

Village of Baldwinsville Planning Board Meeting Minutes  
Tuesday May 27, 2025  
Approved

PRESENT:

Terrie King - Chairperson  
Chris Greer  
Johanna Bock  
Kevin Hamilton  
John Bock  
James Miller  
Jamie Sutphen, Village Attorney-via phone  
Greg Sgromo, Village Engineer  
Karl Ashley, Gentry Project  
Julian Clark, Plumley Engineer  
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 approved the Planning Board Meeting Minutes of April 22, 2025 by James Miller and seconded by Johanna Bock. Motion carried. Unanimously approved.

**Public Comment Procedure**

The meeting chair outlined the process for public comment, emphasizing that all comments and questions should be directed to the board rather than the applicant, as the session is not intended for direct question and answer. The board will receive and consider all public input, and comments were recorded for board review.

Motion made to open public meeting by Kevin Hamilton and seconded by Chris Greer. Motion carried. Unanimously approved.

Motion made to wave the public notice being read by James Miller and seconded by Johanna Bock. Motion carried. Unanimously approved.

## **Public Hearing**

An overview of the project was provided, with an invitation for public comment. The project involves a proposed housing development, with references to cleanup activities and the intention for single-family homes. The board clarified that the process is still in early stages and public input is being sought before advancing further.

The following residents spoke at the Public Hearing:

Jane Dennistor Nagy – 117 Cook Drive

Discussion regarding Mr. Ashley asserting his property rights over specific areas, claiming ownership of land where most neighbors were infringing, and instructing them to vacate and remove their belongings. This contrasted with previous arrangements with Courtney, who allowed neighbors to use the area while reminding them it was her property. Mr. Ashley also mentioned plans for a road that would have double-fronted the speaker's backyard, which is now not happening. The speaker noted Mr. Ashley's river property had become an Airbnb, leading to increased parties, fireworks, and other activities. The speaker expressed that Mr. Ashley's initial interaction, where he claimed ownership of wooded land he did not own, "set a bad tone" and accused him of "lying."

Concerns on crime and fire department. The need for road designs to accommodate fire truck turning radii was discussed. Specialized software will be used to ensure that roads are designed to allow fire trucks to turn around safely, as fire trucks cannot back up. This is a required part of the review process before construction can proceed.

Carol Kranz – 12 Gentry Street

Carol cleaning up their property without interaction from Mr. Ashley. Carol concerns were raised about the proposed road layout, including questions about whether the west or east side of Gentry Street would be widened and by how much to meet village standards. A sidewalk within the development was noted, but concerns were voiced about the lack of connectivity with existing village sidewalks, which end at Frawley. Suggestions were made to consult the village board regarding their sidewalk program. Baldwinsville has had the honor to receive Arbor Day award for Tree USA and the mature tree can be saved.

Debby & Frank VanDewalker- 123 Cook Drive

Their concern about the road being open to the public and not gated, contrasting it with the Crego Project, and highlighted existing turnaround from traffic from the Airbnb. Questions were also raised about winter maintenance of the road. Hunter into Gentry Street do not want that road to continue. They do not want the traffic.

John Bella – 2 Gentry

Will there be a public dock? No, there will be a single-family residential home. Are they going all the way down to Gentry St? No not going all the way down only for development.

Erica Valententio – 111 Cook Drive

Erica was inquiring why previous plans did not go through in past. The intent of the development is for single-family homes, with the possibility that these homes may be for sale. It was clarified that, within the village, any home owner may rent their house. However, the project is still early in the process, and some details regarding whether the homes will be for sale or rent remain to be finalized.

Concerns about privacy, and the possibility of a fence, barrier, or vegetation for properties backing up to the new houses.

Robert Polsin- 1 Gentry

The intent the driveways will be on the new road.

Michell Polsin- 1 Gentry

SEQR Process and Environmental Review

Greg, the village engineer, explained that the SEQR (State Environmental Quality Review) process is underway, involving a comprehensive long-form review. The process addresses environmental concerns, and so far, the only endangered species identified is the lake sturgeon. The SEQR review has not yet been completed, and public input is being gathered early to inform the process. No final approvals or reviews have been made at this stage. **DEC and Wetland** Ongoing processes with the DEC (Department of Environmental Conservation) and wetland considerations were mentioned. There was a personal anecdote

about challenges related to building in floodplain areas and the need for DEC approval. It was noted that wetland and floodplain issues can complicate development, and these matters are still being addressed.

Theresa Polsin- 1 Gentry

Traffic Flow and concern on the number of units and do not feel 19 units are needed.

### **Meeting Schedule and Public Access**

The planning board holds monthly meetings for any project under consideration. Meetings are posted on the village website and are also televised. Meetings may be canceled if there is no business to discuss, but all scheduling and agendas are published on the village website. Residents are encouraged to check the website for updates and to see if specific projects are on the agenda.

### **Public Hearing Closure**

Motion made Kevin Hamilton to close public hearing and seconded by Chris Greer. Motion carried. Unanimously approved.  
Public hearing closed unanimously.

**Old Business: none**

**New Business: none**

Motion made by Chris Greer and seconded by Johanna Bock to adjourn meeting at 7: 44 PM Motion carried. Unanimously approved.

Respectfully submitted,

*Michelle Hamilton*

Michelle Hamilton  
Planning Board Secretary