

Warner

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, August 11, 2016 at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York, to consider the application of William Warner, for a Final Subdivision Approval for a two (2) lot Minor Subdivision on property located at 1940 West Genesee Road/Goodfellow Lane, Tax Map No.048.-01-01.1 and 048.-01-09.1, Baldwinsville, New York.

The applicant's proposal is to subdivide 5.987 acres into two lots creating a residential building lot with the remnant piece being added to his existing residential parcel. 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: July 22, 2016

John Corey, Chairman
Lysander Planning Board

W. Warner

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: _____

Applicant:

Plans prepared by:

Name William Warner

Name CUY Land Surveying

Address 1940 W. Genesee Road
Baldwinsville, N.Y. 13027

Address 2075 Church Road
Baldwinsville, N.Y. 13027

Telephone: 416-9765

Telephone: 635-4614

Owner of record:

Ownership intentions:

Name William Warner

Name to divide one lot into 2

Address 1940 W. Genesee Road
Baldwinsville, N.Y. 13027

Address _____

Telephone: 416-9765

Telephone: _____

Proof of ownership attached:

Farm Lot No. 78

Site Location:

Tax Map No. 48-01-01-19.1

1940 W. Genesee Road

Current Zoning R-20

Goodfellow Lane

Is site in an Agricultural Tax District? No

Area of land 5.987 acres.

Proposed use(s) of site:

Plans for sewer and water connections:

Lot 1 is an existing residential home
Lot 2 is proposed residential site

existing municipal water, existing septic
on Lot 1, Lot 2 would need septic system
or tie into proposed sewer line

Current use & condition of site:

Character of surrounding

currently has house, garage, barn
& shed with open land

houses, municipal bldg, river

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Name of Owner or Representative

Signature

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: William Warner

Mailing address: 1940 W. Genesee Road
Baldwinsville, N.Y. 13027

B. Description of the proposed project: to divide one lot into two lots

C. Project location: 1940 W. Genesee Road & Goodfellow Lane

D. Tax Map number: 48-01-01.1 & 48-01-09.1

E. Number of acres involved with project: 5.987

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.

Please indicate what the intentions are for use of the remainder of the project site:

Both lots are for residential use.

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:

property has tree & brush area, field area, river frontage

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:

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 Competing Form _____ Date _____

