

Creating an Overlay District



Village of Baldwinsville
Four Corners Overlay District

Why did Baldwinsville need an overlay?



What is an Overlay?

Additional Code for a
District within the Village

One Set of Codes for the Entire Village of Baldwinsville

Why use an overlay?

1. It allows for a clear view of the Village's hopes and objectives for the community
2. It protects valuable resources
3. It maintains the current codes while addressing the special needs of a particular area
4. It provides design guidelines to developer (Time is money for the developer)



Are there requirements for applying an overlay?

There must also be a clear and defensible purpose for implementing the overlay district - such as stated goals and objectives from a local plan or study

(Avoid Spot Zoning)

In 2006 the Village of Baldwinsville
accepted in concept, *The Central
Business District Strategic Development
Plan.*



What made this part of our village different?

1. There was an almost 100 percent build out with parking access behind the buildings
2. A total of only two curb cuts (for a bank drive through and another for access to municipal parking)
3. This section of the village has been the hub for business and village government for the past 170 years

What was our process?



1. Goals

- Promote development of a compact pedestrian-oriented urban village center where people can walk, shop, eat, and generally be entertained.
- Enhance our village's character through an emphasis on our historical village atmosphere
- Create confidence in the future, incentive to stay and invest in a village with long lasting value.

2. Walked the proposed district to gather information



Information included

1. Characteristics of the existing structures

- Dimensions
- Fenestration
- Materials
- Setbacks
- Pedestrian friendly designs

2. Establishment of boundaries for the district

3. Past remodeling practices that didn't really fit with today's design practices

A minimum of 30 percent of the street level façade area shall be transparent. Upper floors shall have a minimum of 20 percent of transparency for the façade area.



a. 70 and 40

b. 50 and 30

c. 30 and 20

3. Researched similar overlays from other municipalities and government bulletins

- Rehabilitating Historic Storefronts from the National Park Service-

www.nps.gov/tps/how-to-preserve/briefs/11-storefronts.htm

- Legal Aspects of Municipal Historic Preservation –

www.dos.ny.gov/lg/publications/Legal_Aspects_of_the_Municipal_Historic_Preservation.pdf

4. Gathered information from internal sources including the Village Board, Engineer, and Code Officer



Some examples of internal data

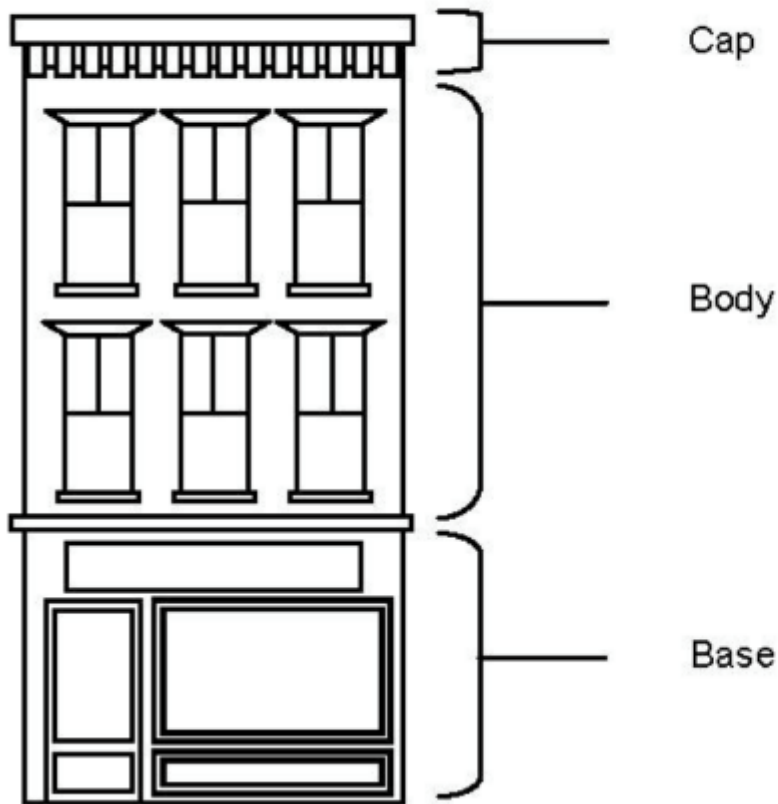
- Parking issues
- Common code violations
- Existing code
- Village maintenance issues like snow removal and landscaping
- Legal advice from counsel

