



VILLAGE OF BALDWINSVILLE
Codes Enforcement Office



16 West Genesee Street
BALDWINSVILLE, NY 13027
Phone # (315) 635-2481 ~ Fax # (315) 635-9231

Application # 20 -
Check/Rect#

Non-refundable fee: (please check appropriate box)

Subdivision - \$500.00 + \$200.00 per acre Site Plan/Other - \$250.00 Re-submission - \$150.00

Application for Site Development Plan Approval

(Check appropriate box)

Preliminary Date: 7/9/2024 Final Date:

Name of proposed development Fobes Island PDD Modification

Applicant: Fobes Island LLC Plans Prepared by: CHA Consulting
Name: CHA on Behalf of Joe Alberici Name: James Trasher
Address: 8233 Park Ridge Path Suite 2 Address: 300 S. State Street Suite 600
Liverpool NY 13090 Syracuse NY 13202
Telephone: Telephone: 315-257-7220

Owner (if different): (If more than one owner, provide information for each)

Name:
Address:
Telephone:

Ownership intentions, i.e., purchase options, sale of lots/block(s) to builders, etc. Development of apartment units as shown on proposed site plans.

Location of site 200-256 Fobes Island Drive (Off of Lock Street)

Site access (street names): 1. Fobes Island Drive 2. Lock Street 3.
Village Town County State
[X] [] [] []
[X] [] [] []
[] [] [] []

Street(s) 1. 2. 3. requires permit from: Village of Baldwinsville

Tax map description: Section Map 9 Village of Baldwinsville

Section 009 Block 01 Lot 40.0

Current zoning classification Planned Development District (PDD) "Fobes Island"

Overlay District: N/A

State and Federal permits needed (list type and appropriate department):

- 1. 2. 3. 4. 5. 6. 7. 8.

Proposed use(s) of site Apartments

Total site area (square feet or acres) 3.25 Acres - (10.4 Acres total PDD)
Anticipated construction time 2 years for construction of apartments; single family per market demand
Will development be staged? No Yes (Number of phases and Number of lots in each) _____

Current land use of site (agriculture, commercial, undeveloped, etc.) Vacant land

Current condition of site (buildings, brush, etc.) Open space, grass/gravel
Character of surrounding lands (suburban, agriculture, wetlands, etc.) Suburban & apartments

Estimated cost of proposed improvement \$ 6,000,000
Anticipated increase in number of residents, shoppers, employees, etc. (as applicable) _____
80 Residents between single family lots and apartment units

Describe proposed use, including primary and secondary uses; ground floor area; height; and number of stories for each building:

- ² For residential buildings include number of dwelling units by size (efficiency, one-bedroom, two bedroom, three-or more bedrooms) and number of parking spaces to be provided.
- ² For non-residential buildings, include total floor area and total sales area; number of automobile and truck parking spaces.
- ² Other proposed structures.

(Use separate sheet if needed)
Proposed PDD modification for the middle section of Fobes Island, the proposed modification includes a 24 unit 3 story apartment building which will contain all 2 bedroom units and be served by 57 parking spaces (2.38 spaces per unit). There is also a 6 unit townhome apartment building proposed which will also contain 2 bedroom units and each unit will have a two car attached garage along with space for two vehicles in the driveway. There are no proposed modifications to the single family lots and will continue to be constructed as the market demands and buyers desire.

Applicant [his agent(s) and consultant(s)] has reviewed all applicable "General Ordinances" contained in the Code of the Village of Baldwinsville New York (e.g.; Chapter 298-Subdivision of Land, Chapter 345-Zoning) and has obtained copies from Village Clerk, as required, for use in preparation of proposed site development plan. Yes No

Applicant [his agent(s) and consultants(s)] has prepared site development plan in accordance with these, and other applicable regulations and believes that submission: Fully Complies
 Partially Complies
 Does Not Comply

Note item(s) not in compliance, and reasons for non-compliance (use separate sheet if needed):

Planning Submission Checklist:

- 2 11 Hard Copies *plus* one electronic copy of *completed* Planning Application, *completed* Environmental Assessment Form, and Site Plan. Electronic copies may be e-mailed to gumphrey@baldwinsville.org, or delivered on CD/DVD or flash drive. (*incomplete applications will not be submitted to the planning board or placed on the agenda.*)
- 2 Planning Submission Fee - Paid at time of submission (two weeks prior to meeting date).
- 2 Planning Submission Shall Include (but not limited to) the Following:
 - (1) Parking.
 - (2) Means of access.
 - (3) Screening.
 - (4) Signs.
 - (5) Landscaping.
 - (6) Architectural features.
 - (7) Location and dimensions of buildings.
 - (8) Adjacent land uses.
 - (9) Physical features meant to protect adjacent land uses.
 - (10) On-site vehicular movement and circulation.
 - (11) On-site accommodation for pedestrian access to and movement about and around the site, such as the providing of sidewalks, trails or other forms of public walkways.
 - (12) Exterior Lighting
 - (13) Grading and Drainage
 - (14) Environmental Impacts

I, the undersigned applicant, have completely filled out the application and EAF and have read and understand the above requirements.

Signature of Applicant:  Date: 7-9-2024

Code Enforcement Officer Review: Complete Application Complete EAF 11 Copies + PDF

Signed: _____ Date: _____

Planning Board Review: _____ Date: _____

Conditions/Comments: _____

Planning Chair APPROVAL Signature: _____ Date: _____