

TOWN OF LYSANDER
PLANNING BOARD
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Town of Lysander Planning Board will hold a Public Hearing at 7:00 p.m. on Thursday, February 26, 2015, at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York, to consider the application of John Coniber, for a two (2) lot Minor Subdivision, on property located at 7399 Cross Lake Road, Tax Map No. 036.-01-05, Memphis, New York.

The applicant's proposal is to subdivide a 66 ½ acre parcel in half for estate purposes. There are no plans for the development at this time. Maps of the proposed subdivision are on file at the Town Building.

At such time all persons interested in said application will be given an opportunity to be heard by the Planning Board.

Dated: February 6, 2015

Fred Allen, Chairman
Lysander Planning Board

Coniber -
Cross Lake

Application to the Planning Board

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

Date: _____
 Information Only
 Preliminary
 Final

Name of proposed development: Lands of Coniber

Applicant:

Name John R. Coniber

Address 117 Meadow Lane

North Syracuse, NY. 13212

Telephone: 315-243-7043

Owner of record:

Name John R. Coniber & George A. Coniber

Address 7381 Cross Lake Road

Memphis, NY. 13112

Telephone: Same as above

Proof of ownership attached:

Site Location:

7399 Cross Lake Road

Lysander, NY. 13112

Residential

Proposed use (s) of site:

Residential

Current use & condition of site:

Residential, Site is wooded

Plans prepared by:

Name Ianuzi & Romans Land Surveying

Address 5251 Witz Drive

North Syracuse, NY. 13212

Telephone: 315-457-7200

Ownership intentions:

Name _____

Address _____

Telephone: _____

Farm Lot No. 91

Tax Map No. 36.-01-05

Current Zoning A (Agricultural District)

Is site in an Agricultural Tax istrict?

Area of land 66.49+/- acres.

Plans for sewer and water connections

Character of surrounding:

