

# Village of Baldwinsville Planning Board

Tuesday, August 22, 2023 @ 7:03 P.M.

Approved Carried 6:0

## PRESENT:

John Tonello-Chair  
Terrie King  
Chris Greer  
Donna Freyleue  
Kevin Hamilton  
Johanna Bock  
Andrew Knowlden- alternate

## ALSO PRESENT:

Greg Sgromo, Village Engineer  
Mary Augustus, Board Secretary  
Tim Coyer, Ianuzi & Romans

### *Pledge of Allegiance*

Mark Jenkins was unable to attend the meeting this evening.

**Motion** by Mr. Hamilton to approve as corrected the Planning Board Minutes dated July 25, 2023, second by Ms. Freyleue  
*Carried 4:0*

## **Fobes Island-subdivision**

Mr. Tim Coyer from Ianuzi & Romans Land Surveying, Inc. located in North Syracuse was here to address the Board this evening. Mr. Coyer stated he was not involved with the initial site plan proposed by J. Alberici & Son Inc. in 2014. The development of Fobes Island by Mr. Alberici included 52 apartment units, 22 apartment homes, 8 townhouses and 10 single-family homes to be constructed on Lock Street here in Baldwinsville. This site area was zoned a PDD by the Village Board.

Mr. Coyer stated this evening's meeting was to propose an 8-lot lot subdivision. Currently on lot #12 are the two apartment buildings and lot #11 are where the townhouses will be contracted. Mr. Coyer stated it is lots #5-10 that are located on Lock Street where the single-family homes will be built as originally indicated on the site plan. Currently there is a home being built on lot #8, the subdivision must be completed prior to closing of this home. These lots are now one large tax parcel, and they must be subdivided before more lots can be sold and homes being built.

Mr. Tonello discussed the extension of the path along the river front as in the original plans. The pathway is to continue to Wood Street, the last four lots are not on this most current site plan. Mr. Coyer assured the Board he will make

sure this is done. Ms. King stated that it made more sense to have the pathway extend to Wood Street so that it would connect to other sidewalks. Mr. Tonello wanted to be clear that this evening's was regarding the subdivision of lots #5-10, Mr. Coyer stated it was lots #5-12 which is up to the existing apartments.

Mr. Sgromo read the timeline as written for the project guideline of construction from 2015. The single-family homes were in the last phase and were to be completed by 2020. Many things changed due to Covid. Ms. King believes that the timeline was set forth because the apartments were to be built first to gain funds for the next phase.

Mr. Coyer told the Board that there is someone interested in building another home on one of the lots, but the subdivision must be in place and filed. He continued to explain he believes construction is to begin on the townhouses in the next 3 months. Ms. King stated that at the time of the approval of the original site plan the Board spent a lot of time carefully going over the design of the Townhouses.

**Motion** by Mr. Tonello to approve the subdivision of this 8.2 acres parcel for phase 2 and 3 of previously approved PDD development to include apartments, townhouses, and single homes subject to review by our Attorneys and Engineer first, second by Ms. King.

*Carried 7:0*

The Board continued to discuss prior business.

**Motion** by Mr. Greer to adjourn the meeting at 7:32p.m. second by Ms. Bock

*Carried 7:0*

Respectfully Submitted,

*Mary E. Augustus*

Mary Augustus, Planning Board Secretary