

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

Plans prepared by:  
APPLIED EARTH TECHNOLOGIES  
Name STEPHEN SEHNERT, LS  
Address 8 CANTON STREET  
BALDWINVILLE, NY  
Telephone: 635-5197

Owner of record:  
Name SAME  
Address \_\_\_\_\_  
\_\_\_\_\_  
Telephone: \_\_\_\_\_

Ownership intentions:  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
Telephone: \_\_\_\_\_

Proof of ownership attached: No.

Farm Lot No. 84

Site Location:  
NORTHEAST CORNER OF  
PLAINVILLE RD &  
GATES ROAD

Tax Map No. 44-01-14.3

Current Zoning A

Is site in an Agricultural Tax District? YES

Area of land 38 acres.

Proposed use(s) of site:  
RESIDENTIAL

Plans for sewer and water connections:  
EXISTING ON  
SITE

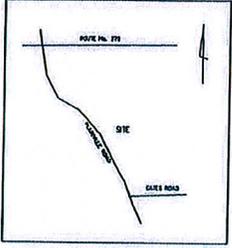
Current use & condition of site:  
FORMER PLAINVILLE TURKEY  
FARM OFFICE

Character of surrounding  
AGRICULTURAL  
POULTRY FARM

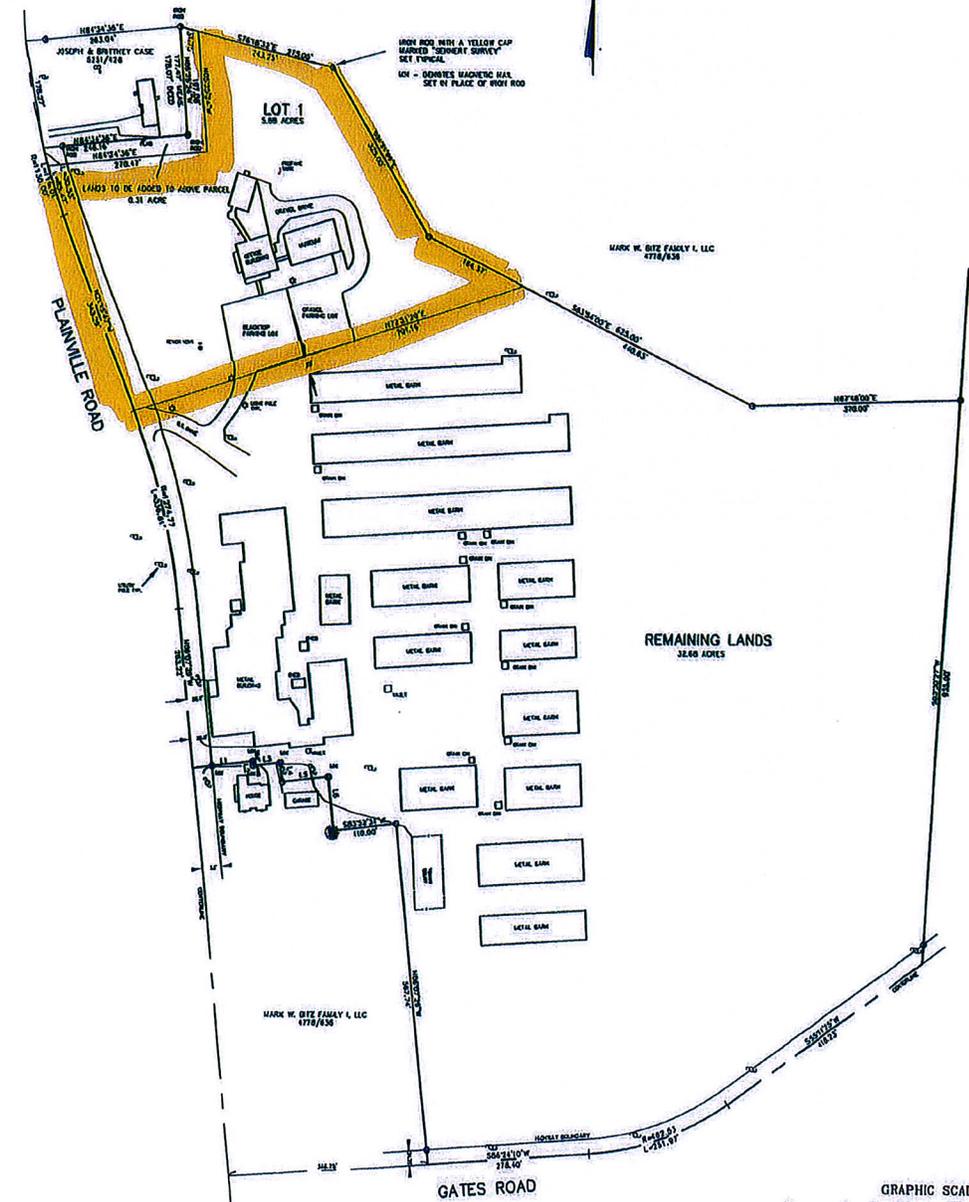
SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