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

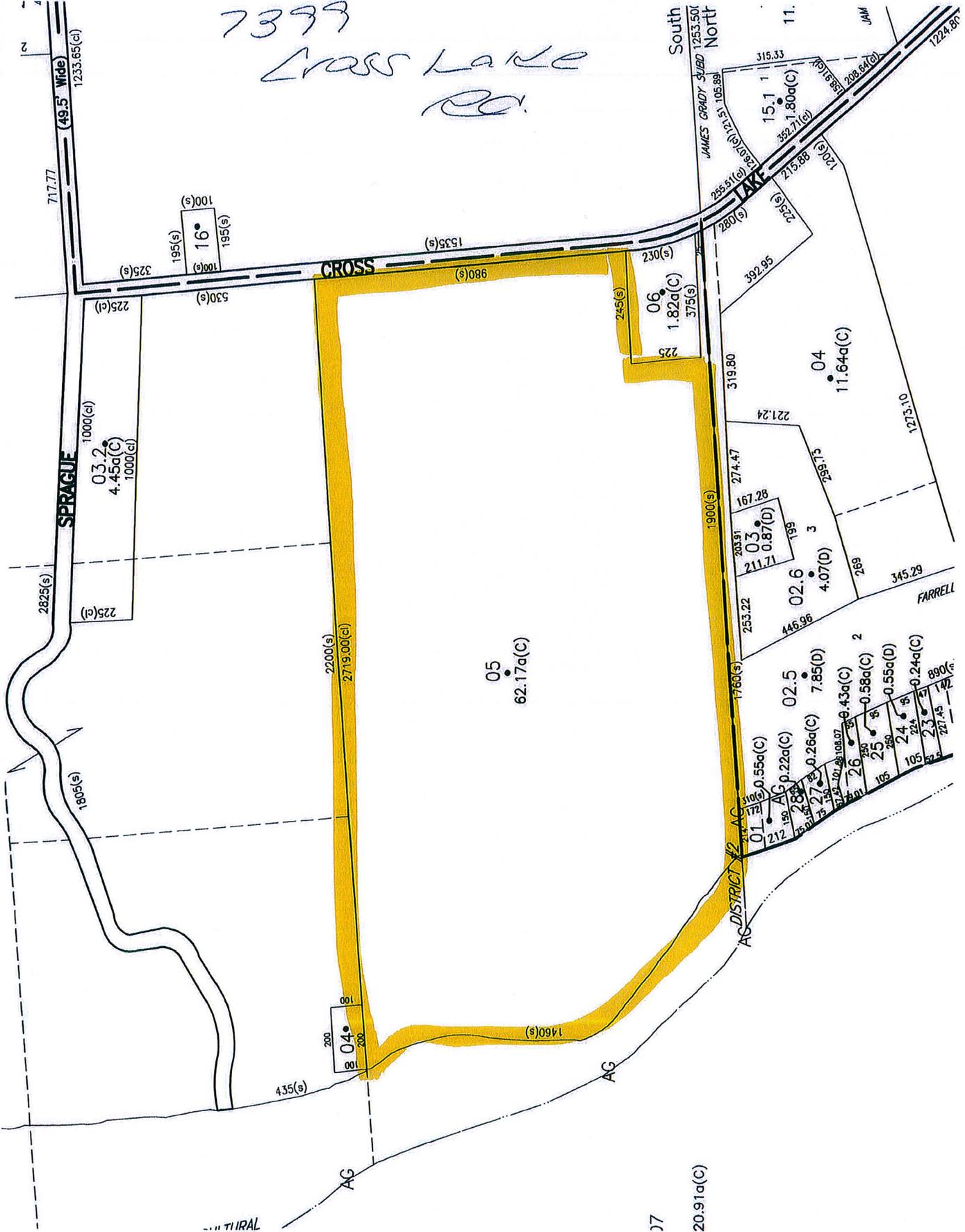
John R. Coniber & George A. Coniber

Name of Owner or Representative

Constance J. Louisa, Co-Executrix
Cheryl Wilkey Poindexter, Co-Executrix

John R. Coniber 4-21-2014
Signature

Consider
7399
Cross Lake
Rd.





Joanne M. Mahoney
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 21, 2015

OCPB Case # S-15-3

- 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 FINAL SUBDIVISION from the Town of Lysander Planning Board at the request of John Coniber for the property located at 7399 Cross Lake Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Cross Lake Road, a county road; and
- WHEREAS, the applicant is proposing to subdivide a 66.49-acre parcel into two new lots, Lot 1 (34.1 acres) and Lot 2 (32.39 acres), in an Agricultural (A) zoning district; and
- WHEREAS, the Simple Subdivision Plan dated April 21, 2014 shows an existing frame house, frame building, and foundation remains on proposed Lot 1, and a shed on proposed Lot 2; per the referral materials, 25 acres of the overall site is active farmland, the remainder is wooded, and no new structures are proposed; and
- WHEREAS, the plan shows both proposed lots with frontage on Cross Lake Road, a county road, and an existing driveway on Cross Lake Road serving the house on proposed Lot 1; any existing or proposed access to Cross Lake Road must meet the requirements of the Onondaga County Department of Transportation; and
- WHEREAS, the plan shows the site with frontage on Cross Lake, and shows the approximate location of the 100-year flood limit per Flood Insurance Rate Maps; the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and
- WHEREAS, the plan shows the approximate location of federal wetlands per National Wetland Inventory Maps, and the Environmental Assessment Form dated October 9, 2014 notes the presence of wetlands or other regulated waterbodies on site; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; and
- WHEREAS, the EAF further notes the site is located in an archeological sensitive area and contains a species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered; and
- WHEREAS, per the EAF, as of December 18, 2014, the Lysander Planning Board determined that the proposed action will not result in any significant adverse environmental impacts; and
- WHEREAS, the EAF states that no new water or wastewater services are proposed, and the plan states proposed Lot 2 is not a residential building lot and individual sewage disposal plans must be approved by the Onondaga County Health Department prior to conversion to a residential building lot and issuance of a building permit; and

WHEREAS, the Onondaga County Agricultural District map shows the site is located in New York State Agricultural District 3; aerial photography shows the site contains agricultural land and is adjacent to farmed properties; 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:

Per the Onondaga County Department of Transportation, access to Cross Lake Road will be determined by the availability of sight distance, and the applicant is required to obtain a permit for any proposed driveways and prior to any proposed work within a county road right-of-way.

Resolution sent to:

Karen Rice

A handwritten signature in black ink that reads "Douglas B. Morris". The signature is written in a cursive style and is underlined.

