



J. Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: September 24, 2025
OCPB Case # Z-25-287

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Village of Baldwinsville Planning Board at the request of Bronze Foundry Lofts for the property located at Curtis Avenue, NYS Route 370 and East Genesee Street; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of East Genesee Street (Route 31) and Salina Street (Route 370), both state highways; and
- WHEREAS, the applicant is proposing construction of a mixed-use development on 14.6 acres in a proposed Planned Development (PDD) zoning district; and
- WHEREAS, the Board is concurrently reviewing an Other Authorization (Z-25-288) to adopt the PDD zoning district and consolidate the twelve parcels in the PDD; the Board previously recommended Modification on a zone change referral (Z-24-304) to change the site from Industrial, Commercial, and Residential (R-1) zoning designations to Planned Development District (PDD), advising the applicant coordinate with the Onondaga County Departments of Health and Water Environment Protection (OCHD, OCDWEP) regarding a wastewater disposal plan and obtaining necessary approvals, coordinate with OCDWEP regarding capacity in the Village and County sewer systems, to coordinate with NYS Department of Transportation (NYSDOT) regarding access plans along with providing a Stormwater Pollution Prevention Plan (SWPPP) and Traffic Impact Study (TIS) to the Department, to coordinate with CSX railways to ensure no encroachment of the development on adjacent railway lands, and to ensure delineated wetlands are confirmed and required permits obtained from the US Army Corps of Engineers; and
- WHEREAS, the site is located across 12 contiguous, to be consolidated, parcels on the east side of the Village of Baldwinsville, primarily surrounded by residential lots, mixed with commercial uses; the western boundary of the site is adjacent to CSX railroad tracks; and
- WHEREAS, the site has with frontage on Curtis Avenue, a local road, and East Genesee and Salina Streets (NYS Routes 31 and 370); per aerial imagery from May 2024, the site is primarily vacant, but has some buildings remaining on road frontages; and
- WHEREAS, the applicant is proposing construction of a development to include six 3-story apartment buildings totaling 252 dwelling units; per the Site Layout Plan dated 7/8/25, an internal road will traverse the site, with full access driveways to both East Genesee and Salina Streets (NYS Route 31 and 370 respectively); the six buildings and associated parking lots (totaling 435 spaces) are all accessed from the internal road; the central portion of the site contains a clubhouse, playground, and a delineated stream; Buildings A, B and E will have garages totaling 56 spaces constructed next to their adjacent parking lots; per the Grading Plan and Planting Plan, both dated 7/8/25, a Clubhouse and adjacent playground will be located in the southwest corner of the central block of the site

and a stream will cross the northeast corner; a dog park is shown adjacent to the driveway to Salina Street, adjacent is residential fronting on Curtis Street, a local road; the site contains an approximately 47'-wide area that extends to Curtis Avenue and the Planting Plan shows what appears to be a trail or pedestrian path extending to Curtis Ave with trees and shrubs to be planted alongside the path; any specific plans for the Salina Street frontage excepting its driveway use are not detailed in the submitted plans; a Photometric Plan dated 7/8/25 for the proposed development was included with the referral materials;

ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on NYS Route 31 and 370 must meet Department requirements; and

WHEREAS, changes from the previously referred Concept Design – Site Plan dated 6/19/24 are an absence of details regarding the areas of the site adjacent to driveways to East Genesee and Salina Streets which had been labeled “future commercial development block”; the EAF notes “Subsequent phases will include the Commercial and Mixed-Use development blocks on Salina Street”; residential units and parking has decreased from the previous plans from 280 dwelling units and 490 parking spaces;

WHEREAS, the applicant is proposing a zone change to a Planned Development District (PDD) to allow construction of a large mixed-use complex; per Village Code, the Village Planning Board will evaluate the proposed Planned Development District on criteria including “an appropriate and suitable development of the entire area as an integrated and harmonious unit”, the development is “consistent with an appropriate development of the neighborhood and surrounding area and not unreasonably detrimental to the existing structures or uses in the neighborhood”, and the development is “an appropriate evolution of the Comprehensive Plan for the Village of Baldwinsville”; and

WHEREAS, per the Environmental Assessment Form (EAF) dated 12/13/24, 14.6 acres of the site will be disturbed by the proposed project and the development will result in 9.2 acres of impervious surface; per the EAF, stormwater will be managed via “on-site stormwater facilities/structures”; per the Utility Plan, stormwater infrastructure will be installed under parking lots and roadways along with numerous basins including a small basin adjacent to the driveway to East Genesee Street, multiple basins along the western site boundary; a Stormwater Pollution Prevention Plan (SWPPP) dated 10/24/24 was included with the previous referral and per the Village of Baldwinsville Combined Board Meeting Minutes dated 12/17/24, has been submitted to the Village;

ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, GIS mapping shows the site may contain two federal wetlands in a central portion of the site that is currently wooded and vacant; per Village of Baldwinsville Combined Board Meeting Minutes dated 12/17/24, the applicant submitted to the Village a Wetland and Stream Delineation Report prepared by EDR and dated 9/2024; per the minutes “Six small wetlands (totaling 0.9 acres) and three streams, two of which were ephemeral drainage features, were identified. All but one of the wetlands were determined to be nonjurisdictional in terms of federal jurisdiction by a determination made by the Army Corps of Engineers, dated September 18, 2024. None of the wetlands are expected to fall under NYSDEC

jurisdiction. The project was designed to minimize impacts on wetlands. The Applicant shall be permitted to disturb less than 0.5 acres of wetlands pursuant to a Nationwide General Permit issued by the Army Corps of Engineers.”; per the EAF, the development will result in the loss of 0.4 acres of wetland;

WHEREAS, per the referral notice, the site is served by public drinking water with a new connection proposed for the development; per the EAF, the site is anticipated to use 40,000 gallons of drinking water per day; and

WHEREAS, per the referral notice, the site is served by public sewers and is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant and Baldwinsville North Pump Station service areas; per the EAF, the proposed development is anticipated to generate 40,000 gallons of liquid waste per day;

ADVISORY NOTE: The Onondaga County Department of Water Environment Protection (OCDWEP) requires capacity assurance due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

<http://ongov.net/wep/connections.html>;

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

WHEREAS, the project is within 2,000 feet of multiple sites (IDs: V00053, E734114, C734085) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and

WHEREAS, the site may contain the Bald eagle, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper);

ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office;

ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The Onondaga County Department of Water Environment Protection and the Onondaga County Health Department require the applicant to provide an adequate wastewater disposal plan and obtain the appropriate sewer approvals

prior to, or as a condition of, municipal approval of the site plan.

2. To verify capacity in both the Village and County sewer systems for the proposed development, the applicant must coordinate with the Village and Onondaga County Department of Water Environment Protection (OCDWEP).
3. Per the New York State Department of Transportation, the applicant is required to coordinate NYS Routes 31 and 370 access plans with the Department. To further meet Department requirements, the applicant must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and a Traffic Impact Study (TIS) for full build out to the Department for review. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.
4. The municipality must ensure that the delineated wetlands have been confirmed by the U.S. Army Corps of Engineers, shown on final plans, and any necessary permits are obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers, prior to municipal approval of the proposed project.

A handwritten signature in black ink, appearing to read 'Martin E. Voss', with a stylized flourish at the end.

Martin E. Voss, Chairman
Onondaga County Planning Board

GML 239 Report of Final Action

NYS GML § 239-m.6. and n.6. require the referring body to file a report of the final action it has taken on a referred matter with the county planning agency within 30 days after the final action (separate from the minutes taken at the meeting). A referring body which acts contrary to a County Planning Board recommendation of MODIFICATION or DISAPPROVAL of a referred matter shall also set forth the reasons for the contrary action in such report.

This section to be completed by the Syracuse-Onondaga County Planning Agency

To: Onondaga County Planning Board **From:** Village of Baldwinsville Planning Board

Fax: 435-2439 **Phone:** 435-2611

Re: Applicant: Bronze Foundry Lofts
Address: at Curtis Avenue, NYS Route 370 and East Genesee Street
Referral Type: SITE PLAN
OCPB Date: September 24, 2025
OCPB Action: Modification
OCPB Case #: Z-25-287

The local board took the following action regarding the above referenced referral (Check one box. If checking Other, please specify the final action taken. Use the space at the bottom of the report to identify reasons if acting contrary to the OCPB recommendation.):

- ☐ Approved the proposed action with regard to the OCPB's No Position or No Position with Comment.
- ☐ Approved the proposed action as modified by the OCPB.
- ☐ Approved the proposed action contrary to some of the modifications recommended by the OCPB.*
- ☐ Approved the proposed action contrary to all of the modifications recommended by the OCPB.*
- ☐ Approved the proposed action contrary to the disapproval recommended by the OCPB.*

- ☐ Disapproved the proposed action with regard to the OCPB's no position or no position with comment.
- ☐ Disapproved the proposed action with regard to the recommended modification(s) by the OCPB.
- ☐ Disapproved the proposed action as recommended and for reasons set forth by the OCPB.
- ☐ Disapproved the proposed action as recommended but for reasons other than those set forth by the OCPB. (Please list reasons below for local disapproval.)

☐ Other _____

Local Board Date: _____

*List reasons for acting contrary to the OCPB recommendation and include a copy of the local board resolution. Attach additional reasons on a separate sheet of paper as necessary.