STEPHEN SEHNERT, LS  
Name of Owner or Representative

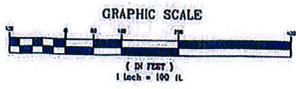
Stephen Sehnert  
Signature



LOCATION PLAN



L1	-	S83°52'31"W	105.00'
L2	-	N08°07'29"W	7.00'
L3	-	S83°52'31"W	47.00'
L4	-	N08°07'29"W	23.00'
L5	-	S83°52'31"W	80.00'
L6	-	N08°07'29"W	90.00'



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: DEAN CUMMINS  
Mailing address: P.O. BOX 88  
PLAINVILLE NY, 13137
- B. Description of the proposed project: DIVIDE 5.89 ACRE  
PARCEL WITH OFFICE BUILDING TO BE  
CONVERTED INTO A SINGLE FAMILY RESIDENCE
- C. Project location: NORTHEAST CORNER OF GATES & PLAINVILLE ROADS
- D. Tax Map number: 4A-01-14.3
- E. Number of acres involved with project: 38
- F. Is project with Agricultural District? Yes X No \_\_\_\_\_  
Is project within 500 feet of an Agricultural District? Yes \_\_\_\_\_ No \_\_\_\_\_
- X G. Is any portion of the project site currently being farmed?  
Yes X If so, how much? 20 Acres  
No \_\_\_\_\_
- X H. Please identify name and address of who is farming the project site and/or any sites within 500 feet.  
CNY CROPS, PLAINVILLE, N.Y.
- X I. Please indicate what the intentions are for use of the remainder of the project site:  
NO CHANGE PLANNED

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

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:

NO CHANGES PLANNED

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: IN ACTIVE POULTRY FARM

~~~~~  
**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.  
~~~~~