Douglas B. Morris, Chairman
Onondaga County Planning Board
Transmittal Date: 01-21-2015

TOWN OF LYSANDER
PLANNING BOARD
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Town of Lysander Planning Board will hold a Public Hearing at 7:05 p.m. on Thursday, February 26, 2015, at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York, to consider the application of Dean Cummins, for a two (2) lot Minor Subdivision, on property located at the northeast corner of Plainville Road & Gates Road, Tax Map No. 044.-01-14.3, Plainville, New York.

The applicant's proposal is to subdivide a 5.88 acre parcel with existing office building from 38 acres to be converted to a single family residence. There are no plans for the remnant piece this time. Maps of the proposed subdivision are on file at the Town Building.

At such time all persons interested in said application will be given an opportunity to be heard by the Planning Board.

Dated: February 6, 2015

Fred Allen, Chairman
Lysander Planning Board

Cummins
Plainville
Pa.

Application to the Planning Board

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

Date: 11/24/14
 Information Only
 Preliminary
X Final

Name of proposed development: PLAINVILLE FARMS

Applicant:

Name DEAN CUMMINS
Address P.O. BOX 88
PLAINVILLE NY 13137

Telephone: 246-5407

Owner of record:

Name SAME

Address _____

Telephone: _____

Proof of ownership attached: No.

Site Location:

NORTHEAST CORNER OF
PLAINVILLE RD &
GATES ROAD

Proposed use(s) of site:

RESIDENTIAL

Current use & condition of site:

FORMER PLAINVILLE TURKEY
FARM OFFICE

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. 84

Tax Map No. 44-01-14.3

Current Zoning A

Is site in an Agricultural
Tax District? YES

Area of land 38 acres.

Plans for sewer and water
connections:

