

TOWN OF LYSANDER
PLANNING BOARD MEETING
Thursday, January 14, 2015 @ 7:00 p.m.

I. PUBLIC HEARING -- None Scheduled

II. APPOINTMENTS

_____, Chairman/Chairwoman of the Planning Board

_____, Planning Board Engineer

_____, Planning Board Attorney

III. APPROVAL OF MINUTES

Review and approval of the minutes of the December 17, 2015 special Planning Board meeting.

OLD BUSINESS

1. Minor Subdivision
Case No. 2015—019

Belle, Robert
8152 Plainville Road

IV. NEW BUSINESS

1. Major Subdivision
Case No. 2016—001

Eldan Homes
Crimson Ridge, Phase 4

V. ADJOURN

The next regular Planning Board meeting is scheduled for Thursday, February 4, 2016.

Belle

Application to the Planning Board

For: Subdivision of Land
 Number of Lots 2
 Controlled Site Use
 Site Plan Approval

Date: 10-3-2015
 Information Only
 Preliminary
 Final

Name of proposed development: Belle Subdivision

Applicant:

Name Robert Belle
Address 8098 Plainville Road
Baldwinsville N.Y.

Telephone: 345-5990

Owner of record:

Name Robert and Cheryl Belle
Address 8098 Plainville Road
Baldwinsville, N.Y.

Telephone: 345-5990

Proof of ownership attached:

Site Location:
8152 Plainville Road

Proposed use (s) of site:

To eventually sell Lot 1 and
keep Lot 2

Current use & condition of site:

Lot 1 has house and garage
Lot 2 has barns

Plans prepared by:

Name CNY Land Surveying, LLC
Address 2075 Church Road
Baldwinsville, New York

Telephone: 635-4614

Ownership intentions:

Name split existing lot into
Address two lots

Telephone: _____

Farm Lot No. 73

Tax Map No. 33-01-01-1

Current Zoning Agricultural

Is site in an Agricultural Tax District? Y

Area of land 15.684 acres.

Plans for sewer and water connections

Lot 1 has existing well and septic
Lot 2 will need well & septic if developed

Character of surrounding:

farmland, woods, wetland

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Robert G. Belle
Name of Owner or Representative

Robert G. Belle
Signature

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: BELLE SUBDIVISION			
Project Location (describe, and attach a location map): 8152 PLAINVILLE ROAD BALDWINVILLE, NEW YORK 13027			
Brief Description of Proposed Action: SUDIVIDE A 15.684 ACRE PARCEL INTO TWO PARCELS OF 6.752 ACRES AND 8.932 ACRES.			
Name of Applicant or Sponsor: ROBERT BELLE		Telephone: 345-5990	
		E-Mail:	
Address: 8098 PLAINVILLE ROAD			
City/PO: BALDWINVILLE		State: NEW YORK	Zip Code: 13027
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 15.684 acres	
b. Total acreage to be physically disturbed?		_____ a. acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 96.36 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: <u>Robert G. Belle</u></p> <p>Signature: <u>Robert G. Belle</u></p>		<p>Date: <u>12/03/2015</u></p>

TOWN OF LYSANDER
8220 Loop Rd
Baldwinsville, NY 13027

Planning Board
(315) 638-4819

AGRICULTURAL DATA STATEMENT

This statement is required by Section 283-a, New York State Town Law, for any proposed project that would occur (a) on property within an Agricultural District containing a farm operation, or (b) on property with boundaries within 500 feet of a farm operation located with an Agricultural District.

A. Name of applicant: Robert Belle
Mailing address: 8098 Plainville Road
Baldwinsville N.Y.

B. Description of the proposed project: Take existing Lot 2 of A. Hotaling
Subdivision and divide into 2 lots

C. Project location: 8152 Plainville Road

D. Tax Map number: 33-01-01-1

E. Number of acres involved with project: 15.684

F. Is project with Agricultural District? Yes No
Is project within 500 feet of an Agricultural District? Yes No

G. Is any portion of the project site currently being farmed?
Yes If so, how much? _____ Acres
No

H. Please identify name and address of who is farming the project site and/or any sites within 500 feet.
Brian and Mark Reeves
1100 Reeves Road, Baldwinsville N.Y.

I. Please indicate what the intentions are for use of the remainder of the project site:
Lot 1 to be eventually sold off. Lot 2 to be kept by
present owner in it's current state

J. Who will maintain the remainder of the property not being used for this development?

Current owner

K. Other Project Information. Please include information about the existing land cover of the site, any known impacts on existing storm water drainage (including field tiles), or other significant plant materials:

currently farm land, wetlands, some tree areas with house and barn. Should be no impacts

L. Please make a copy of the overall (original) parcel from the Towns' Tax Maps on file with the Town Assessor's Office. Identify the site of this application by placing an "X" on it. Include the tax map with this completed agricultural data statement.