William Cummings  
Name and Title of Person Competing Form

12-1-14  
Date

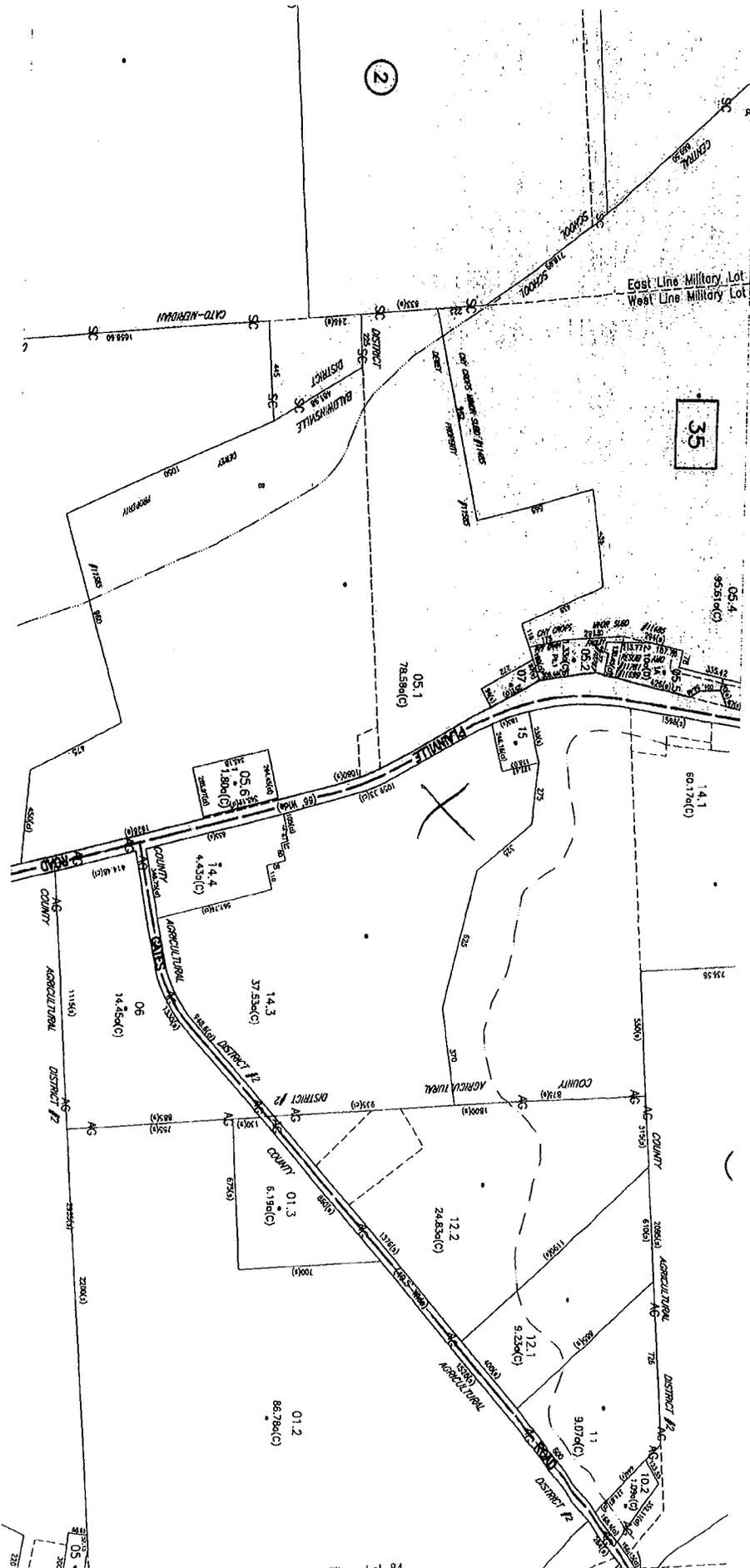
\*\*\*\*\*  
**FOR TOWN USE ONLY** --- Has this Agricultural Data Statement been referred to the Onondaga

County Planning Agency? Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, please give date of referral: \_\_\_\_\_

If yes, please give County Referral Number: \_\_\_\_\_

If no, please state reason: \_\_\_\_\_  
\_\_\_\_\_



2

35

35  
32  
28



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 positioned above a horizontal line.

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

Cummings-

Application to the Planning Board

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

Date: 2/25/15  
\_\_\_\_\_  Information Only  
\_\_\_\_\_ Preliminary  
\_\_\_\_\_ Final

Name of proposed development: PLAINVILLE FARMS

Applicant:  
Name \_\_\_\_\_

Plans prepared by:  
APPLIED EARTH TECHNOLOGIES  
Name STEPHEN SEHNERT, LS

Address \_\_\_\_\_  
\_\_\_\_\_

Address 8 CANTON STREET  
BALDWINSVILLE, NY

Telephone: \_\_\_\_\_

Telephone: 635-5197

Owner of record:

Ownership intentions:

Name \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_  
\_\_\_\_\_

Address \_\_\_\_\_  
\_\_\_\_\_

Telephone: \_\_\_\_\_

Telephone: \_\_\_\_\_

Proof of ownership attached: \_\_\_\_\_

Farm Lot No. 84

Site Location:

Tax Map No. 44-01-15

7894 PLAINVILLE RD

Current Zoning AGRICULTURAL

\_\_\_\_\_  
\_\_\_\_\_

Is site in an Agricultural  
Tax District? YES

Area of land 1 acres.

Proposed use(s) of site:

Plans for sewer and water  
connections:

SINGLE FAMILY

EXISTING

RESIDENCE

Current use & condition of site:

Character of surrounding

SINGLE FAMILY

PLAINVILLE TURKEY

RESIDENCE

FARM (FORMER) TO SOUTH

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

S. Stephen Sehnert, LS  
Name of Owner or Representative

J. Sehnert  
Signature

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.

