

Village of Baldwinsville Combined Board Meeting Minutes
Tuesday October 22, 2024
Approved

PRESENT:

Terrie King - Chairperson
Chris Greer
Kevin Hamilton
Andrew Knowlden
Sandy Rabe
Johanna Bock
James Miller
Jamie Sutphen, Village Attorney
Greg Sgromo, Village Engineer
Nolan Kokkoris, Bond, Schoeneck & King
Steve Breitzka, Environmental Design & Research
Karl Ashley, Gentry Project
Julian Clark, Plumley Engineer
Ben Harrell, Project Engineer, CHA Consulting
Michelle Hamilton, Planning Board Secretary

Chairperson Terrie King called a meeting to order at 7:00 PM and led The Pledge of Allegiance.

Motion made to approve the corrected Planning Board Meeting Minutes of September 23, 2024, by Sandy Rabe and seconded by Chris Greer. Motion carried. Unanimously approved.

Old Business:

Bronze Foundry Lofts – Update

Key points included the stability of traffic measurements, preservation and disturbance details of wetlands, and modifications to the site plans to reduce congestion. The development will maintain 270 units with 450 parking spaces, and stormwater management will involve detention ponds. A public hearing is scheduled for November 19, 2024, at 7:00 PM for SEQR the environmental impacts of the project.

Discussion on the traffic study submitted for Bronze Foundry Lofts, including concerns about the date and vehicle count. A GTS consultant conducted new traffic counts on October 1, 2024, which showed no significant changes from the previous study, with all but one measurement within a 10% threshold.

Changes to the site plan, including removal of a commercial block from Genesee Street across the site and addition added a curb cut to access B'ville Supply. This will help alleviate some of the congestion on Genesee Street

Details on how the wetland area will be managed and integrated into the Bronze Foundry Lofts site. A new wetland delineation report was submitted, detailing the perseverance of 0.6 acres of wetland and the disturbance of 0.4 acres for development.

Discussion on parking adjustments maintaining a 1.7 per unit ratio. Parking is fluctuating a little. There are still seven buildings. They are still three stories tall with 270 units and 450 parking spaces.

The site will include detention ponds for stormwater management, with off-site stormwater passing through without treatment.

Announcement of a public hearing for this project will be November 19, 2024, at 7:00 PM. To discuss the SEQR portion of the project, focusing on the environmental impacts.

Greg Sgromo arrived at 7:15 PM.

Fobes Island Project – Update

This project involves an examination of building architecture and revamped landscaping plans. Key topics included project submissions, design elements of a 24 -unit building, and concerns about the garage and roof aesthetics. The building colors and materials are like existing structures, but with added cupolas. The design aims for continuity with existing buildings. Dissatisfaction with building articulation and facades was noted, with a need to avoid a subdivision like appearance. The approval process requires referral to the village board and ARB.

Concerns were raised about the garage door colors and roof lines, suggesting a need for more stone and different garage door colors to improve aesthetics.

Confirmation that the light fixtures for this project meet village standards.

Discussion on the building elevations for this project, with a request for more detailed elevations.

Discussion on the aesthetic matching of stone on the bottom of existing structures similar to Buckley Road project.

Concerns about the roof line over the garages and its impact on the overall look.

Suggestions to change the color of garage doors to bronze or brown to make them less prominent.

Need for architectural cohesion in the apartment buildings and homes to avoid a piecemeal look.

Acknowledgment of the developer's limitations and the need to consider neighbors' desire for project completion.

Steps required for approval, including ARB and Village Board recommendations.

Upcoming meetings and deadlines for modifications and submissions for ARB meeting will November 18, 2024, at 7:00 PM

Discussion on the placement of garages being forward and its impact on the village aesthetic.

Suggestions for adding architectural elements like windows and stone accents to garage doors.

Debate on the necessity of two-car garages and their impact on driveway space.

Consideration of sidewalk connections to trails or patio areas for apartment homes.

Gentry Road – Update

This project covers the challenges and considerations in developing a residential subdivision, focusing on land acquisition, infrastructure, zoning, and community impact. Key topics include layout changes, road agreements, setback proposals, engineering concerns, and zoning visibility. The discussion also addresses planning and zoning for new housing developments, including setbacks, house design challenges, market preferences, and coordination with local authorities. The board emphasizes the importance of visual planning, community safety, and infrastructure planning in the context of new housing projects.

A small piece of land was acquired to connect to Hunter Drive, eliminating a previous connection to Tappan Street. The layout is a 26-lot R1 zone with each lot being 7,500 square feet and 75-foot width. Exploration of lot sizes from 7,500 to 10,000 square feet and impact of 30-foot versus 40-foot setbacks on housing viability.

The discussion is ongoing to rebuild Gentry Street and turn it over to the village. A letter from the cemetery is awaited to proceed with the agreement.

There is a proposal to reduce front and rear setbacks from 40 to 30 feet, which requires ZBA approval. The board is hesitant to recommend changes without certainty about the road. Discussion on the need for desirable setbacks and variances instead of zoning changes to accommodate different housing designs.

There are engineering concerns, including the need to upgrade a pump station and the speculative nature of the project until road issues are resolved.

The board is open to setback adjustments for lots in the middle but wants to maintain 40 -foot setbacks for existing neighbors on Tappan and Cook.

The current zoning with 40-foot front and rear setbacks leaves only 20-foot footprints for building, which is not viable for constructing homes with garages. Current market preferences for housing types, including the demand for two garages and the suitability of different architectural styles.

If Gentry Drive cannot be used, alternative road access options are being considered, though Tappan is not ideal due to its width.

Negotiations with the cemetery are ongoing to secure 30-foot road access, but there is difficulty in getting a response from the right authority.

If setbacks cannot be adjusted, the number of lots may need to be reduced, which could affect the project's viability.

The importance of visual planning and imaging to understand the layout and appearance of new housing developments.

The need for drainage calculations and infrastructure planning before finalizing housing layouts.

The necessity of coordinating with local authorities with local authorities, such as the Department of Public Works, for developments approvals.

New Business:

Introduction of new member James Miller, detailing his background and experience.
Seeking an alternate with planning, zoning and architectural expertise.

Motion made by Andrew Knowlden and seconded by Kevin Hamilton to adjourn meeting at 8:20 PM Motion carried. Unanimously approved.

Respectfully submitted,

Michelle Hamilton

Michelle Hamilton
Planning Board Secretary