EXISTING ON
SITE

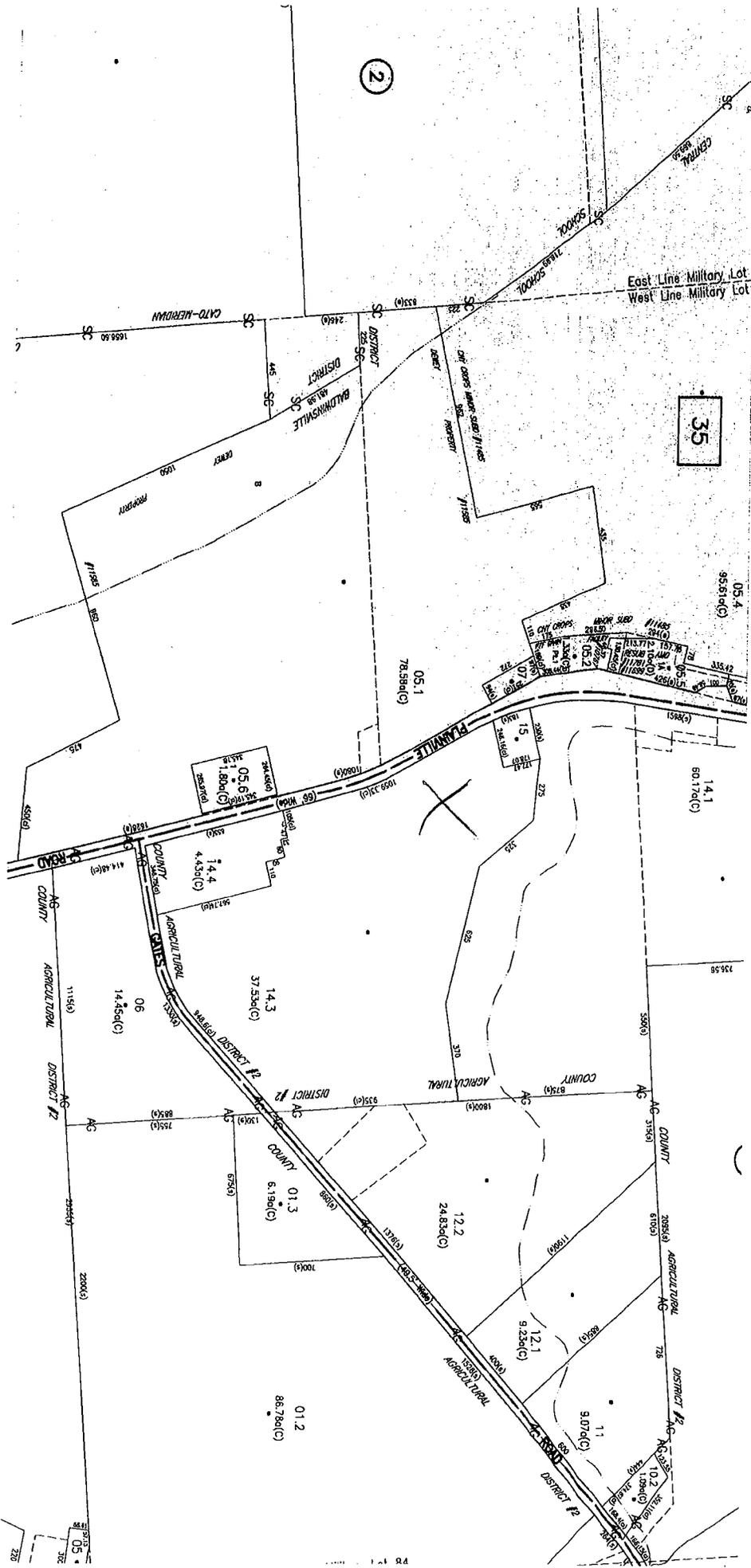
Character of surrounding

AGRICULTURAL
POULTRY FARM

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

STEPHEN SEHNERT, LS
Name of Owner or Representative

Stephen Sehnert
Signature



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Joanne M. Mahoney
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 21, 2015

OCPB Case # S-15-2

- 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 FINAL SUBDIVISION from the Town of Lysander Planning Board at the request of Dean Cummins for the property located at Plainville Road and Gates Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Plainville Road, a county road; and
- WHEREAS, the applicant is proposing to subdivide a 38-acre parcel containing an inactive poultry farm in order to convert a resulting 5.88-acre lot into a single-family residence in an Agricultural (A) zoning district; and
- WHEREAS, the Preliminary Plan dated November 24, 2014 shows proposed Lot 1 contains an existing office building, museum, and associated parking lots, and the Remaining Lands to contain a number of metal barns and buildings; the plan further shows 0.31 acres of land from proposed Lot 1 to be added to an adjacent parcel to the north; no demolition or site plans for proposed Lot 1 were included with the referral; the Town is advised to number the lot currently labeled as Remaining Lands; and
- WHEREAS, the site is located along Plainville Road, a county road, with the Remaining Lands having additional frontage on Gates Road, a local road; the office on proposed Lot 1 is currently served by an existing driveway located on the Remaining Lands, which has additional access to Plainville Road, per aerial photography; and
- WHEREAS, any existing or proposed access to Plainville Road must meet the requirements of the Onondaga County Department of Transportation, and the applicant is required to obtain a permit for any proposed driveways and prior to any proposed work within a county road right-of-way; and
- WHEREAS, the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates that land adjoining the site contains wetlands or other regulated waterbodies, the site is located over or immediately adjoining primary and principal aquifers, and is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and
- WHEREAS, the EAF Mapper further notes the site of the proposed action contains a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and
- WHEREAS, the Environmental Assessment Form dated December 1, 2014 notes that the site is served by a private well and subsurface sewage disposal; per the Onondaga County Health Department, structures on both proposed lots are served by a single septic system located on proposed Lot 1 as well as a single water source;

and

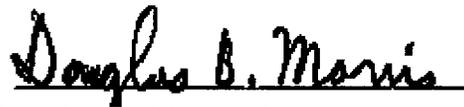
WHEREAS, the Onondaga County Agricultural District map shows the site is located in New York State Agricultural District 3; aerial photography shows the site contains agricultural land and is adjacent to farmed and residential properties; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends that said application be DISAPPROVED for the following REASON(S):

Onondaga County Health Department records show that structures on both proposed lots (Lot 1 and the remaining lands) are served by a single septic system located on proposed Lot 1 as well as a single water source. It is illegal to service more than one parcel with a common private sewage or water system. Provisions for legal sewage disposal and water systems must be provided for each lot prior to Department endorsement of the subdivision plan.

Resolution sent to:

Karen Rice

A handwritten signature in black ink that reads "Douglas B. Morris". The signature is written in a cursive style and is underlined.

Douglas B. Morris, Chairman
Onondaga County Planning Board
Transmittal Date: 01-21-2015