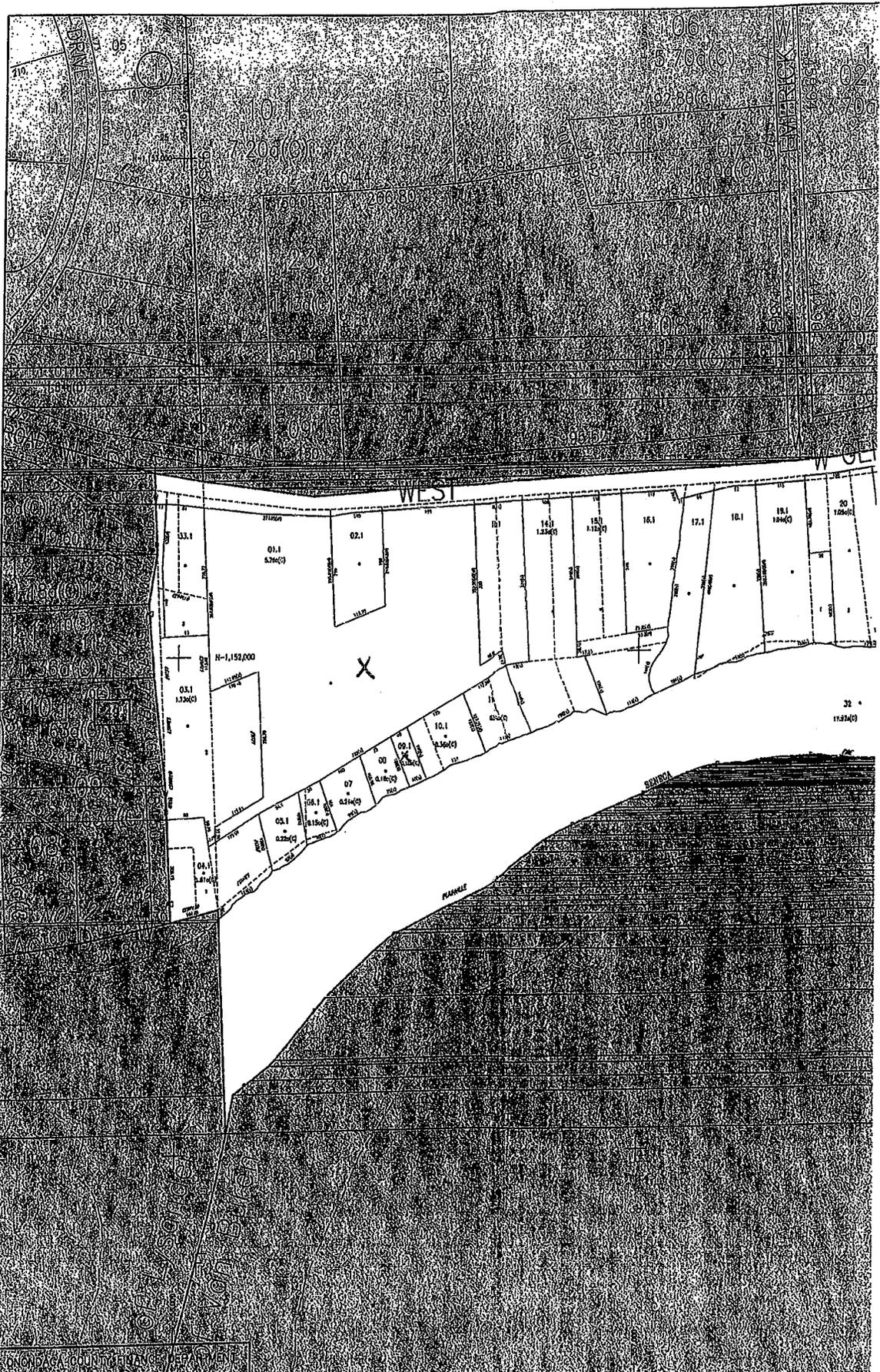
FOR TOWN USE ONLY --- Has this Agricultural Data Statement been referred to the Onondaga

County Planning Agency? Yes _____ No _____

If yes, please give date of referral: _____

If yes, please give County Referral Number: _____

If no, please state reason: _____



DATE	REVISION	DATE	REVISION	SPECIAL DISTRICT INFORMATION					
				SCHOOL	COLLETSVILLE CENTRAL	AGRICULTURAL DISTRICT LINE	--- 4-B ---	PARK DISTRICT LINE	--- 4-P ---
				TOWNSHIP	PLAZAVILLE	AMBULANCE DISTRICT LINE	--- 4-A ---	REFUSE DISTRICT LINE	--- 4-R ---
				COUNTY	CLATSOP	OSWALD DISTRICT LINE	--- 4-O ---	SANITARY DISTRICT LINE	--- 4-S ---
				SUBDIVISION		FIRE DISTRICT LINE	--- 4-F ---	SCHOOL DISTRICT LINE	--- 4-S ---
						WATER DISTRICT LINE	--- 4-W ---	SEWER DISTRICT LINE	--- 4-S ---
						WASTEWATER DISTRICT LINE	--- 4-W ---	WATER DISTRICT LINE	--- 4-W ---



July 21, 2016

Mr. John Corey
Chairman, Town of Lysander Planning Board
Lysander Town Hall
8220 Loop Rd.
Baldwinsville, NY 13027

RE: Diverse Food Products LLC (G & L Davis Meat Co. Inc.)