<b>Part 1 - Project and Sponsor Information</b>			
PLAINVILLE FARMS			
Name of Action or Project:			
Project Location (describe, and attach a location map): MAP ATTACHED			
Brief Description of Proposed Action: LOT LINE ADJUSTMENT			
Name of Applicant or Sponsor: DEAN CUMMINS		Telephone: 246-5407	E-Mail:
Address: P.O. BOX 88			
City/PO: PLAINVILLE		State: NY	Zip Code: 13137
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 checked="" 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 checked="" type="checkbox"/> YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		24.56 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		43.6 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 type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			



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"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>J. STEPHEN SEHNERT, LS</u> Date: <u>2/25/15</u>		
Signature: <u>[Handwritten 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?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<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.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT**

Bogawitch

Application to the Planning Board

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

Date: 3/5/15  
       Information Only  
       Preliminary  
X Final

Name of proposed development: BOGAWITCH FARM

Applicant:

Plans prepared by:  
APPLIED EARTH TECHNOLOGIES

Name ALEX BOGAWITCH

Name STEPHEN SEHNERT, LS

Address 127 COLE ROAD  
FULTON, N.Y. 13069.

Address 8 CANTON STREET  
BALDWINVILLE, NY

Telephone: 561-1632

Telephone: 635-5197

Owner of record:

Ownership intentions:

Name SAME

Name NA

Address \_\_\_\_\_

Address \_\_\_\_\_

Telephone: \_\_\_\_\_

Telephone: \_\_\_\_\_

Proof of ownership attached: NO

Farm Lot No. 36

Site Location:

Tax Map No. 15-04-09

SOUTHWEST CORNER  
OF KIBBY & PRINE  
ROADS

Current Zoning AGRICULTURAL

Is site in an Agricultural  
Tax District? NO

Area of land 28.5 acres.

Proposed use(s) of site:

Plans for sewer and water  
connections:

SINGLE FAMILY DETACHED  
RESIDENCE

WELL & SUBSURFACE  
SEWAGE DISPOSAL

Current use & condition of site:

Character of surrounding

SAME AS ABOVE

RURAL

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

STEPHEN SEHNERT, LS  
Name of Owner or Representative

Stephen Sehnert  
Signature

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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: <b>BOGAWITZ FARM</b>			
Project Location (describe, and attach a location map): <b>MAP ATTACHED</b>			
Brief Description of Proposed Action: <b>DIVIDE SINGLE FAMILY RESIDENCE AND 2 AC FROM 28.5 ACRES</b>			
Name of Applicant or Sponsor: <b>ALEX BOGAWITZ</b>		Telephone: <b>561-1632</b>	
Address: <b>127 COLE RD</b>		E-Mail:	
City/PO: <b>FULTON</b>		State: <b>NY.</b>	Zip Code: <b>13069</b>
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 checked="" 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 checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>28.5</u> acres	
b. Total acreage to be physically disturbed?		<u>0</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>28.5</u> 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 checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: <u>WELL</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: <u>SUBSURFACE SEWAGE DISPOSAL</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>STEPHEN SEHNERT LS</u> Date: <u>3/5/15</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?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<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.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT**



Syracuse SMSA  
Verizon

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: Verizon Wireless' Baldwinsville North Cell

**Applicant:**

Syracuse SMSA Limited Partnership  
Name d/b/a Verizon Wireless  
Address 175 Calkins Road  
Rochester, NY 14623

Telephone: (585) 263-1035

**Owner of record:**

Name Leatherstocking Media Group  
Address 211 Main Street  
Cooperstown, NY 13326

Telephone: \_\_\_\_\_

**Proof of ownership attached:** See Exhibit M

**Site Location:**

8456 Smokey Hollow Road  
Lysander, NY 13027

**Proposed use (s) of site:**

Construction of 190' self-support tower with 4' lightning rod, twelve (12) antennas and 12' x 30' equipment shelter and other associated improvements

**Current use & condition of site:**

AM/FM Radio Towers

**Plans prepared by:**

Name C&S Engineers Inc.  
Address 499 Col. Eileen Collins Blvd.  
Syracuse, NY 13212

Telephone: (315) 455-2000

**Ownership intentions:**

Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone: \_\_\_\_\_

**Farm Lot No.** \_\_\_\_\_

**Tax Map No.** 055.-02-04.0

**Current Zoning** AR-40

Is site in an Agricultural Tax District? No

Area of land 10.53 acres.

