

Coulter

Application to the Planning Board

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

Date: 8/7/15  
       Information Only  
       Preliminary  
X Final

Name of proposed development: COULTER PROPERTY

Applicant:

Name EDWARD COULTER

Address 769 SPRAGUE RD.

MEMPHIS, N.Y. 13112

Telephone: 638-0850

Owner of record:

Name SAME

Address \_\_\_\_\_

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

Proof of ownership attached: NO

Site Location:

NORTH SIDE SPRAGUE RD

890' EAST OF TATER

ROAD

Proposed use(s) of site:

RESIDENTIAL

Current use & condition of site:

OPEN LAND

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. 92

Tax Map No. 43-01-07

Current Zoning AG

Is site in an Agricultural  
Tax District? YES

Area of land 30 acres.

Plans for sewer and water  
connections:

SUBSURFACE SEWAGE

DISPOSAL - DRILLED WELL

Character of surrounding

FARM LAND LIGHT

RESIDENTIAL

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

STEPHEN SEHNERT (SURVEYOR)  
Name of Owner or Representative

[Signature]  
Signature



Timber Banks  
Section 1B, Lot 37

**John F. Shields III, P.E.**

1457 Fraser Way

Farmington, NY

585.615.5765

September 02, 2015

Town of Lysander Planning Board  
8220 Loop Road  
Baldwinsville, NY 13027

Attn: Karen Rice

Re: Timber Banks Residential Golf & Marina Community  
Final Subdivision Approval – Section 1B, (Lot 37)

Dear Ms. Rice:

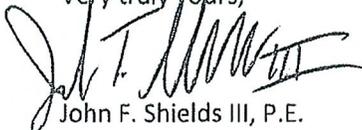
Along with eight (8) copies of this letter of intent, enclosed for your review and approval, please find the following submittal materials:

- Final Subdivision Plat showing Lot 37 (8)
- Planning Board Application (8)
- Short EAF (8)

This application follows our original request of June 10, 2010 where we had asked for, and received, Final Subdivision approval for 21 lots along Long Shadow Drive within the Timber Banks Subdivision. Subsequent to receiving that approval, we amended that application and filed a final subdivision plat for only lots 26, 28 and 34 in late 2011. Since that time, Lots 23 and 25 have also been given Final Subdivision Approval by the Board. To date, all necessary easements and road dedications to serve these 21 lots are on record, OCWA has completed their water main construction, the sanitary sewer has been constructed and dedicated and National Grid and other utility companies have installed their infrastructure.

It our understanding that Planning Board Application Fees for this lot have been paid previously. If this is not the case, please advise. We request that on Thursday, September 17 the Board consider waiving the public hearing and granting Final Subdivision Approval of this single lot subdivision. If you have any questions, or require any additional information in the meantime, please do not hesitate to contact Ellen Haehl at (585) 742-6330.

Very truly yours,



John F. Shields III, P.E.

Agent for The Timbers, LLC

Cc: Gary Pooler; The Timbers, LLC

Application to the Planning Board

For:  Subdivision of Land  
 Number of Lots 1  
 Controlled Site Use  
 Site Plan Approval

Date: 09/02/2015  
 Information Only  
 Preliminary  
 Final

Name of proposed development: Timber Banks Section 1B (Lot 37)

**Applicant:**

Name The Timbers, LLC  
Address 783 County Road 42  
Victor, NY 14564

Telephone: 585.742.6330

**Owner of record:**

Name The Timbers, LLC  
Address 783 County Road 42  
Victor, NY 14564

Telephone: 585.742.6330

Proof of ownership attached: No

Site Location:

Long Shadow Drive

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

Single family residential

Building lot

**Current use & condition of site:**

Vacant

**Plans prepared by:**

Name Pooler Development (Cliff Rigerman)  
Address 783 County Road 42  
Victor, NY 14564

Telephone: 585.742.6330

**Ownership intentions:**

Name N/A  
Address N/A  
N/A

Telephone: N/A

Farm Lot No. N/A

Tax Map No. 072.1-03-36.1

Current Zoning PUD

Is site in an Agricultural Tax District? NO

Area of land 0.42 acres.