Mr. Corey:

This is to acknowledge receipt of the Preliminary Site Plan for the new building being proposed for Diverse Food Products LLC at 8242 Loop Rd, Baldwinsville, NY in the Radisson Community. The plan was drawn by O'Brien & Gere Engineers, Inc. and is dated 7/6/2016. It sets forth a proposed storage building 80' x 150' for a total of 12,000 sq. ft. It is agreed that a landscape area will be created as to shield Willett Parkway and that a best effort will be put into matching the colors of the existing adjacent building.

This letter serves as verification that the site plan has been reviewed and approved by ESD. The plan meets the requirements of the Radisson Corporate Park Development Controls for the Planned Unit Development (PUD) and the Radisson Declaration of Protective Covenants, Conditions and Restrictions.

If you have any questions please do not hesitate to contact me at (315) 425-9110.

Thank you.

Sincerely,

Quinn K. Hubbard
Project Manager, Radisson Development
Empire State Development

Cc: Karen Rice, Town of Lysander Planning and Zoning (email)
Lynn Tanner, Executive Director, RCA (email)
Michael Lasell, PE, O'Brien & Gere Engineers (email)
Stephen Davis, CEO, Diverse Food Products (mail)

Attach: Site Plan, Material Sheets

Quattrocchi

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: Quattrocchi Subdivision

Applicant:

Name Gabriel Quattrocchi

Address 9254 River Road

Phoenix, NY 13135

Telephone: 315-317-6566

Owner of record:

Name Same as Applicant

Address _____

Telephone: _____

Proof of ownership attached: Yes

Site Location:

9254 River Road

Phoenix, NY 13135

Proposed use (s) of site:

Subdivision Single Family Residential

Current use & condition of site:

Single Family Residential

Plans prepared by:

Name Tanucci & Romans Land Surveying, P.C.

Address 5251 Witz Drive

No. Syracuse, NY 13212

Telephone: 315-457-7200

Ownership Intentions:

Name _____

Address _____

Telephone: _____

Farm Lot No. 42

Tax Map No. _____

Current Zoning Agricultural Residential (AR-40)

Is site in an Agricultural Tax District? _____

Area of land 5.15± acres.

Plans for sewer and water connections

Character of surrounding:

Residential Wooded

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Gabriel Quattrocchi
Name of Owner or Representative

[Signature]
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: Quattrocchi Subdivision			
Project Location (describe, and attach a location map): 9254 River Road Phoenix, N.Y. 13135			
Brief Description of Proposed Action: Subdivision of one (1) existing tax parcel into two (2) new parcels			
Name of Applicant or Sponsor: Gabriel Quattrocchi		Telephone: 315-317-8566	
		E-Mail:	
Address: 9254 River Road			
City/PO: Phoenix		State: NY	Zip Code: 13135
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"/>
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: Onondaga County Health Department, Onondaga County Planning Commission, Town of Lysander Planning Board			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		5.15+ acres	
b. Total acreage to be physically disturbed?		0.00 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		5.15+ 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 checked="" type="checkbox"/> Agriculture <input checked="" 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)? If Yes, explain purpose and size: _____ _____ _____</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? If Yes, describe: _____ _____ _____</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? If Yes, describe: _____ Per NYSDEC Website _____ _____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Tim Coyer, L.S. for Applicant Date: May 23, 2016

Signature: _____

Application to the Planning Board

*Cabbage Patch
Whispering
Oaks*

For: Subdivision of Land
 Number of Lots 35
 Controlled Site Use
 Site Plan Approval

Date: AUGUST 5, 2016
 Information Only
 Preliminary
 Final *Sec. 4*

Name of proposed development: SECTION 4 WHISPERING OAKS SUBDIVISION

Applicant:

Name CABBAGE PATCH PARTNERS, LLC
Address 3250 FAR REACH DRIVE
BALDWINSVILLE, NY 13027

Telephone: (315) 638-8365

Owner of record:

Name CABBAGE PATCH PARTNERS, LLC
Address 3250 FAR REACH DRIVE
BALDWINSVILLE, NY 13027

Telephone: (315) 638-8365

Proof of ownership attached: YES

Site Location:

