

Application to the Planning Board

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

Date: 5/4/16
 Information Only
 Preliminary
 Final

Name of proposed development: DAVID HEATH PROPERTY AMD

Applicant:

Name David Heath
Address 700 Kirby Rd
Baldwinsville, NY 13027
Telephone: 315-678-2280

Plans prepared by:

Name STEPHEN SEHWERT
Address 8 CANTON ST.
BALDWINVILLE
Telephone: 635-5197

Owner of record:

Name SAME
Address _____

Ownership intentions:

Name _____
Address _____

Telephone: _____

Telephone: _____

Proof of ownership attached: NO

Farm Lot No. 35

Site Location:

N. SIDE KIRBY RD.
1/4 E. OF PLAINVILLE
ROAD

Tax Map No. 15-03-05

Current Zoning A

Is site in an Agricultural Tax District? NO

Area of land 25 acres.

Proposed use(s) of site:

SINGLE FAMILY
RESIDENCE

Plans for sewer and water connections:

SUBSURFACE SEWAGE DISPOSAL
& DRILLED WELLS

Current use & condition of site:

WOODS / GRASSLAND

Character of surrounding

ROADSIDE RESIDENTIAL
FARM LAND, WOODLANDS

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

David Heath
Name of Owner or Representative

[Signature]
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.

Part 1 - Project and Sponsor Information			
DAVID HEATH PROPERTY AMENDED			
Name of Action or Project:			
MAP ATTACHED			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
DIVIDE 25 ACRES INTO A SINGLE FAMILY RESIDENTIAL LOTS			
Name of Applicant or Sponsor:		Telephone: 315-678-2286	
David Heath		E-Mail: davidheathreal@yahoo.com	
Address: 700 Kirby Road			
City/PO: Baldwinsville NY.		State: NY.	Zip Code: 13027
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.			X
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:			X
3.a. Total acreage of the site of the proposed action?		25 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?		25 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 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
		X	
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO		YES X
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
		X	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO		YES
		X	
b. Are public transportation service(s) available at or near the site of the proposed action?		X	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		X	
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
		X	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: <u>DRILLED WELLS</u>	NO		YES
		X	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: <u>SUBSURFACE SEWAGE DISPOSAL</u>	NO		YES
		X	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO		YES
		X	
b. Is the proposed action located in an archeological sensitive area?		X	
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
		X	
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: _____		X	
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 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
		X	
16. Is the project site located in the 100 year flood plain?	NO		YES
		X	
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 type="checkbox"/> NO <input type="checkbox"/> YES	NO		YES
		X	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____			

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
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
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
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>STEPHEN SEHNERT, LS</u>		Date: <u>5/4/16</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?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
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?		
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?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	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?		
11. Will the proposed action create a hazard to environmental resources or human health?		

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)

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.

- X A. Name of applicant: David Heath
Mailing address: 700 Libby Road
Baldwinsville, NY 13027
- B. Description of the proposed project: DIVIDE 25 ACRES INTO
4 SINGLE FAMILY RESIDENTIAL LOTS
- C. Project location: NORTH SIDE LIBBY ROAD 1/4 MILE E PLAINVILLE RD,
- D. Tax Map number: 15-03-03
- E. Number of acres involved with project: 25
- 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 X
- X H. Please identify name and address of who is farming the project site and/or any sites within 500 feet.
Carmen Emri, 275 Elwood
Davis Rd., Liverpool, NY
- Please indicate what the intentions are for use of the remainder of the project site:
RESIDENTIAL

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

NA

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:

WOODED & GRASS FIELDS

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: 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.

