



**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 January 11, 2018 at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York, to consider the application of Joel Needle, for a three (3) lot Minor Subdivision, on property located at 1741 Church Road, Baldwinsville, NY, Tax Map No. 030-02-07.7.

The applicant's proposal is to subdivide three (3) residential building lots, one with an existing home, from approximately 16+/- acres. 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: December 18, 2017

John Corey, Chairman  
Lysander Planning Board

Application to the Planning Board

For:  Subdivision of Land  
 Number of Lots 3  
 Controlled Site Use  
 Site Plan Approval

Date: \_\_\_\_\_  
 Information Only  
 Preliminary  
 Final

Name of proposed development: Needle Subdivision

Applicant:

Name Joel D. Needle

Address 1741 Church Road  
Baldwinsville, N.Y. 13027

Telephone: 315-857-8397

Owner of record:

Name Joel D. & Laura S. Needle

Address 1741 Church Road  
Baldwinsville, N.Y. 13027

Telephone: 315-857-8397

Proof of ownership attached:

Site Location:

1741 Church Road

Proposed use(s) of site:

Divide into 3 lots

Current use & condition of site:

existing house with field  
& woods

Plans prepared by:

Name CW Land Surveying, LLC

Address 2075 Church Road  
Baldwinsville, N.Y. 13027

Telephone: 315-635-4614

Ownership intentions:

Name \_\_\_\_\_

Address \_\_\_\_\_

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

Farm Lot No. 50457

Tax Map No. 30-02-07-7

Current Zoning Agricultural

Is site in an Agricultural Tax District? Yes

Area of land 16.901 acres.

Plans for sewer and water connections:  
well and septic system

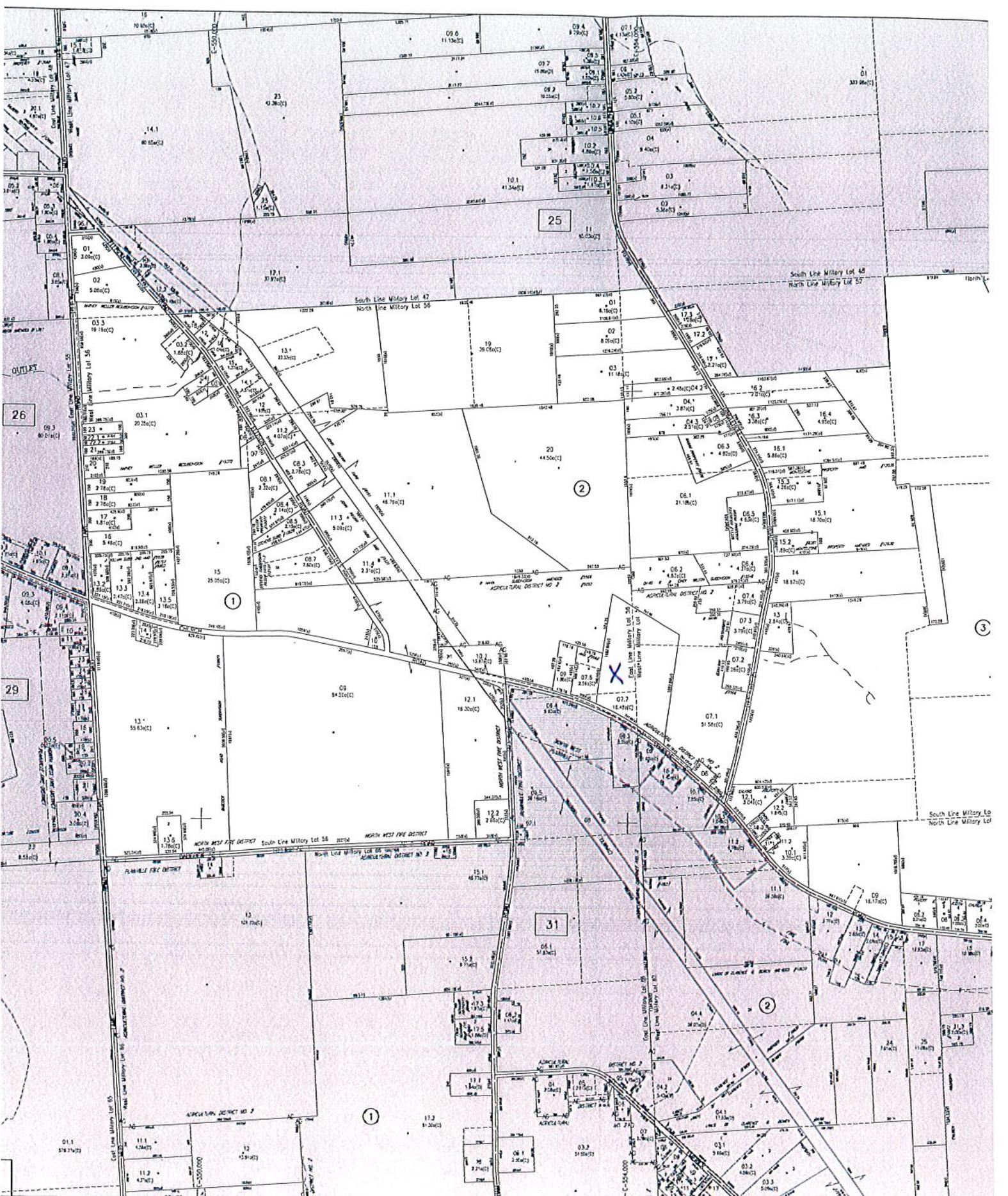
Character of surrounding

Agricultural, woods, suburban

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Joel D. Needle  
Name of Owner or Representative