5. Prepared a rough draft (and be prepared for MANY edits)

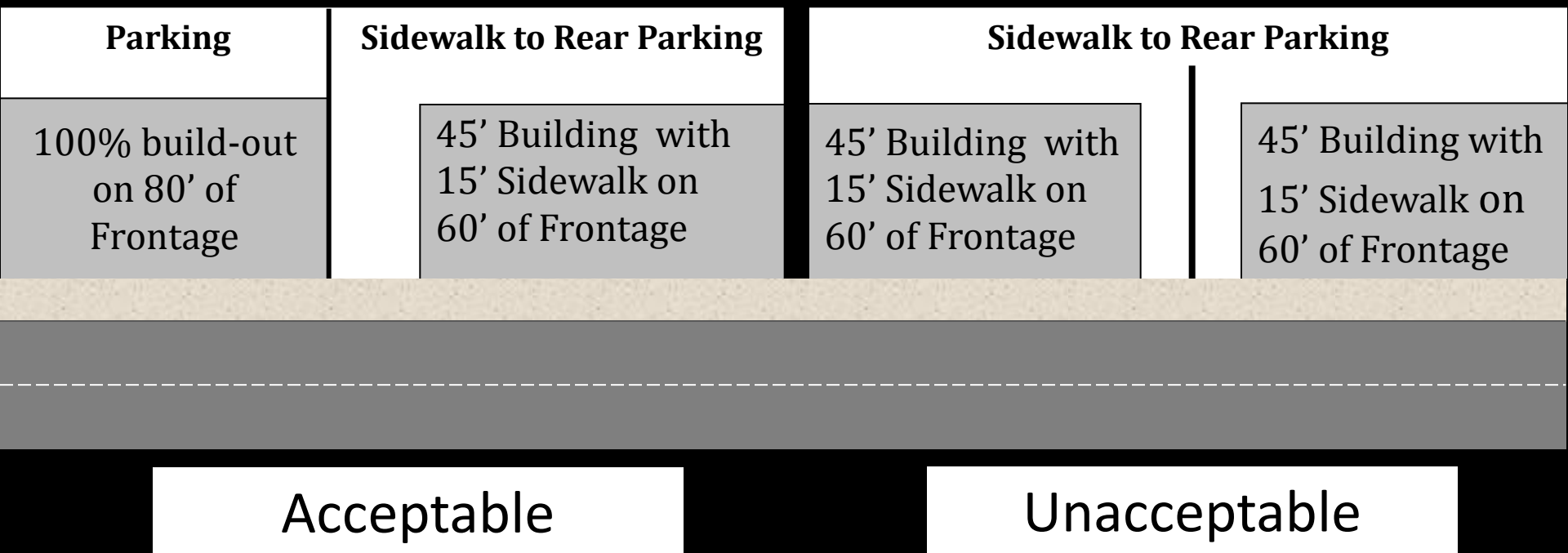


We incorporated Drawings to help site plan applicants and future boards understand intent

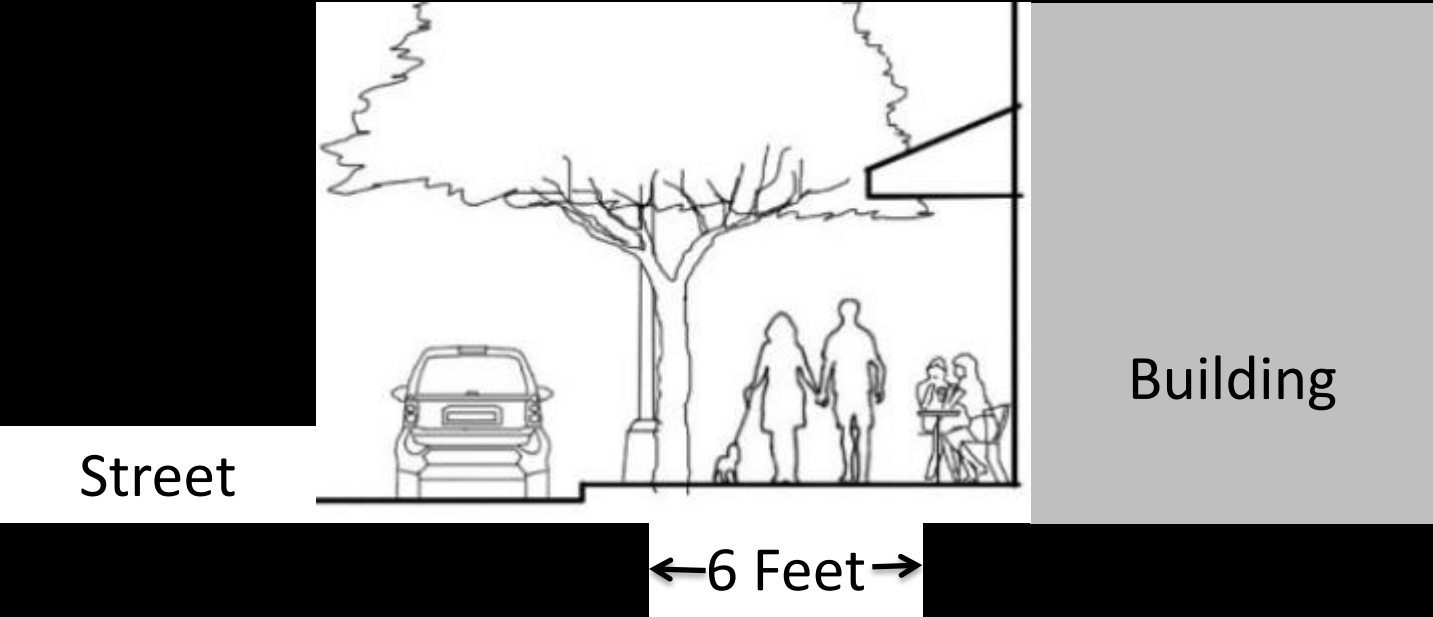
2. All buildings have an identifiable base, body and cap with horizontal elements separating these components.