8185 EMERICK ROAD
BALDWINSVILLE, NY 13027

Proposed use (s) of site:

RESIDENTIAL SUBDIVISION

Current use & condition of site:

VACANT WOODED AND AGRICULTURAL
LAND

Plans prepared by:

Name PLUMLEY ENGINEERING, P.C.
Address 8232 LOOP ROAD
BALDWINSVILLE, NY 13027

Telephone: (315) 638-8587

Ownership intentions:

Name _____

Address _____

Telephone: _____

Farm Lot No. 78

Tax Map No. 049-02-03.0

Current Zoning AR-40 WITHIN INCENTIVE ZONING

Is site in an Agricultural Tax District? NO

Area of land 26.24 acres.

Plans for sewer and water connections

PUBLIC SEWER AND WATER CONNECTION

ALONG RUBICON ROAD AND EMERICK ROAD

Character of surrounding:

RESIDENTIAL/AGRICULTURAL

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Dr. Robert Clark

Name of Owner or Representative

Julian F. Clark

Signature Julian F. Clark, P.E. w/Plumley Engineering, P.C. for Dr. Clark

PLUMLEY

ENGINEERING

Civil and Environmental Engineering

GENERAL DESCRIPTION OF PROPERTY

WHISPERING OAKS SUBDIVISION – SECTION 4

Town of Lysander

Onondaga County, New York

Project No. 2014099

August 2016

Cabbage Patch Partners, LLC, is proposing a residential subdivision on a 26-acre property located at 8185 Emerick Road in the Town of Lysander. The property consists of wooded and agricultural lands with gently sloping topography from northeast to southwest across the site.

The Soil Conservation Service (SCS) indicates the soil types located on the site are Alton Gravelly Fine Sandy Loam, Appleton Loam, Fonda Mucky Silty Clay Loam, Halsey Mucky Loam, Hilton Loam, Madrid Fine Sandy Loam, Niagara Silt Loam and Phelps Gravelly Loam. Also indicated by the SCS, depth to groundwater at the site fluctuates from 0 to more than 6.5 feet.

Two wetland areas are located on site, with one of the wetland areas determined to be an isolated wetland by the Army Corps of Engineers. A small disturbance (0.07 acres) of the federally regulated wetland will take place as part of the project. A Wetlands Disturbance Permit was applied for and granted in March 2015.

8232 LOOP ROAD, BALDWINVILLE, NY 13027
Telephone: (315) 638-8587 Fax: (315) 638-9740

200 NORTH GEORGE STREET, ROME, NY 13440
Telephone: (315) 281-1005 Fax: (315) 334-4394

Internet: www.plumleyeng.com

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: SECTION 4 WHISPERING OAKS SUBDIVISION- SUBDIVISION APPROVAL			
Project Location (describe, and attach a location map): 8185 EMERICK ROAD BALDWINVILLE, NY 13027			
Brief Description of Proposed Action: The action involves Preliminary Subdivision approval for the development of a roughly 26 acre residential subdivision. The property is within an Incentive Zoning Overlay District, with 35 lots proposed for the subdivision under Residential- 20,000 (R-20) zoning requirements. Approximately 2,960 linear feet of public and private roadways will be constructed as part of the subdivision, along with associated utilities, landscaping and stormwater management facilities.			
Name of Applicant or Sponsor: CABBAGE PATCH PARTNERS, LLC		Telephone: (315) 638-8365 E-Mail: DOCCLARK02@GMAIL.COM	
Address: 3250 FAR REACH DRIVE			
City/PO: BALDWINVILLE		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? 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"/>
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: LYSANDER TOWN BOARD- INCENTIVE ZONING APPROVAL (GRANTED JULY 2016), NYS DEC- SPDES DISCHARGE PERMIT APPROVAL, ONONDAGA COUNTY DOH & DWEP- SANITARY SEWER APPROVAL			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		26.24 acres	
b. Total acreage to be physically disturbed?		±18 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		26.24 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 checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