M. Description of farm operation: there is none

~~~~~  
**FARM NOTE**

Prospective residents should be aware that such farm operations may generate dust, odor, smoke, noise, vibration and other conditions which routinely result from agricultural activities.  
~~~~~

Robert S. Belle owner 12/03/2015
Name and Title of Person Completing Form Date

FOR TOWN USE ONLY --- Has this Agricultural Data Statement been referred to the Onondaga

County Planning Agency? Yes _____ No _____

If yes, please give date of referral: _____

If yes, please give County Referral Number: _____

If no, please state reason: _____

Eldon

Application to the Planning Board

For: X Subdivision of Land
 Number of Lots 21
 Controlled Site Use
 Site Plan Approval

Date: 12/8/15
 Information Only
 Preliminary
 Final

PHASE

Name of proposed development: ELDON HOMES @ RADISSON 4

Applicant:

Name CR3 DEVELOPMENT, LLC

Address PO BOX 430
TULLY, N.Y. 13159

Telephone: 446-1480 X 3 CONTACT

Owner of record:

Name

Address SAME

Telephone:

Proof of ownership attached: NO

Site Location:

RADISSON

Proposed use(s) of site:

RESIDENTIAL

Current use & condition of site:

WOODED

Plans prepared by:
APPLIED EARTH TECHNOLOGIES

Name STEPHEN SEHNERT, LS

Address 8 CANTON STREET

BALDWINVILLE, NY

Telephone: 635-5197

Ownership intentions:

Name

Address

Telephone:

Farm Lot No. 82

Tax Map No. 750-02-14-1

Current Zoning PUD

Is site in an Agricultural
Tax District? NO

Area of land 7.3 acres.

Plans for sewer and water
connections:
PUBLIC

Character of surrounding

RESIDENTIAL

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

STEPHEN SEHNERT
Name of Owner or Representative
LAND SURVEYOR

Stephen Sehnert
Signature

Post-it® Fax Note	7671	Date	12/9/15	# of pages	1
To	KAREN	From	SEHNERT		
Co./Dept.		Co.			
Phone #		Phone #			
Fax #		Fax #			

**617.20
Appendix B
Short Environmental Assessment Form**

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
ELDAN HOMES AT RADISSON - PHASE 4			
Name of Action or Project:			
MAP ATTACHED			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
DIVIDE 7.3 ACRES INTO 19 SINGLE FAMILY RESIDENTS 21			
Name of Applicant or Sponsor:		Telephone: 446-1480 R3	
CR3 DEVELOPMENT, LLC		E-Mail:	
Address:			
P.O. BOX 430			
City/PO:		State:	Zip Code:
TULLY, NY, 13159			
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO YES
If Yes, list agency(s) name and permit or approval:			<input checked="" type="checkbox"/> <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		7.3	acres
b. Total acreage to be physically disturbed?		6	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		20	acres
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

Post-It® Fax Note	7671	Date	12/10/15	# of pages	4
To	KAREN R.	From	SEHNERT		
Co./Dept.		Co.			
Phone #		Phone #			
Fax #		Fax #			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>STEPHEN SEHWELT, LS</u>		Date: <u>12/10/15</u>
Signature: <u>[Signature]</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