Name and Title of Person Completing Form _____ Date _____

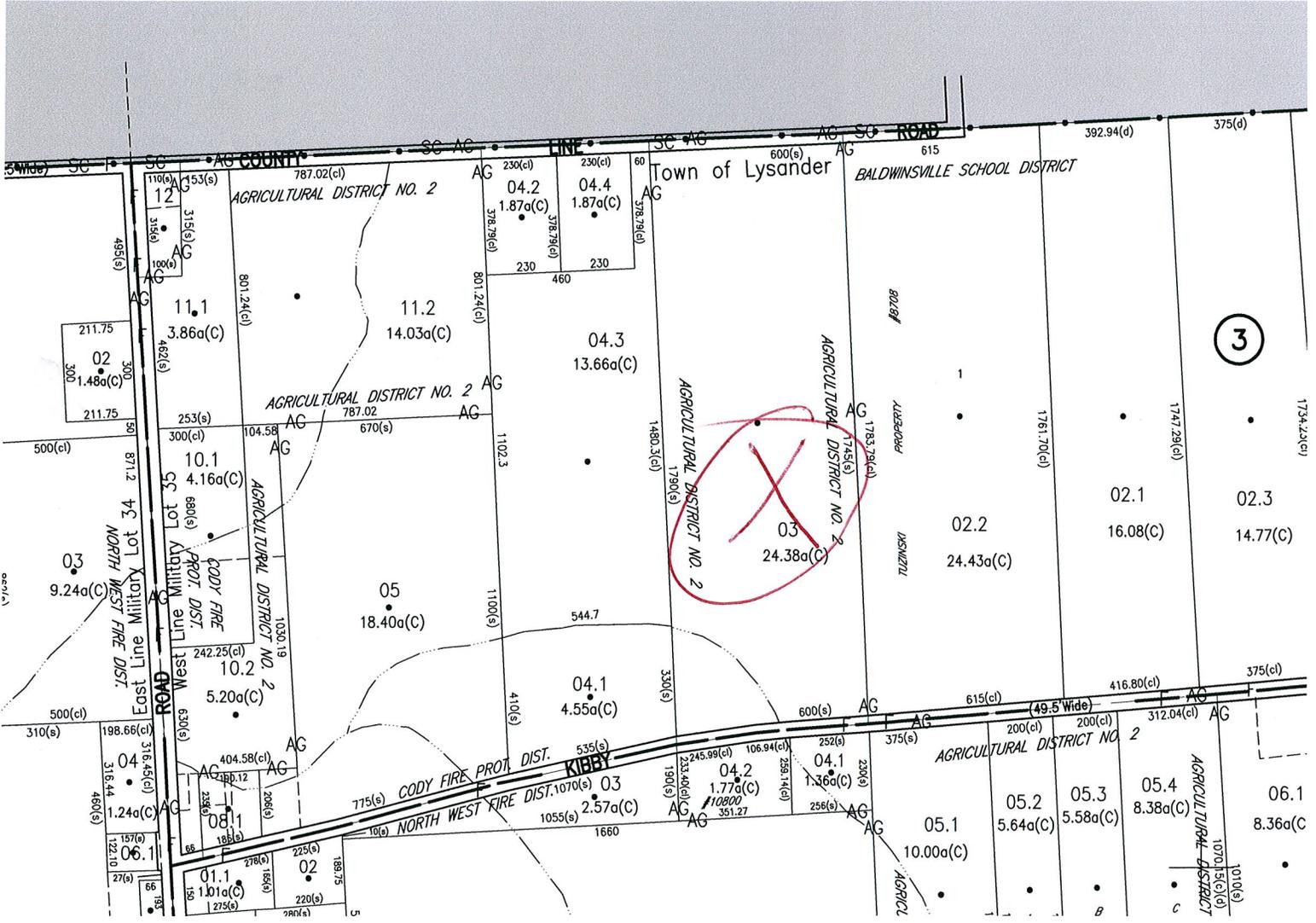
FOR TOWN USE ONLY --- Has this Agricultural Data Statement been referred to the Onondaga