**Plans for sewer and water connections**

\_\_\_\_\_  
\_\_\_\_\_

**Character of surrounding:**

AM/FM Radio Towers

**SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!**

Syracuse SMSA Limited Partnership d/b/a Verizon Wireless,  
by its attorneys, Nixon Peabody LLP

Name of Owner or Representative

Robert W. Burgdorf, Esq.  
Signature Robert W. Burgdorf, Esq.

## **EXHIBIT B**

### **PROJECT DESCRIPTION**

Syracuse SMSA Limited Partnership, d/b/a/ Verizon Wireless (“Verizon Wireless”), is a public utility licensed and regulated by the Federal Communications Commission. It is charged with the responsibility of providing reliable wireless telecommunications service in various parts of New York State, including the Town of Lysander, including along Smokey Hollow Road and the surrounding area. Verizon Wireless makes this application to construct a 190’ wireless telecommunications tower with twelve (12) wireless telecommunications antennas, an 12’ x 30’ equipment shelter and other associated improvements as depicted on the enclosed site plan (the “Project”) located at 8456 Smokey Hollow Road in the Town of Lysander. (Tax Parcel No. 055.-02-04.0 (the “Site”). The Project will help Verizon Wireless fulfill its obligation to provide reliable wireless telecommunications service to emergency services, businesses, and individuals in the Lysander area.

#### **1. Overview of Wireless Telecommunication Technology and this Project**

Wireless telecommunication use has burgeoned since the technology was introduced in the mid-1980s. There are currently more than 255 million wireless communication users in the United States. Wireless telecommunications technology provides a critical link for emergency services, such as ambulances, which use this service to transmit vital signs and medical information via medical telemetry. Police forces and other emergency service providers are increasingly relying on wireless telecommunications to communicate with dispatch and receive calls for assistance. Additionally, many businesses heavily rely on wireless telecommunications, and individuals use them not only for their convenience, but for safety reasons as well.

Essentially, wireless telecommunication devices operate by transmitting a very low power radio signal (less than ten watts per channel) between the telephone and an antenna mounted on a tower, pole, building or other structure. The antenna feeds the signal to electronic apparatus housed in a small equipment building near the antenna, where it is connected to an ordinary telephone line, and is then routed anywhere in the world. The antenna and equipment building are known as a “cell site.”

Because of the low power, a cell site is capable of transmitting to and from wireless phones only within a limited geographic area. This limited geographic area is called a “cell.” A cell site must be located within a prescribed area in order to provide coverage for the entire cell.

Wireless telecommunication technology requires that cells overlap somewhat in order to provide uninterrupted service. When the wireless telecommunication user moves into a new cell, the transmission is automatically transferred to the cell site in the new cell. If there is no cell site in the new cell, there is no wireless telecommunication service.

Because each cell site must be placed in such a manner as to provide service within a particular cell, and so as to provide overlapping (but not duplicate) coverage with the existing or planned cells around it, there is limited flexibility as to where a cell site can be placed. In the present case, Verizon Wireless has completed a thorough engineering study, using an elaborate computer program known as a “propagation study” (See Exhibit F). A propagation study shows, based on cell boundaries, topography and other factors, where a cell site needs to be located in order to provide reliable wireless telecommunications coverage in a particular cell. Using this information, Verizon has identified the Site as a technologically feasible location for the “Red Rock” cell site.

## 2. Required Municipal Approvals

The Project is permitted in the Town’s AR-40 Zoning District upon the issuance of controlled site plan review and minor subdivision approval from the Planning Board and an area variance from the Zoning Board of Appeals (See §§ 117-40, 139-13(B), 139-14(B)(1)(a), 139-39 and 139-60) (the “Required Approvals”). Accordingly, Verizon Wireless makes this application for the Required Approvals.

