



# VILLAGE OF BALDWINSVILLE

## Codes Enforcement Office



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**§345-23      VILLAGE OF BALDWINSVILLE      §345-27**  
**ARTICLE XI**  
**PLANNED DEVELOPMENT DISTRICTS**  
**[Amended 11-1-2007 by l.l. no. 3-2007]**

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§ 345-23. Permitted structures and uses.

In Planned Development Districts there may be permitted any structure or use not specifically prohibited in Article XI, § 345-23, of this chapter for the purpose of providing for the development and grouping of structures and uses which will constitute an integrated plan for residential, shopping, business or industrial purposes or an appropriate combination of them designed as a unified development of a substantial land area.

§ 345-24. Application for zone change.

Establishment of a Planned Development District (PDD) is a zone change and a change to the Zoning Map of the Village of Baldwinsville and shall be undertaken in accordance with the provisions for zone change and changes to the Zoning Map of § 345-3 of the Code of the Village of Baldwinsville. All applications for a zone change to a PDD shall be made to the Board of Trustees of the Village upon referral from the Planning Board of an approved site development plan and site plan map.

§ 345-25. District regulations.

In Planned Development Districts all structures and uses shall be subject to the following regulations:

- A. Site plan. The development shall take place in strict accordance with a plan approved by the Planning Board, concurrently with the approval of the subdivision plat of the development, upon findings that the proposed uses, structures, site improvements and all other elements or combination of elements of the total project are:
- (1) An appropriate and suitable development of the entire area as an integrated and harmonious unit.
  - (2) Consistent with an appropriate development of the neighborhood and surrounding area and not unreasonably detrimental to the existing structures or uses in the neighborhood.
  - (3) An appropriate evolution of the Comprehensive Plan for the Village of Baldwinsville.
- B. Minimum area. The minimum development area shall be 10 acres.
- C. Maximum density. For the area designated for residential use, the maximum density shall be the density required in Articles IV, VI and VII to be determined by the Planning Board in relation to the type of residential structures proposed, the character of the development plan and its relationship with contiguous or surrounding properties.
- D. Floor area ratio. Within Planned Development Districts the following floor area ratios shall apply:

Use	Floor Area Ratio
Multiple-family residential	0.4
Uses permitted in Business Districts	0.5
Uses permitted in Industrial Districts	0.8

- E. Percentage of lot coverage. All structures, including accessory structures, shall not cover more than 30% of the project area.
- F. Parklands. Before the approval by the Planning Board of any site plan, such plan shall also show, in proper cases and when required by the Planning Board, a park or parks suitably located for playground or other recreation purposes. If the Planning Board determines that a suitable park or parks of adequate size cannot properly be located in any such site plan or is otherwise impracticable, the Board may require as a condition to approval of such site plan a payment of the Village of a sum to be determined by the Board of Trustees, which sum shall constitute a trust fund to be used by the Board of Trustees exclusively for neighborhood park, playground or recreation purposes, including the acquisition of land. This subsection supersedes any inconsistent requirements of New York State Village Law.

§ 345-26. Site development plan approval.

Application for a site development plan approval shall be made to the Planning Board. Upon approval of the final site development plan and site plan map, the Planning Board shall refer the plan and map, together with its recommendation, to the Board of Trustees of the Village for the establishment of the PDD in accordance with the approved plan.

§ 345-27. Administration; applicability; modifications.

Upon adoption of the zone change and Zoning Map by the Village Board of Trustees, the PDD shall become part of this chapter as an amendment and, as such, subject to all administrative and enforcement procedures. Any special limitations, advantages or unique requirements applied to the PDD shall be applicable only within that area delineated as the PDD at the time of the Village Board's approval. The standards applied to the PDD at the time of approval shall constitute the minimum standards for development of the district. However, any subsequent proposed modifications or alterations to the site plan map, not otherwise inconsistent with the approved overall site development plan, shall be submitted to the Village Planning Board for its approval.