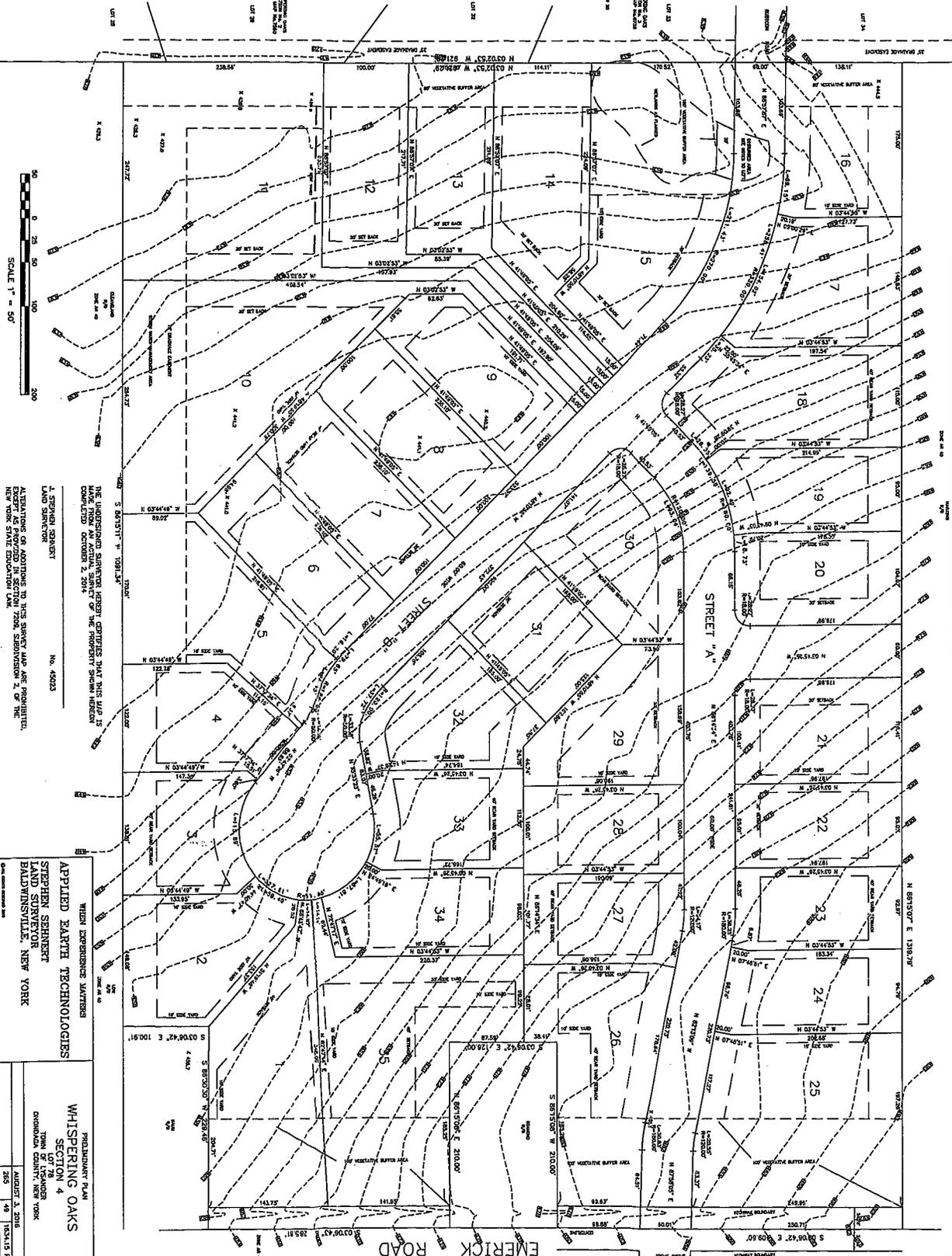
5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" 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? STATE HISTORIC PRESERVATION OFFICE RULED THE DEVELOPMENT TO HAVE NO IMPACT ON CULTURAL RESOURCES IN JANUARY 2015.	NO	YES	
	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
WETLAND A- DISTURBANCE OF +3,070 SQUARE FEET (WETLAND DISTURBANCE PERMIT OBTAINED)			
WETLAND B- DISTURBANCE OF 21,618 SQUARE FEET (DETERMINED TO BE ISOLATED WETLAND)			
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 type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" 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 type="checkbox"/> NO <input checked="" type="checkbox"/> YES	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
STORMWATER RUNOFF THAT IS NOT INFILTRATED ON SITE WILL BE DISCHARGED TO THE WEST INTO AN EXISTING DRAINAGE SWALE NEAR THE WESTERN PROPERTY LINE.			