County Planning Agency? Yes _____ No _____

If yes, please give date of referral: _____

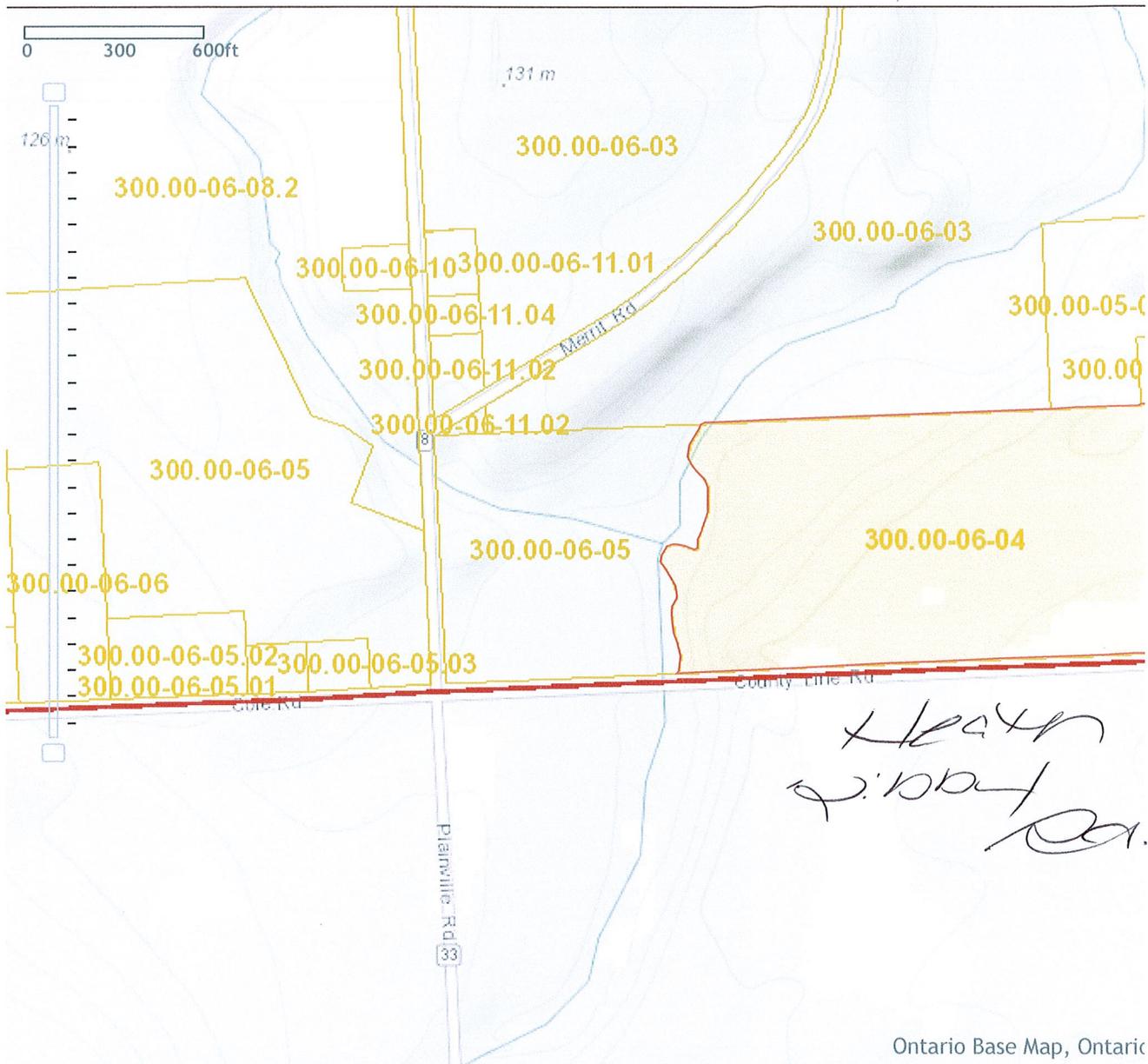
If yes, please give County Referral Number: _____

If no, please state reason: _____



3

Active Farm -
Adjacent County



Heath
& Day
Rd.