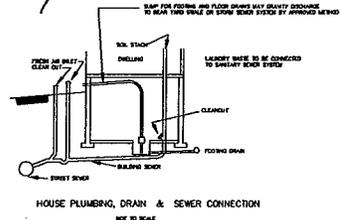
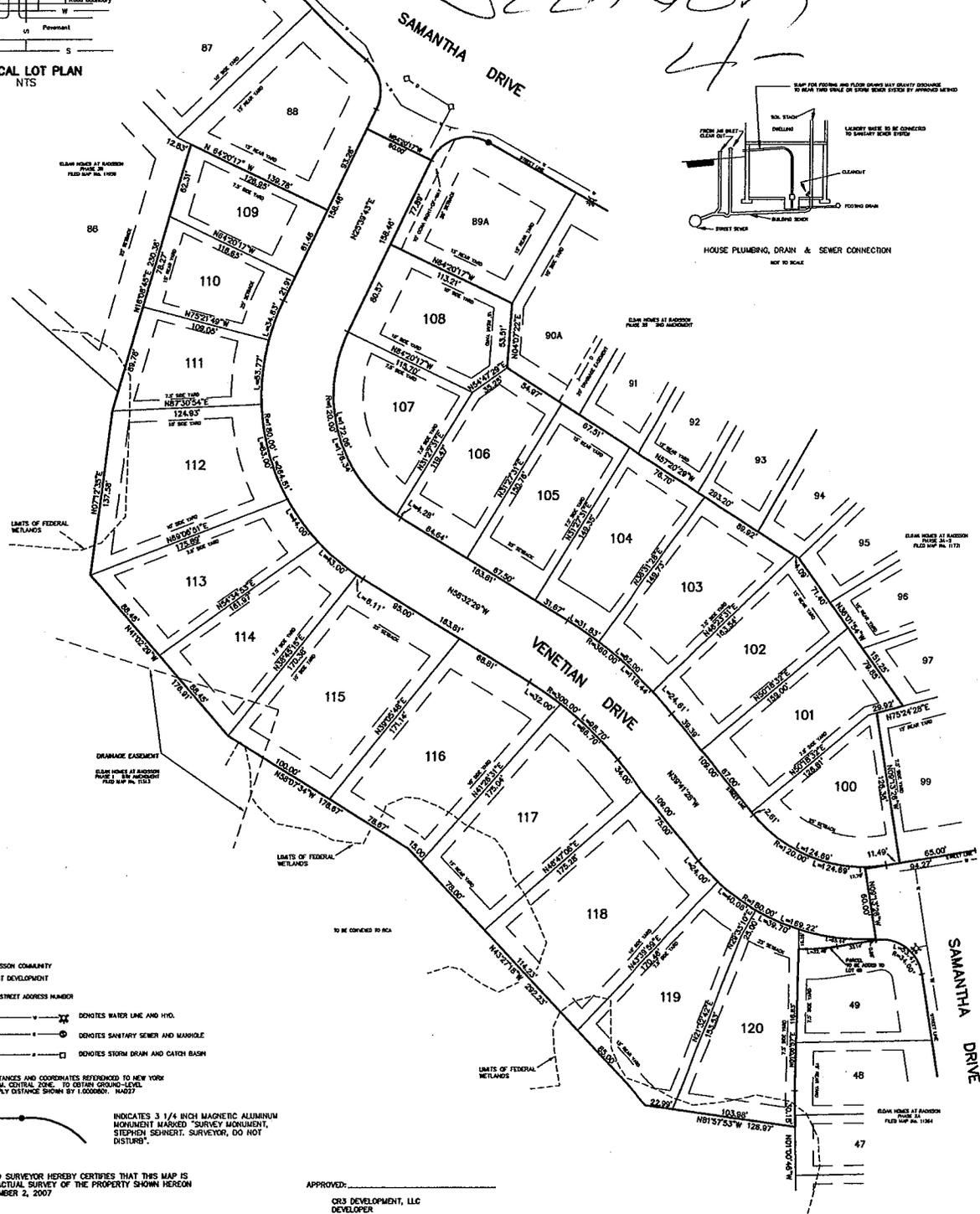
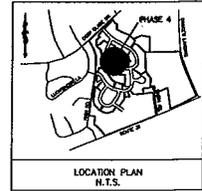
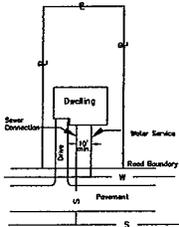
	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<hr/>	
Name of Lead Agency	Date
<hr/>	
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<hr/>	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

Eldan Crimson Ridge Section 4



PART OF THE RADISSON COMMUNITY
ZONE PLANNED UNIT DEVELOPMENT

(1205) DENOTES STREET ADDRESS NUMBER

—●— DENOTES WATER LINE AND HYD.
—●— DENOTES SANITARY SEWER AND MANHOLE
—●— DENOTES STORM DRAIN AND CATCH BASIN

ALL DIMENSIONS, DISTANCES AND COORDINATES REFERENCED TO NEW YORK
COORDINATE SYSTEM, CENTRAL ZONE, TO OBTAIN GROUND-LEVEL
DIMENSIONS, MULTIPLY DISTANCE SHOWN BY 1.00000000. 144957

INDICATES 3 1/4 INCH MAGNETIC ALUMINUM
MONUMENT MARKED "SURVEY MONUMENT,
STEPHEN SEHNERT, SURVEYOR, DO NOT
DISTURB."

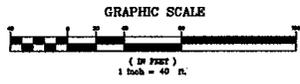
THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS MAP IS
MADE FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON
COMPLETED DECEMBER 2, 2007

J. STEPHEN SEHNERT
LAND SURVEYOR
No. 45023

ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP ARE PROHIBITED,
EXCEPT AS PROVIDED IN SECTION 7200, SUBDIVISION 2, OF THE
NEW YORK STATE EDUCATION LAW.

APPROVED: _____
ORS DEVELOPMENT, LLC
DEVELOPER

MEAN DOCUMENT USE ONLY



WHEN EXPERIENCE MATTERS APPLIED EARTH TECHNOLOGIES	PRELIMINARY PLAN ELDAN HOMES AT RADISSON PHASE 4 LOT 82 TOWN OF LYSANDER ONONDAGA COUNTY, NEW YORK
STEPHEN SEHNERT LAND SURVEYOR BALDWINVILLE, NEW YORK	NOVEMBER 3, 2015
REV: JANUARY 6, 2015	328.3500 F