<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><u>STORMWATER MANAGEMENT BASIN TO CONTROL OFF-SITE DISCHARGE RATES OF STORMWATER RUNOFF</u></p> <p><u>SIZE OF BASIN TO BE DETERMINED.</u></p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" 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>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>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>JULIAN F. CLARK, PLUMLEY ENGINEERING</u> Date: <u>08/05/16</u></p> <p>Signature: <u><i>Jul F Clark</i></u></p>		



NOTES:
 VERTICAL CURVES SHOWN ON THIS PLAN ARE TO BE CONSIDERED AS APPROXIMATE. THE VERTICAL CURVES SHOWN ON THIS PLAN ARE TO BE CONSIDERED AS APPROXIMATE. THE VERTICAL CURVES SHOWN ON THIS PLAN ARE TO BE CONSIDERED AS APPROXIMATE.

APPROVED:
 ROBERT CLARK - DEVELOPER
 3250 FAR REACH DRIVE
 BALDWINVILLE, NEW YORK 13027



THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS PLAN IS MADE FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON COMPLETED ON FEBRUARY 2, 2014.

L. STEPHEN SHERBERT
 LAND SURVEYOR
 No. 42023

ALL ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP ARE PROHIBITED, EXCEPT AS PROVIDED IN SECTION 7204, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

APPLIED EARTH TECHNOLOGIES
 1000 DEERFIELD AVENUE
 STEPHEN SHERBERT
 BALDWINVILLE, NEW YORK

PRELIMINARY PLAN
 WHISPERING OAKS
 SECTION 4
 TOWN OF BALDWINVILLE
 COUNTY OF MADISON, NEW YORK

AUGUST 3, 2016
 263 46 1034.15 9

FRED
8182/1

W.L. 67
E.L. 66

S.L. 66
N.L. 77

2

6.7 ACRES

3

5.5 ACRES

50' SETBACK

50' SETBACK

50' SETBACK

438'

425'

50' SETBACK

50' SETBACK

1

6.0 ACRES

4

5.0 ACRES

50' SETBACK

50' SETBACK

50' SETBACK

413'

400'

DUNHAM
8200/108

335'

1498'

1022'

544'