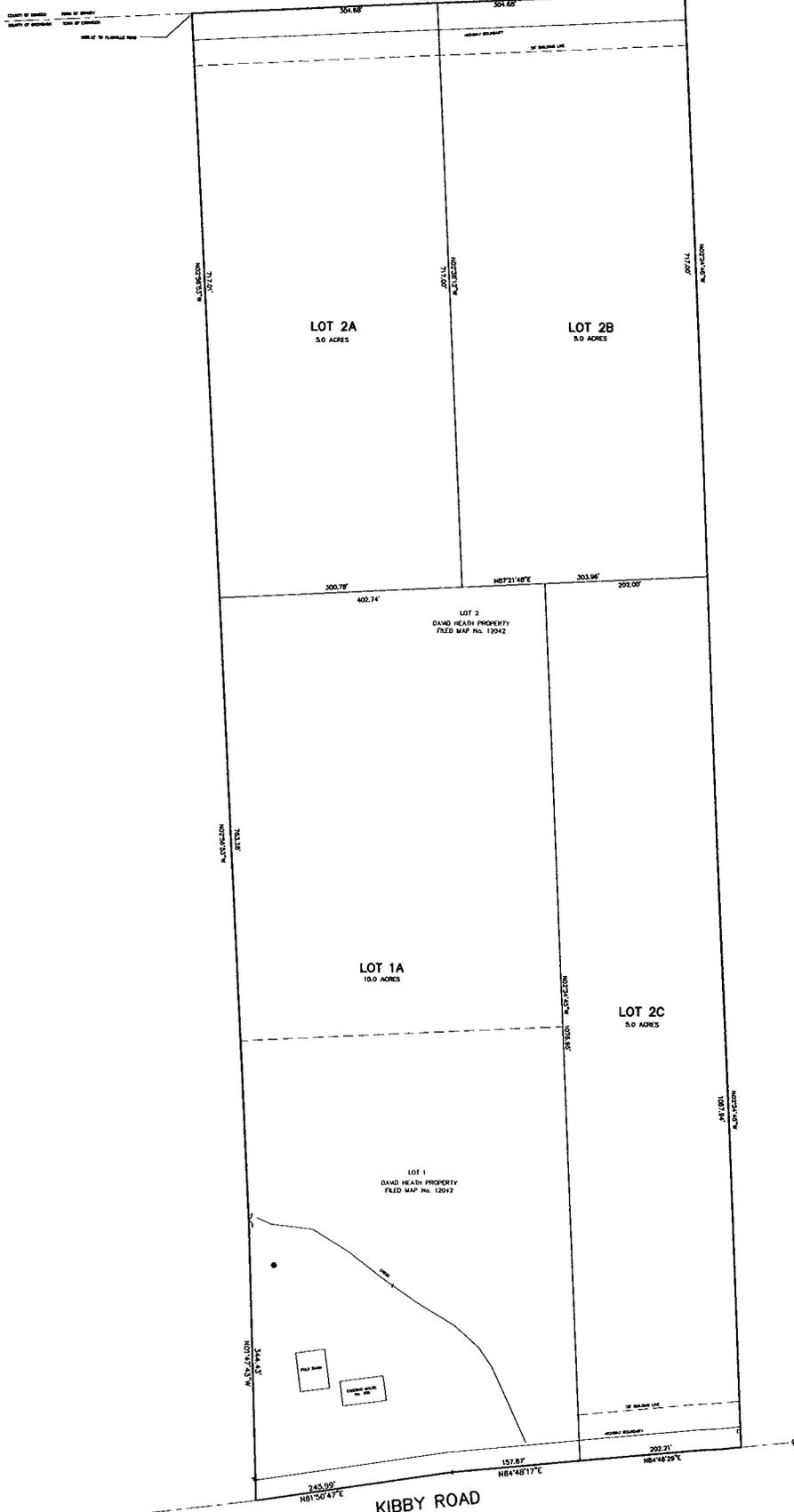
Ontario Base Map, Ontario



-
-
-
-
-
-
-

Heath

COUNTY LINE ROAD



ZONE - AGRICULTURAL
 PER FEMA FIRM COMMUNITY PANEL 30003 0030 C
 THERE IS NO 100 YEAR FLOOD HAZARD ON THIS SITE
 THERE ARE NO KYS FRESH WATER WETLANDS ON THIS SITE

THIS PLAN SHOWS THE DIVISION OF LOT 2
 OF THE DAVID HEATH PROPERTY AS
 SHOWN ON A MAP OF THE SAME FILED
 IN THE ONONDAGA COUNTY CLERK'S
 OFFICE AS MAP NO. 12042

ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP ARE PROHIBITED,
 EXCEPT AS PROVIDED IN SECTION 7209, SUBSECTION 2, OF THE
 NEW YORK STATE EDUCATION LAW.

WHEN EXPERIENCE MATTERS
APPLIED EARTH TECHNOLOGIES
 STEPHEN SEHNERT
 LAND SURVEYOR
 BALDWINVILLE, NEW YORK

SKETCH PLAN
DAVID HEATH PROPERTY AMENDED
 PART OF LOT 35
 TOWN OF LYONS
 ONONDAGA COUNTY, NEW YORK

MAY 5, 2016
 2416.75

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NOT TO SCALE

Town Board
Recommendation

Solar Ordinance Recommendation

RES. #54/2016 Motion made by Councilor Diamond seconded by Councilor Moore

RESOLVED that the Planning Board make recommendations to the Town Board regarding Solar Ordinances.

Supervisor Saraceni Aye Councilor Ellis Aye Councilor Geraci Aye
Councilor Moore Aye Councilor Diamond Aye

All Ayes, motion carried and adopted

Discussion:

Supervisor Saraceni stated that the Town Board has had preliminary discussions with the Planning Board regarding this and the Town Board has done a lot of research in Solar. We are looking opportunities within the Town as a Municipal perspective and now we are looking at it from a private perspective. There are a number of things that need to be considered, it's been a focus in New York State as far as renewable energy. Hugh Kimball brought this to my attention and it is important to have some Ordinances in place for the Permit process.

4-11-2016