**Plans for sewer and water connections**

Existing public water & sewer

located within right-of-way

**Character of surrounding:**

Residential and recreational

(golf course)

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

John F. Shields III, P.E. (Agent)  
Name of Owner or Representative

[Signature]  
Signature

## SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

1. Application form and receipt for payment of appropriate fees
2. Map (USGS) showing location of property.
3. Environmental Assessment Form.
4. General description of property in terms of physical characteristics (soil, vegetation, slopes, etc...)
5. Survey (s) of property in question showing and/or locating all of the following:
  - a. Name of licensed surveyor, scale of drawings, north arrow.
  - b. Dimensions of property lines (show all contiguous property of same owner)
  - c. Size in acres or square feet.
  - d. Location of all structures.
  - e. Location of existing and proposed driveways, road cuts and streets/roads on property and abutting properties and distance to intersections closer than 500 feet
  - f. Location of any easements (public and private)
  - g. Location of percolation tests and results (if applicable)
  - h. Location of bodies of water, wetlands, NYS Flowage Easement Districts, drainage facilities, ditches, swales, culverts, etc... on property and abutting properties. Show direction of water flow.
  - i. Building line setbacks.
6. Proof of ownership of property (copy of deed or tax bill).
7. Authority of applicant to act on behalf of owner.
8. Additional supporting data:
  - a) Required Permits - - Federal, State, County or Town (wetlands, driveway/road cuts, etc...)
  - b) Other maps, plans or photographs.
9. Ten days advance notice required to be placed on the Planning Board Agenda. Application and fees due at that time.

**NOTE:** Subdivision Regulations and Code of the Town Of Lysander available from the Town Clerk.

Onondaga County Department of Transportation forms are available from the code Enforcement Officer.

All other forms are available from the Clerk to the Planning Board.

**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>			
The Timbers, LLC			
Name of Action or Project: Timber Banks Residential Golf Community Lot 37			
Project Location (describe, and attach a location map): T/o Lysander, east of River Road, South of Rte. 31, north of Patchett Road			
Brief Description of Proposed Action: Final subdivision of one (1) single family residential building lot who's configuration is consistent with that indicated on a revised Phase 1 Site Plan last dated March 11, 2008 and approved by the Lysander Planning Board on March 17, 2008. The lot will be served by a dedicated sanitary sewer and public water will be provided by OCWA.			
Name of Applicant or Sponsor: The Timbers, LLC		Telephone: 585.742.6330	
		E-Mail: ellen@poolerenterprises.com	
Address: 783 County Road 42			
City/PO: Victor		State: NY	Zip Code: 14564
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: Subdivision approval from Lysander Planning Board & Building Permit from Lysander Building Department.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.4 acres	
b. Total acreage to be physically disturbed?		0.3 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		+/- 800 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 checked="" type="checkbox"/> Other (specify): <u>Recreation (Golf)</u> <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>The Timbers, LLC</u>	Date: <u>09/02/2015</u>	
Signature: <u><i>John F. Shields III</i> (John F. Shields III, - Agent)</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:	<input type="checkbox"/>	<input type="checkbox"/>
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**

PROJECT: TIMBER BANKS RESIDENTIAL GOLF COMMUNITY COUNTY OF ONONDAGA, STATE OF NEW YORK SUBDIVISION PLAT OF LOT #37 SECTION 18, PHASE 3A	
PLANNED FOR: 1998 PREPARED BY: BOOMER DEVELOPMENT P.O. BOX 108 CANTON, NEW YORK 14428	DATE: 08/25/2015 SCALE: 1" = 20' DRAWN BY: F./KAO/Timber Banks.dwg
SHEET NO.: 1 TOTAL SHEETS: 1	REVISIONS:

