a more homey feel. Lighting design will be revisited with the design team. Stormwater management – discussion on the creation of stormwater facility basins and the potential for them to hold water depending on soil testing results. Stormwater management is critical and needs immediate attention. Mitigation

strategies will be considered, including placing basins away from residential areas. Mosquito concern – concerns raised about the potential for stormwater basins to become mosquito breeding grounds. Parking and Safety – discussion on parking space allocation and the need for additional depth to ensure safety when backing up. Parking spaces may need to be adjusted for safety and visibility. Traffic study – review of a traffic study conducted to determine the need for traffic signals at key intersections. No immediate need for traffic signals, but future considerations are recommended. PDD Document Process- discussion on the process for creating a Planned Development District (PDD) document, including the need for detailed architectural and site plans. The PDD document will be detailed and include all major aspects of the project.

Modifications and development of PDD for Fobes Island

James Trasher introduced himself and mentioned he went in front of the Village of Baldwinsville Board Members discussion the first extension to the PDD for Fobes Island. The modification requests due to changes in regulations, floodway and floodplains, a modification was required, leading to a public hearing. Development details – discussion on replacing existing units with a 24 unit building and adding six additional units. The remainder of the single-family lots are still being worked on. The building design – the proposed 24-unit building will have a similar structure to existing buildings, with a focus on maintaining architectural consistency. Parking and walkability – the plans include five hundred parking spaces, two-car garages for each building, and improvement in walkability with new sidewalks and trails. Public hearing – discussion on whether another public hearing is needed for the modification. It was concluded that a public hearing is required. Fire access and safety - ensuring fire access and compliance with fire codes including three-sided access and serial apparatus. Stormwater management plans will be like previous ones, with updates to be provided in the next meeting. The goal is to complete the project by January 1, 2025, with a focus on getting permits and construction done quickly. Further details and updates will be provided in the next meeting, scheduled for August 27, 2024.

Motion made by Andrew Knowlden and seconded by Rosanne Wicks to adjourn meeting at 8:10 p.m. Motion carried.