The Project will not pollute, will not create noise or vibration, will not create any significant increase in traffic, will not create any environmental problems, will not increase population density, and will not create any demand on governmental facilities. Thus, the Project will not create any detriment to adjoining properties or change the character of the neighborhood. In fact, the Project will enhance governmental facilities and promote the public welfare by improving the communications capability for emergency service providers, as well as provide

modern wireless telecommunication service to business, industry and individuals in the Town of Lysander.

## EXHIBIT D

### COMPLIANCE WITH THE APPLICABLE CONTROLLED SITE REVIEW AND AREA VARIANCE TOWN OF IRONDEQUOIT STANDARDS

As discussed in Exhibit C, the legal standard applicable to Verizon Wireless is the standard afforded to public utilities, rather than the standard it generally applied. As demonstrated below, Verizon Wireless also complies with the Town's requirements and regulations for controlled site review as set forth in § 139-41 of the Town Code (the Town's requirements are outlined below in bold italicized type with Verizon Wireless' response in regular type).

#### **§ 139-41. Controlled Site Review**

***Structures and uses designated as permitted upon controlled site review shall conform to all the regulations of the district in which they are located and to any particular regulations which apply to them under other provisions of this chapter. In reviewing applications, the Planning Board shall give consideration to:***

***A. The Master Plan or any comprehensive plan adopted by the Town of Lysander.***

Utility substations are permitted in the Town's AR-40 zone. As outlined in Exhibit B, the Project will provide reliable wireless telecommunications service to the Smokey Hollow Road area of the Town of Lysander. While the Project requires a lot size variance, the Project is otherwise consistent with the Town's comprehensive plan.

***B. Traffic and access to streets and highways.***

The Project will not create substantial traffic. A Verizon Wireless technician will visit the site approximately 1-2 times per week.

***C. Safety from fire, flood and other dangers***

The Project is an unmanned public utility structure constructed to applicable standards.

***D. Provision of adequate light and air.***

N/A; the Project is an unmanned public utility structure.

***E. Prevention of land overcrowding and undue concentration of population.***

N/A; the Project is an unmanned public utility structure that will provide reliable wireless telecommunications service to the Smokey Hollow Road area of the Town.

***F. Transportation, water, sewerage, schools, parks and other public requirements.***

N/A; the Project is an unmanned public utility structure.

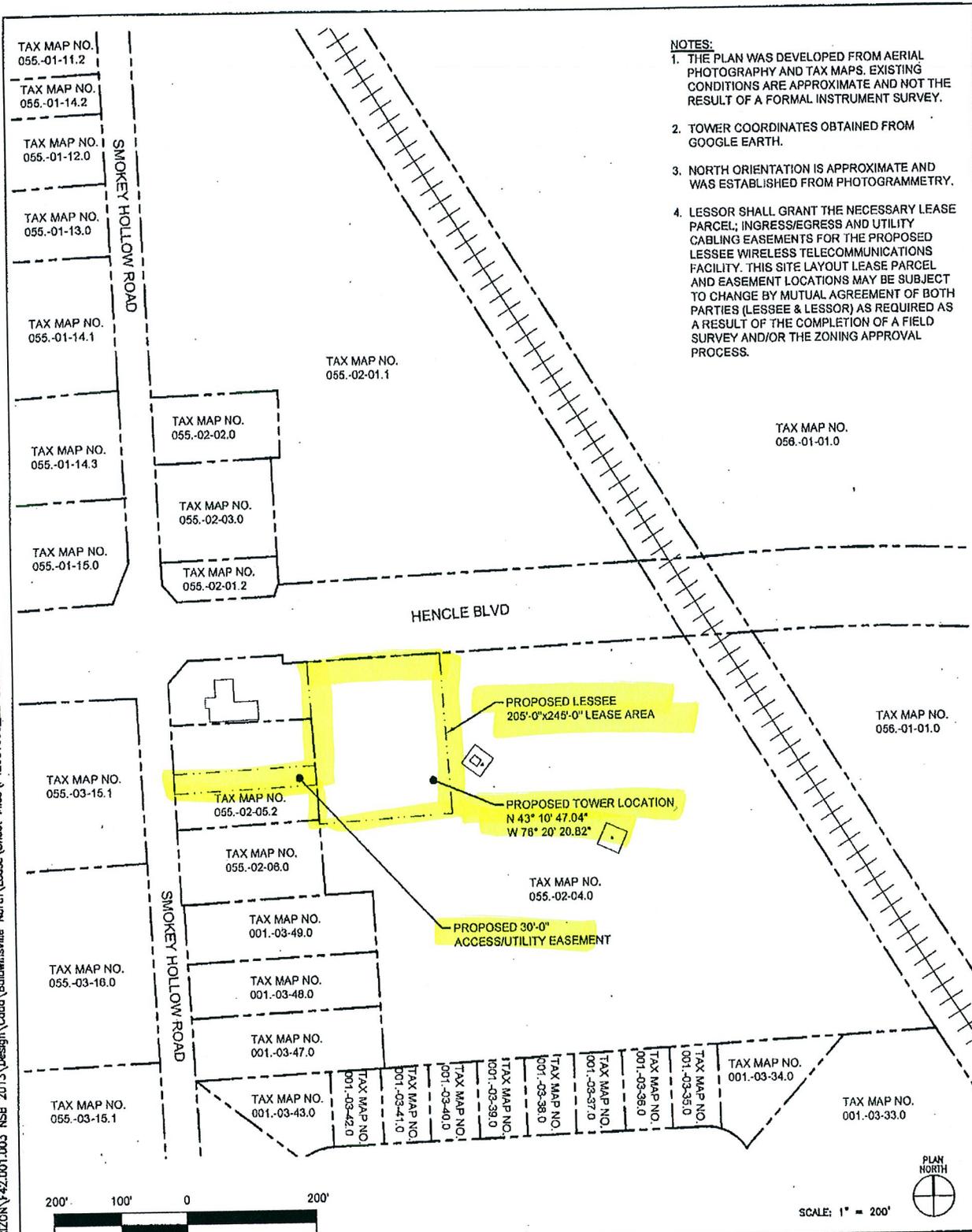
***G. Character, height and use of structure, provision of surrounding open space, screening, landscaping, use of exterior lighting, noise and impact on visual resources.***