**LEGEND:**

- LOT LINES
- EXISTING PAVEMENT AND PROPERTY PINS TO BE SET
- LOT #4
- 911 HONOR #4
- SETBACK LINE

**REFERENCE:**

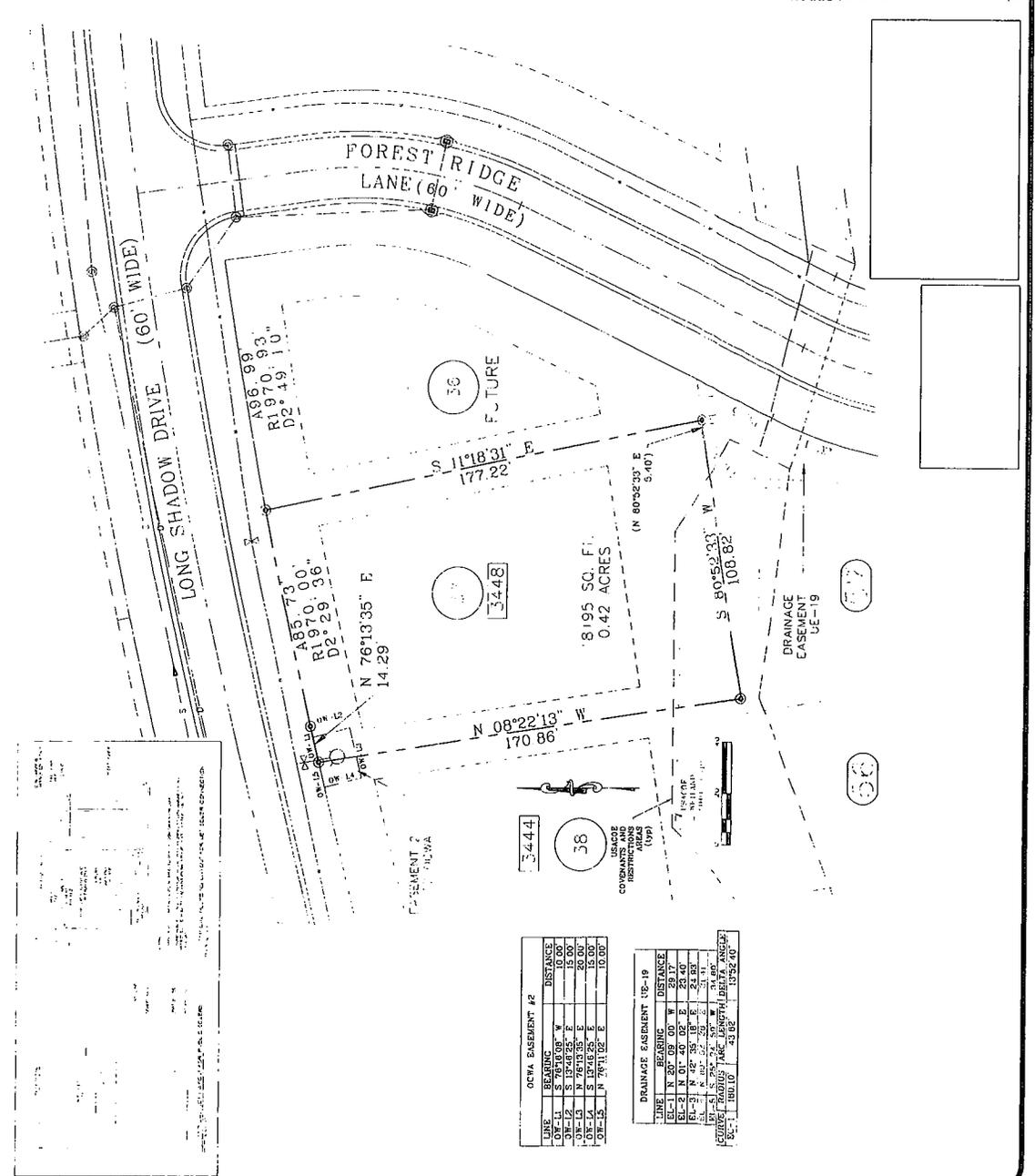
1. THE HORIZONTAL DATUM (HMD) USED THROUGHOUT THIS MAP IS 1983 PERMANENT BY THE NATIONAL SYSTEM OF EARTH SURVEYING.
2. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD.
4. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD.
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10. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD.

**SURVEY NOTES:**

THE HORIZONTAL DATUM (HMD) USED THROUGHOUT THIS MAP IS 1983 PERMANENT BY THE NATIONAL SYSTEM OF EARTH SURVEYING. ALL DISTANCES SHOWN HEREON ARE REFERENCED TO THIS DATUM. ALL DISTANCES SHOWN ARE ACCURATE TO 1 IN 10,000 OR BETTER.

I, HEREBY CERTIFY THAT THIS MAP WAS MADE USING THE SURVEYING TECHNIQUES AND METHODS CURRENTLY IN USE IN THE STATE OF NEW YORK AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR AND AM REGISTERED IN THE STATE OF NEW YORK.