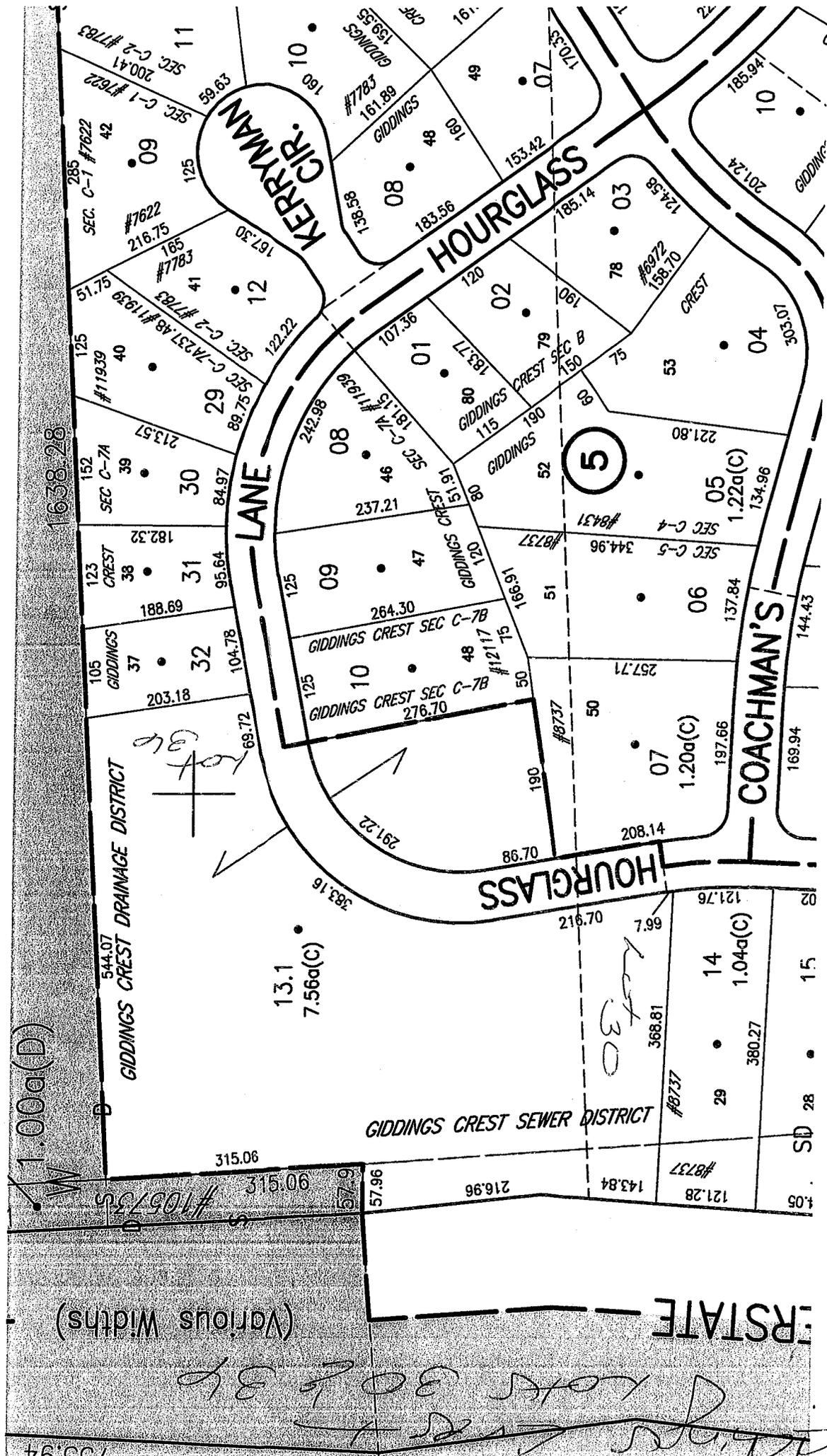
BOUNDARY
8200/276

width of overhead wires

CENTERLINE

DUNHAM ROAD

*HELAND, LINDA
8356 Dunham
8386 (R) Dunham*



1.00a(D)

#105735
90.912
57.9

(Various Widths)

1/55 94

Handwritten signatures and notes:
 Estate
 105735
 34
 30
 30
 30

GIDDINGS CREST SEWER DISTRICT

GIDDINGS CREST DRAINAGE DISTRICT

HOURGLASS

LANE

HOURGLASS

KERRYMAN CIR.

COACHMAN'S

5

SD

28

15

14

1.04a(C)

121.76

#8737

143.84

368.81

#8737

667

07.912

121.70

02

15

169.94

144.43

137.84

1.22a(C)

134.96

221.80

SEC C-4

#8431

52

190

183.71

120

153.42

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139.53

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