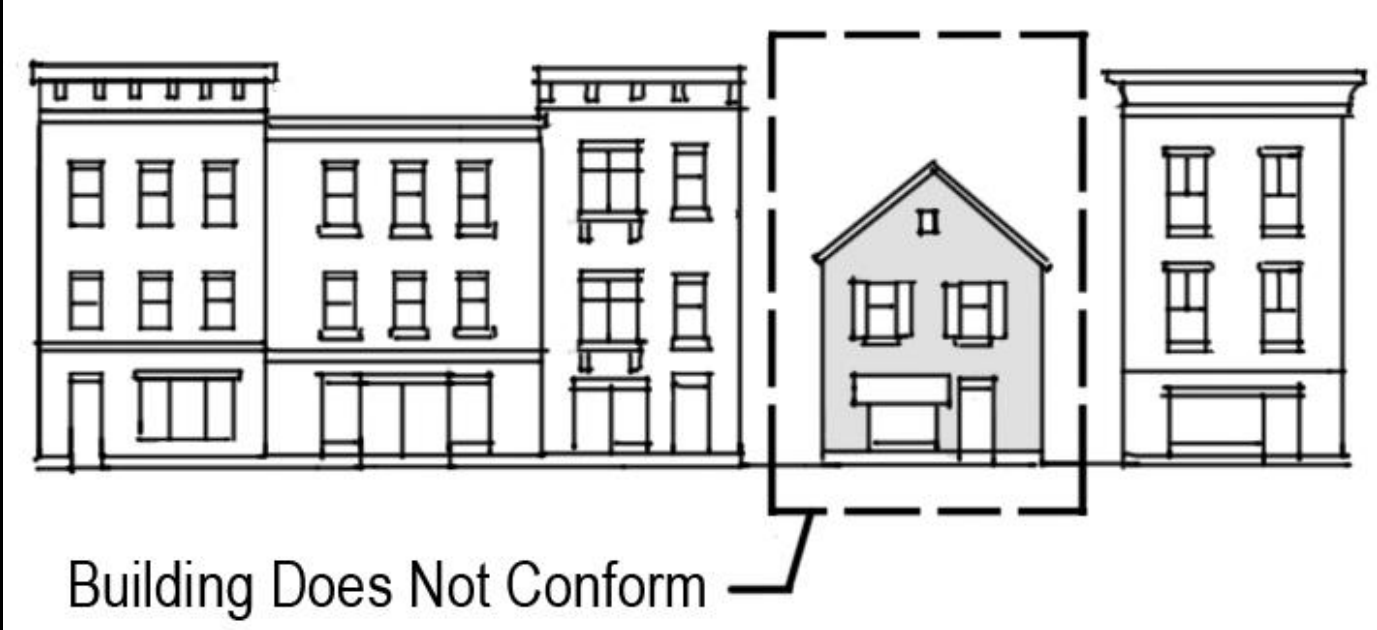
The build-out requirement may be reduced by adding a public use sidewalk or up to 15 feet wide, but not greater than 25% of the lot *In order to prevent motor vehicles from using these walkways curb cuts are prohibited. Adjacent public sidewalks between two properties are discouraged.*



Encroachments -They may be approved upon a finding that such encroachments shall not impair pedestrian movement or public safety. Such encroachments shall be deemed to be licenses (not property rights) to use the public right-of-way, revocable by the Village at its sole discretion when necessary



Buildings shall have a consistent pattern to adjacent structures. There shall be a repetitive scale, massing, materials, relationship to the street, and style to other buildings along the street



6. Prepared final document for Village Board approval



Questions?

www.baldwinsville.org