CLIFFORD JAMES GOODMAN, L.S. N.Y.S. LICENSE 069660 DATE: 8/27/15

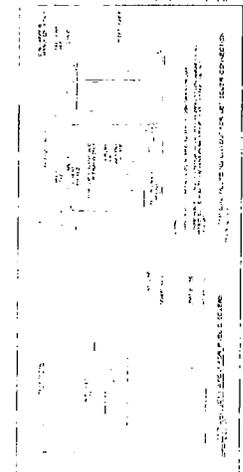


LINE	BEARING	DISTANCE
OW-1	S 76°10'00\"	10.00'
OW-2	N 01°40'00\"	24.40'
OW-3	N 76°13'35\"	80.00'
OW-4	S 13°45'25\"	15.00'
OW-5	N 76°11'02\"	10.00'

LINE	BEARING	DISTANCE
EA-1	N 01°40'00\"	24.40'
EA-2	N 01°40'00\"	24.40'
EA-3	N 42°35'18\"	24.85'
EA-4	S 27°22'56\"	21.91'
EA-5	N 76°11'02\"	10.00'

CURVES: RADIIUS TANG. LENGTH DELTA ANGLE  
 C1: 1180.10' 43.02' 135°52'40"



Application to the Planning Board

*Eldan  
Crimson  
Edge*

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

Date: 9/11/2015  
\_\_\_\_\_ Information Only  
\_\_\_\_\_ Preliminary  
X Final Amendment.

Name of proposed development: Crimson Ridge 3B Amendment

Applicant:

Plans prepared by:

Name Eldan Homes  
Address 7954 Oswego Rd.  
Liverpool, NY

Name Applied Earth Technologies  
Address 8 Canton St  
Baldwinsville, N.Y.

Telephone: (315) 622-5150

Telephone: (315) 635-5197

Owner of record:

Ownership intentions:

Name CR-3 LLC

Name \_\_\_\_\_

Address \_\_\_\_\_

Address \_\_\_\_\_

Telephone: (315) 727-9514

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

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

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

Site Location:

Tax Map No. \_\_\_\_\_

Radisson - Crimson  
Ridge Development  
Samantha Dr.

Current Zoning \_\_\_\_\_

Is site in an Agricultural Tax District? no

Area of land \_\_\_\_\_ acres.

Proposed use(s) of site:

Plans for sewer and water connections:

residential

completed  
water & sewer

Current use & condition of site:

Character of surrounding

residential

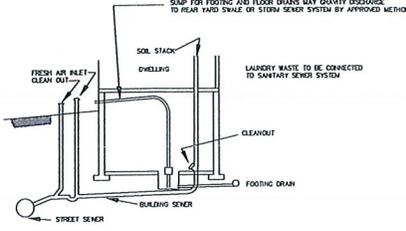
residential

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

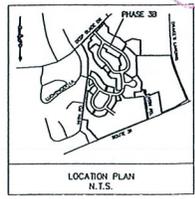
Daniel J. Barnaba  
Name of Owner or Representative

