

Village of Baldwinsville Planning Board Meeting Minutes
Tuesday, July 22, 2025
Approved

PRESENT:

Chris Greer – Deputy Chairperson

Johanna Bock

John Bock

Steve Breitzka, Sr. Project Manager / Landscape Architect

Brody Smith, Bond, Schoeneck & King

Jamie Sutphen, Village Attorney-via phone

Greg Sgromo, Village Engineer

Deputy Chairperson Chris Greer called a meeting to order at 7:00 PM and led The Pledge of Allegiance.

Old Business: none

New Business: Bronze Foundry Lofts- Site Development Plan Submittal
○ SWIPP

The discussion centered on a site development plan application, highlighting several key changes and addressing various concerns. Noted modifications included a reduction in the number of units and a decrease in impervious cover across the site. A key change noted in the site development plan application is the reduction in the number of units, with a specific inquiry about the reduction in GDR (Gross Density Ratio) to 152 units bills. Significant attention was paid to drainage and stormwater management, particularly in response to resident concerns near 76 Genesee, with details on retaining a central green drainage portion and questions regarding post-construction water flow. Environmental assessments, including Phase One and Phase Two investigations, confirmed groundwater issues but no significant soil contamination. The plan's building and site design elements were reviewed, focusing on maintaining residential scale, modifications to the clubhouse, and landscaping plans including dense deciduous trees and snow storage considerations. Procedural matters, such as a suggested setback adjustment for garages and the consolidation of lots through a lot line adjustment, were also clarified, confirming it does not constitute a subdivision and will be administered as part of the current application.

- Detailing changes as a reduction to 52 units and six buildings and similar arrangements across the development with no cut throughs. There will be 166 parking spaces which is 1.67 ratio. Some amenities include playground with a community building space and a dog park space.
- A concern was raised regarding the impact on impervious cover, but the changes in the plan confirms a reduction in impervious cover for the entire site.
- Concerns were raised by residents near 76 Genesee, adjacent to CSX, regarding drainage issues. The plan includes retaining a central green drainage portion. A question was raised regarding the interpretation of treatment analysis, specifically if the peak water flow post-construction would be higher than pre-construction, and if water would still be retained and flow outwardly to the CSX area, with some of it directed to a central channel.
- A full Phase One assessment was completed by CHA, which also arranged for a Phase Two subsurface investigation. Historical studies from 1986 and the 1990s were referenced, and a DPC question was raised at a town hall and addressed in December. Groundwater issues were recognized by engineers, but no significant soil contamination requiring additional action was found, as exceedances were not near.
- The plan aims to maintain a residential character and scale for the buildings. The clubhouse design was modified to have less contrast with other buildings, moving away from a “typical red picture”. Dense deciduous trees are planned for the outside of the site, and snow storage is considered for the south side, with streets identified as potential storage areas.
- A suggestion was made to consider a smaller setback than the previously set 50 feet, specifically for the two garages on the east side of the property near Curtis, to potentially reduce risk related to vehicles pulling out.

78 West Genesee Street-

- A lot line adjustment is involving the consolidation of three or four existing lots. It was determined not to be a subdivision under the current code because no new lot is being created. This adjustment will be reviewed as part of the current application and administered as part of the resolution and recommendation, thus not requiring a separate referral or application.

Motion made by Johanna Bock and seconded by John Bock to adjourn meeting at 7: 44 PM. There was not a quorum for this meeting.

Respectfully submitted,

Michelle Hamilton

Michelle Hamilton
Planning Board Secretary