



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 X Site Plan/Other - \$250.00 Re-submission - \$150.00

Application for Site Development Plan Approval

(Check appropriate box)

Preliminary ☒ Date: July 8, 2025 Final ☐ Date: _____

Name of proposed development Bronze Foundry Lofts

Applicant: AC Hammer, LLC Plans Prepared by: EDR

Name: Charlie Breuer Name: Steve Breitzka

Address: 148 Berwyn Avenue, Syracuse, NY 13210 Address: 217 Montgomery Street, Suite 1100
Syracuse, NY 13202

Telephone: 315-476-7917 Telephone: 315-471-0688

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

Name: Baldwinsville Towne Center, LLC

Address: 45 Oswego Street, Suite 200

Baldwinsville, NY 13027

Telephone: _____

Ownership intentions, i.e., purchase options, sale of lots/block(s) to builders, etc. _____

Sale of lots/blocks to builders.

Location of site Project is bound by Curtis Avenue to the north and east, Salina Street (NYS Route 370)
to the south, CSX railway to the west, and East Genesee Street (NYS Route 31) to the north.

	Village	Town	County	State
Site access (street names): 1. <u>East Genesee Street (NYS Route 31)</u>	X			X
2. <u>Salina Street (NYS Route 370)</u>	X			X
3. _____				

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

Tax map description: Multiple tax parcels

Section _____ Block _____ Lot _____

Current zoning classification Pending rezone to Planned Development District

Overlay District: East Genesee Street Overlay District (partial area of project)

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

1. NYSDEC - SPDES General Permit 5. _____

2. NYSDOT - Highway Work Permit 6. _____

3. USACE - Section 404, NWP 29 7. _____

4. _____ 8. _____

Proposed use(s) of site The proposed project will include six three-story apartment structures, a clubhouse, surface parking, limited garage parking, associated outdoor spaces, and two-way access roads.

Total site area (square feet or acres) 662,112 square feet / 15.2-acres

Anticipated construction time Approximately 36 months

Will development be staged? ☐ No ☒ Yes (Number of phases and Number of lots in each) 4 phases

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

Current condition of site (buildings, brush, etc.) Wooded, several vacant buildings

Character of surrounding lands (suburban, agriculture, wetlands, etc.) Residential and commercial

Estimated cost of proposed improvement \$ 70,000,000

Anticipated increase in number of residents, shoppers, employees, etc. (as applicable) _____

252 new residential 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)

Residential - 162 1-bedroom units, 90 2-bedroom units

Residential - (2) 3-story building with 38 units. Area: 13,814 SF; Height: 47'-4.75"

Residential - (4) 3-story buildings with 44 units each. Area: 15,327 SF; Height: 47'-4.75"

Clubhouse - Area: 4,953 SF; Height: 26'-9.5"

Detached garage buildings (3) - 56 spaces total. Areas: 4,482 - 5,968 SF; Height: 14'-5.5"

Surface parking - 366 spaces total.

Total parking - 422 spaces (1.7 spaces per unit).

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. X 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

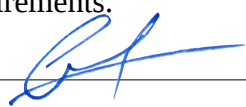
Note item(s) not in compliance, and reasons for non-compliance (use separate sheet if needed):

Project is pending Planned Development District (PDD) approval.

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 ghumphrey@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: July 8, 2025

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

Signed: _____ Date: _____

Planning Board Review: _____ Date: _____

Conditions/Comments: _____

Planning Chair APPROVAL Signature: _____ Date: _____