*Daniel J. Barnaba*  
Signature

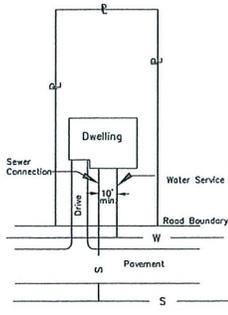
*Crivner Edge*  
*PHASE 3(B)*



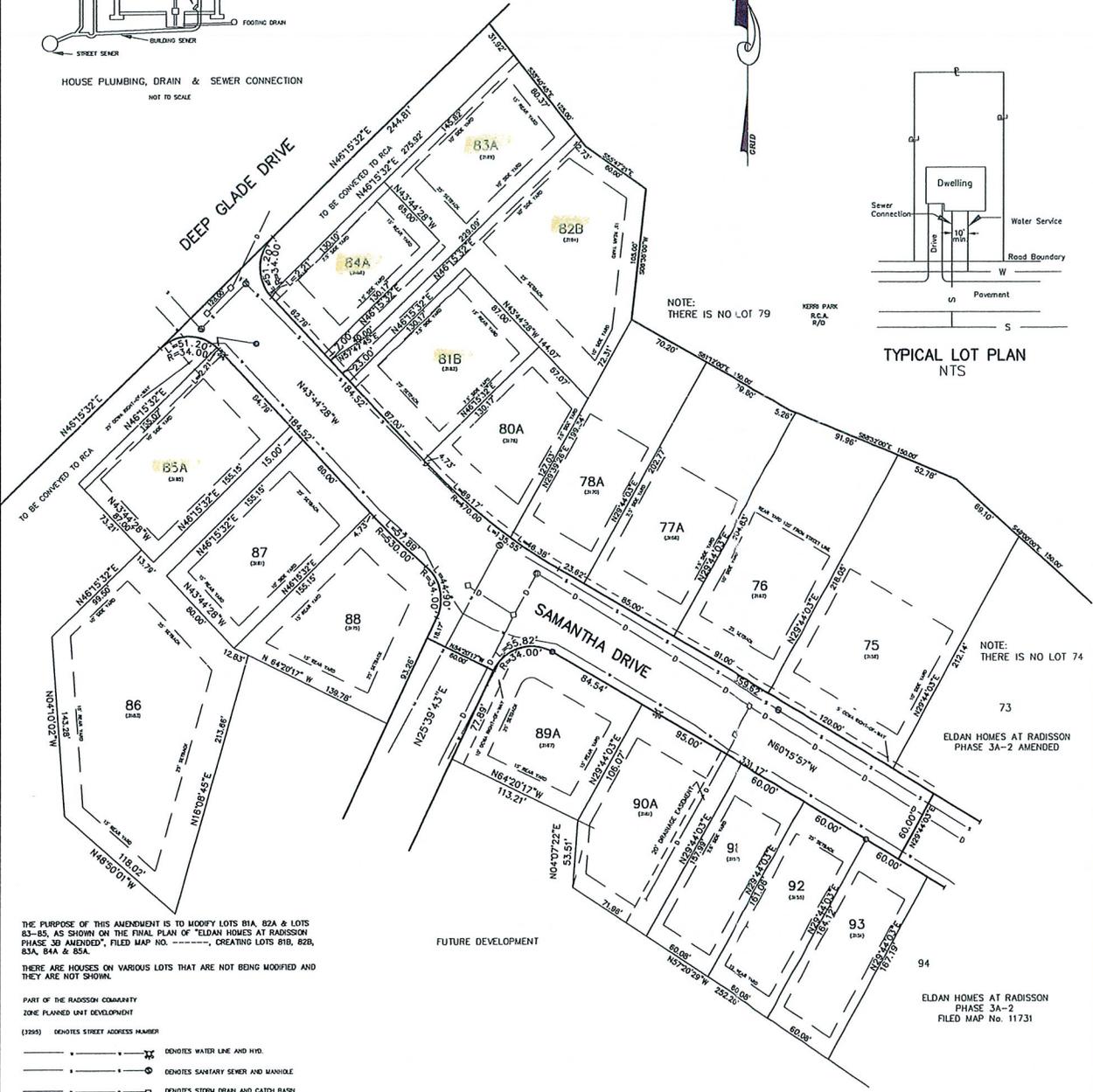
HOUSE PLUMBING, DRAIN & SEWER CONNECTION  
 NOT TO SCALE



LOCATION PLAN  
 N.T.S.



TYPICAL LOT PLAN  
 N.T.S.



THE PURPOSE OF THIS AMENDMENT IS TO MODIFY LOTS 81A, 82A & LOTS 83-85, AS SHOWN ON THE FINAL PLAN OF "ELDAN HOMES AT RADISSON PHASE 3B AMENDED", FILED MAP NO. -----, CREATING LOTS 81B, 82B, 83A, 84A & 85A.

THERE ARE HOUSES ON VARIOUS LOTS THAT ARE NOT BEING MODIFIED AND THEY ARE NOT SHOWN.

PART OF THE RADISSON COMMUNITY  
 ZONE PLANNED UNIT DEVELOPMENT

- (3205) DENOTES STREET ADDRESS NUMBER
- DENOTES WATER LINE AND HYD.
- DENOTES SANITARY SEWER AND MANHOLE
- DENOTES STORM DRAIN AND CATCH BASIN

ALL BEARINGS, DISTANCES AND COORDINATES REFERENCED TO NEW YORK COORDINATE SYSTEM, CENTRAL ZONE. TO OBTAIN GROUND-LEVEL DIMENSIONS, MULTIPLY DISTANCE SHOWN BY 1.0006801. NAD83

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

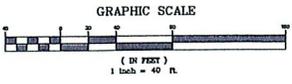
THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS MAP IS MADE FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON COMPLETED DECEMBER 2, 2007

