



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: Final ☐ Date:

Name of proposed development Villas At Seneca

Applicant: Ashley Real Estate Holdings Plans Prepared by: Pivinsky Engineering

Name: Karl Ashley Name: Julian P. Clark PE

Address: 9068 Ashley Landing, Clay Address: 8232 Loop Rd.

Telephone: 315 727 3005 Telephone: Baldwinsville, NY 13027
315 638 8587

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

Name: Courtney Ruthford

Address: PO Box 2
Alexandria Bay, NY 13607

Telephone: 315 440 9266

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

Under Contract, Transfer to be completed soon,
post completion sale to builder.

Location of site corner of Tupper & Gentry, West end of Village

Site access (street names):

1. <u>Tupper</u>	Village	Town	County	State
2. <u>Gentry</u>	☒	☐	☐	☐
3. _____	☐	☐	☐	☐

Street(s) 1. ☒ 2. ☐ 3. ☐ requires permit from:

Tax map description: Corner of Gentry Street and Tupper Street

Section 015 Block 01 Lot 12.2

Current zoning classification B1A

Overlay District:

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

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

Proposed use(s) of site Residential Building Lots and 2 family

Total site area (square feet or acres) 8,78
Anticipated construction time 24 months
Will development be staged? ☐ No ☒ Yes (Number of phases and Number of lots in each) 2 phases possible, gentry frontage lots then. Intend
Current land use of site (agriculture, commercial, undeveloped, etc.) undeveloped
Current condition of site (buildings, brush, etc.) _____
Character of surrounding lands (suburban, agriculture, wetlands, etc.) suburban, village
Estimated cost of proposed improvement \$ _____
Anticipated increase in number of residents, shoppers, employees, etc. (as applicable) 100-125

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

- ✧ 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.
- ✧ For non-residential buildings, include total floor area and total sales area; number of automobile and truck parking spaces.
- ✧ Other proposed structures.

(Use separate sheet if needed)

Residential Building Lots -

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):