See Exhibit B. Other than the proposed lot size, the Project fully complies with the Town Code. The applied for lot size is a function of the siting of the neighboring AM/FM tower on the site.

***H. Where appropriate, the provision of adequate transition between adjacent uses and zoning districts.***

See Exhibit B. Other than the proposed lot width, the Project fully complies with the Town Code.

Apr 18, 2014 - 7:37am  
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- NOTES:**
1. THE PLAN WAS DEVELOPED FROM AERIAL PHOTOGRAPHY AND TAX MAPS. EXISTING CONDITIONS ARE APPROXIMATE AND NOT THE RESULT OF A FORMAL INSTRUMENT SURVEY.
  2. TOWER COORDINATES OBTAINED FROM GOOGLE EARTH.
  3. NORTH ORIENTATION IS APPROXIMATE AND WAS ESTABLISHED FROM PHOTOGRAMMETRY.
  4. LESSOR SHALL GRANT THE NECESSARY LEASE PARCEL; INGRESS/EGRESS AND UTILITY CABLING EASEMENTS FOR THE PROPOSED LESSEE WIRELESS TELECOMMUNICATIONS FACILITY. THIS SITE LAYOUT LEASE PARCEL AND EASEMENT LOCATIONS MAY BE SUBJECT TO CHANGE BY MUTUAL AGREEMENT OF BOTH PARTIES (LESSEE & LESSOR) AS REQUIRED AS A RESULT OF THE COMPLETION OF A FIELD SURVEY AND/OR THE ZONING APPROVAL PROCESS.



SCALE: 1" = 200'  
 PLAN NORTH

**C&S COMPANIES**  
 C&S Engineers, Inc.  
 499 Col. Eileen Collins Blvd.  
 Syracuse, New York 13212  
 Phone: 315-455-2000  
 Fax: 315-455-9867  
 www.cscos.com

**SITE NAME: BALDWINVILLE NORTH**  
**SITE NO.: TBD**  
 8458 SMOKEY HOLLOW ROAD  
 LYSANDER, NY 13027

ORIGINAL DATE: 4-14-14    REVISION DATE:

**verizon wireless**

LEASE EXHIBIT

DRAWING NUMBER	REV
LE-001	0