J. STEPHEN SEHNERT  
 LAND SURVEYOR  
 No. 45023

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

APPROVED: \_\_\_\_\_  
 CR3 DEVELOPMENT, LLC  
 DEVELOPER

HEALTH DEPARTMENT USE ONLY

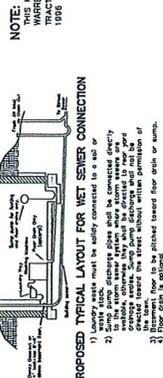
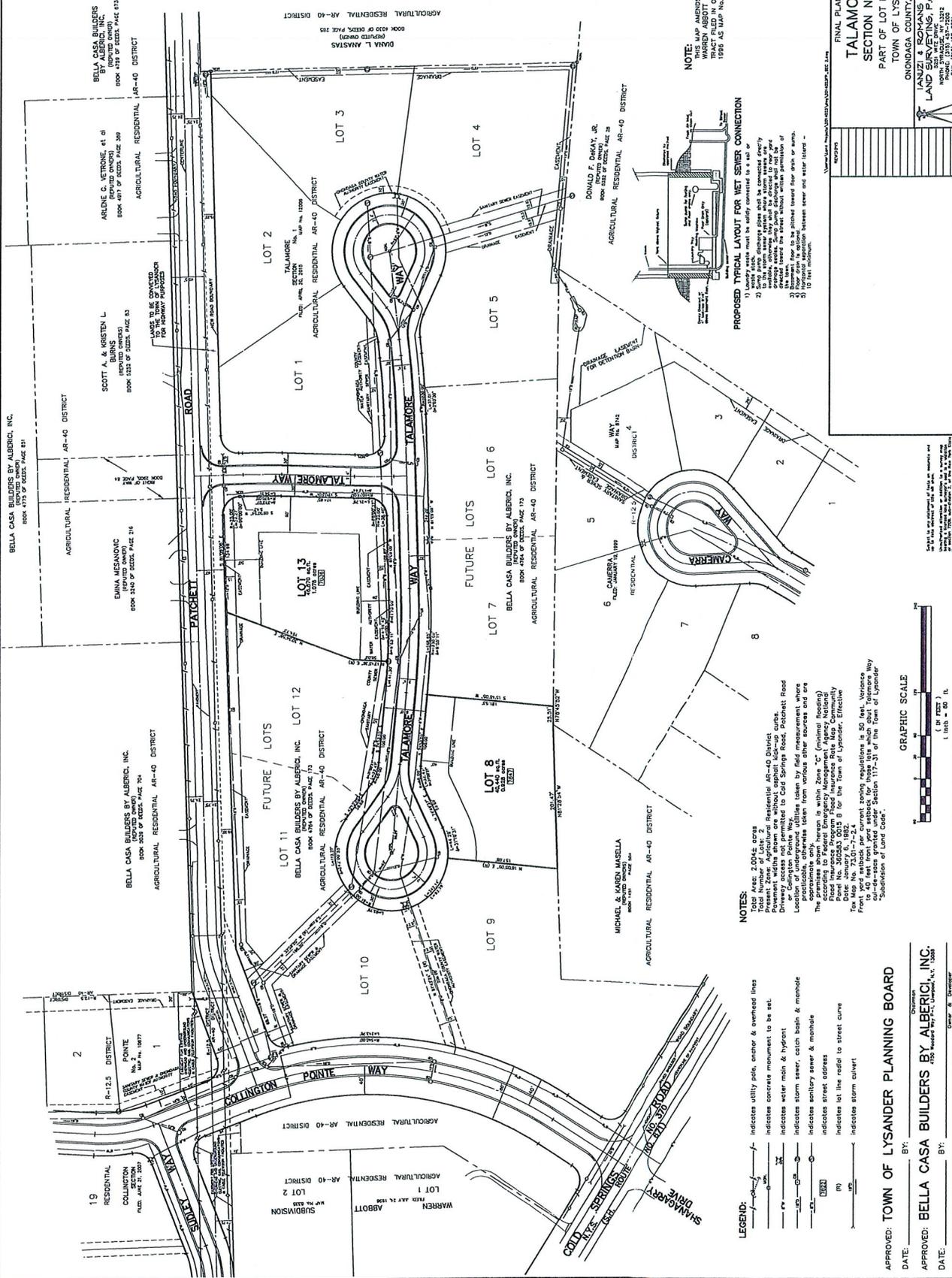


WHEN EXPERIENCE MATTERS  
 APPLIED EARTH TECHNOLOGIES  
 STEPHEN SEHNERT  
 LAND SURVEYOR  
 BALDWINVILLE, NEW YORK

FINAL PLAN  
 ELKAN HOMES AT RADISSON  
 PHASE 3B 2ND AMENDMENT  
 LOT 82 TOWN OF LYSANDER  
 ONONDAGA COUNTY, NEW YORK

SEPTEMBER 14, 2015  
 328.3640

Talamore  
Final Approval  
Lots  
8-13



**NOTE:**  
 1) Sewer stacks must be safely connected to a wet sewer.  
 2) The wet sewer must be installed within 10 feet of the sewer stack.  
 3) The wet sewer must be installed within 10 feet of the sewer stack.  
 4) The wet sewer must be installed within 10 feet of the sewer stack.  
 5) The wet sewer must be installed within 10 feet of the sewer stack.  
 6) The wet sewer must be installed within 10 feet of the sewer stack.

**NOTES:**  
 Total Area: 2,004.4 acres  
 Total Number of Lots: 2  
 Recirculated AR-40 District  
 Payment within storm one without special set-up curbs.  
 Location of underground utilities taken by field measurement where appropriate only.  
 The approximate only.  
 This plan is prepared in accordance with the provisions of the State and Federal Emergency Management Agency National Flood Insurance Rate Map Community Plan No. 500843 (0119) B for the Town of Talamore, Erie County, New York.  
 Date: January 6, 1982.  
 From 1982 setback per current zoning regulations is 50 feet. Variance to 40 feet from front setback for 1972 lot which abut Talamore Way is 10 feet from front setback per Section 107-3-3 of the Town of Talamore "Submission of Land Code".

**LEGEND:**  
 - - - - - indicates utility pole, sewer & overhead lines  
 - - - - - indicates concrete monument to be set  
 - - - - - indicates water man & hydrant  
 - - - - - indicates storm sewer, catch basin & manhole  
 - - - - - indicates sanitary sewer & manhole  
 - - - - - indicates street address  
 - - - - - indicates lot line radial to street curve  
 (R) - - - - - indicates storm culvert

**GRAPHIC SCALE**  
 1 inch = 40' / ft

**APPROVED: TOWN OF LYSANDER PLANNING BOARD**  
 DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
**APPROVED: BELLA CASA BUILDERS BY ALBERICI, INC.**  
 DATE: \_\_\_\_\_ BY: \_\_\_\_\_

**FINAL PLAN**  
**TALAMORE**  
 SECTION No. 2  
 PART OF LOT No. 89  
 TOWN OF LYSANDER  
 ONONDAGA COUNTY, NEW YORK

DATE: SEPTEMBER 15, 2015  
 SCALE: 1" = 60'  
 PROJECT NO. 1502  
 PLAN NO. 1502-05-001  
 DATE: 09/15/15

LAND SURVEYING, P.C.  
 IANZI & ROMANS

DATE: SEPTEMBER 15, 2015  
 SCALE: 1" = 60'  
 PROJECT NO. 1502  
 PLAN NO. 1502-05-001

DATE: SEPTEMBER 15, 2015  
 SCALE: 1" = 60'  
 PROJECT NO. 1502  
 PLAN NO. 1502-05-001

DATE: SEPTEMBER 15, 2015  
 SCALE: 1" = 60'  
 PROJECT NO. 1502  
 PLAN NO. 1502-05-001

DATE: SEPTEMBER 15, 2015  
 SCALE: 1" = 60'  
 PROJECT NO. 1502  
 PLAN NO. 1502-05-001

DATE: SEPTEMBER 15, 2015  
 SCALE: 1" = 60'  
 PROJECT NO. 1502  
 PLAN NO. 1502-05-001

DATE: SEPTEMBER 15, 2015  
 SCALE: 1" = 60'  
 PROJECT NO. 1502  
 PLAN NO. 1502-05-001

Whispering  
Oaks -  
Section 4

# PLUMLEY

## ENGINEERING

Civil and Environmental Engineering

### INCENTIVE ZONING PROJECT NARRATIVE

#### WHISPERING OAKS SUBDIVISION – SECTION 4 Town of Lysander Onondaga County, New York Project No. 2014099

July 2015

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 predominantly wooded and agricultural land and is currently zoned Agricultural Residential – 40,000 (AR-40). The subdivision was initially laid out by Cabbage Patch Partners, along with Plumley Engineering, staying within the maximum allowable development under current zoning regulations. Under those regulations, it was found that a 22-lot subdivision could be created as depicted in *Figure 1: AR-40 Zoning Subdivision Plan*, attached.

As the property lies within an Incentive Zoning Overlay District, Cabbage Patch Partners and Plumley Engineering, along with representatives of the Town of Lysander, have assessed the development potential with smaller lot sizes and utilizing the incentive zoning. It was decided that in order to maintain continuity with previous phases of the Whispering Oaks Subdivision (located directly to the west of the proposed development and connected by Rubicon Road), the development would be laid out to comply with Residential – 20,000 (R-20) zoning requirements. Under R-20 zoning requirements, it was found that a 37-lot subdivision could be created as seen in *Figure 2: R-20 Zoning Subdivision Plan*, attached.

### PROPOSED INCENTIVE

The increased density incentive will provide the developer with 15 additional lots for the subdivision by complying with R-20 zoning requirements as opposed to the current AR-40

zoning requirements. As AR-40 lots are sold at an average price of \$75,000 and R-20 lots are sold at an average price of \$50,000 in the Town of Lysander (pricing provided by Town Engineer), the additional smaller lots could result in a \$200,000 increase in revenue for the developer once the project is fully developed. Note that this incentive value is based on current average lot sale prices and there is no guarantee that sale prices will continue at these values over the time frame of the development.

**PROPOSED BENEFITS/AMENITIES**

1. As part of the zoning incentive process, Cabbage Patch Partners will make a lump sum payment to the Town as each phase of the subdivision is approved by the Town Board for development (Contract Drawing approval). The sum of the payment will be \$1,600 for each lot in the approved subdivision phase. The current phasing breakdown is as follows:

<u>Phase</u>	<u># of Lots in Phase</u>	<u>Payment to Town</u>
Phase I	12	\$19,200
Phase II	12	\$19,200
Phase III	13	\$20,800
<b>Total</b>	<b>37</b>	<b>\$59,200</b>

As per section 139-76 of the Incentive Zoning, cash in lieu of any amenity for a specific purpose is allowable. In this case, The Town Board has indicated they would like to use the monies for work associated with the Town Highway Department and/or Highway Department equipment purchases.

2. A 20' wide Sanitary Sewer Easement will be provided between lots 24 and 25 that will encumber 10' of the northern side property line of lot 25 and 10 feet of the southern side property line of lot 24. The easement will provide the legal right for the Town to extend the public sewer from within the subdivision to Emerick Road. The estimated value of the easement if it were to be purchased from the future lot owners is \$20,000.
3. The residents within the Whispering Oaks and West Genesee Street Sewer Districts will benefit from a greater reduction in debt service for the two sewer districts. Development of Section 4 of the Whispering Oaks Subdivision under AR-40 Zoning

would save the residents of the Whispering Oaks and West Genesee Street Sewer Districts approximately \$155 annually. Development under R-20 Zoning will result in a reduction of nearly \$220 annually for each lot within the Whispering Oaks and West Genesee Street Sewer Districts (pricing provided by Town Engineer).

Once each phase of the project is filed with the County, each newly created lot will be assessed the full debt service equivalent dwelling unit tax. This tax will be paid annually by Cabbage Patch Partners until the lot is sold, at which point the lot owner will be responsible for the taxes. Based on the current phasing, the debt reduction will be decreased as follows:

<u>Phase</u>	<u># of Lots in Phase</u>	<u>Total Debt Service Reduction within both districts once Subdivision is filed</u>
Phase I	12	\$ 99.49
Phase II	12	\$166.05
Phase III	13	\$217.15

4. Based on the Phase breakdown detailed above and an average 4 lot take-down per year, Cabbage Patch Partners will pay an estimated total of \$25,000 in debt service for the life of the project. This is approximately \$7,350.00 of additional debt service payment if the project was developed under AR-40 zoning (22 lots).
5. Another benefit to the Town will be the increased tax revenue generated. The additional 15 lots provided through the incentive zoning approval will result in approximately \$180,000 of added tax revenue annually.

Based on a current assessed property value of \$350,000, the County and Town taxes generated are approximately \$4,000 per year, while the school taxes generated are approximately \$8,000 per year.

Based on the above, the total value of the benefits provided by the developer is \$86,550, which is

the lump sum payment (\$59,200), the value of the easement (\$20,000) and the difference in debt service payment (\$7,350) for developing 37 lots versus 22 lots.

#### SUMMARY

1. It is the developer's belief that the proposed subdivision is in line with the Town of Lysander's Comprehensive Land Use Plan, in that:
  - a.) The parcel is within the Town's Incentive Zoning Overlay indicating that the Town intended this area to be utilized for incentive zoning.
  - b.) The Incentive Zoning is implemented to increase lot density within agricultural zoning while providing public utilities improvements to the surrounding community.
2. Based on a review of the existing infrastructure and surrounding land, the additional 15 lots that the Incentive Zoning provides will not create a burden on the public services (sanitary disposal, water, transportation, waste disposal, fire protection, etc.) that are currently provided to the surrounding community.
3. The anticipated value of the incentive to the developer for the project is \$200,000 and the value of the benefit to the Town and its residents \$86,550.