Joel D. Needle  
Signature



**SPECIAL DISTRICT INFORMATION**

SCHOOL	BALDWINSVILLE CENTRAL
FIRE	NORTH WEST
WATER	COUNTY
AGRICULTURAL	COUNTY DISTRICT 2

AGRICULTURAL DISTRICT LINE	AD	PARK DISTRICT LINE	-P-
AMBULANCE DISTRICT LINE	-A-	REFUSE DISTRICT LINE	-R-
DRAINAGE DISTRICT LINE	-D-	SANITARY DISTRICT LINE	-S-
FIRE DISTRICT LINE	-F-	SO-COL DISTRICT LINE	-C-
HYDRANT DISTRICT LINE	-H-	SEWER DISTRICT LINE	-S-
LIGHTING DISTRICT LINE	-L-	WATER DISTRICT LINE	-W-

**LEGEND**

PROPERTY PARCEL LINE	---
CORNAL LOT LINE	---
ROAD OR RAILROAD RIGHT-OF-WAY LINE	---
STREAM	---
RAILROAD TRACK	---

COUNTY LINE	---	PARCEL NUMBER	24	BLOCK NUMBER	
TOWN LINE	---	DEED AREA	(0)	DEED BLOCK	
VILLAGE LINE	---	CALCULATED AREA	(0)	PROPERTY EC	
BLOCK BOUNDARY	---	DEED DIMENSION	(0)	ADJACENT EC	
STREAM AND PARCEL LINE	---	SCALED DIMENSION	(1)		
		DEED LOT NUMBER	A		





Joanne M. Mahoney  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 27, 2017

OCPB Case # S-17-103

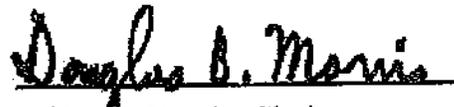
- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Lysander Planning Board at the request of Joel D. Needle for the property located at 1741 Church Road; and
- WHEREAS, 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 Church Road (Route 192), a county highway, and farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 16.90-acre parcel into three new lots in an Agricultural zoning district; and
- WHEREAS, the site is located along Church Road, a county road, in a rural area in the Town of Lysander; surrounding land uses are low density residential; the site and adjacent lands are enrolled in New York State Agricultural District 3 and the adjacent lands appear to contain some active farmland; and
- WHEREAS, the submitted subdivision plan dated November 10, 2017 shows the site to contain an existing house at the southeastern corner of the lot with an existing gravel driveway onto Church Road; the remainder of the site is covered by open fields and a forested area at the rear of the parcel; and
- WHEREAS, the subdivision map shows the proposed subdivision will divide the parcel into three lots; Lot 1 (6.333 acres) is shown at the eastern side of the parcel and to include the existing house; the other two lots are both labeled Lot 2 with one shown to be 5.274 acres and the other 5.293 acres; per the subdivision map, the existing driveway is situated on both proposed Lot 1 and the adjacent Lot 2 with the access point falling on Lot 2; and
- WHEREAS, the existing house is served by individual well and septic system; drinking water and wastewater services for the two new lots will require individual well and septic systems; the subdivision plan states that Lots 2 and 3, which presumably refers to the two lots labeled Lot 2, are not residential building lots and "individual sewage plans must be approved by the Onondaga County Health Department prior to conversion to residential building lots and issuance of a building permit"; and
- WHEREAS, GIS mapping shows a possible area of federal wetlands at the rear of the site that appears to encroach on the existing forested area of the parcel; a New York State freshwater wetland boundary is shown on the subdivision plan at the rear of the parcel; the state wetland area does not appear to encroach on the existing house on the parcel; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, a principal aquifer; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

Per the Onondaga County Department of Transportation, the existing driveway onto Church Road must be contained on a single parcel by either relocating the driveway or the proposed lot line between Lots 1 and 2, or appropriate access agreements must be obtained for the shared driveway.

The Board also offers the following comment(s):

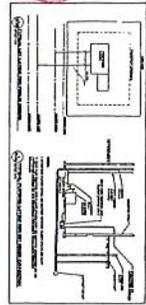
1. Any future or proposed access to Church Road must be coordinated with the Onondaga County Department of Transportation, and access will be determined by the availability of sight distance.
2. The Board encourages the Town to consider the potential long-term effects of large-lot, strip subdivisions along road frontages, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts, as potential conflicts with agricultural operations, changes to the rural character, increased public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur.



Douglas B. Morris, Chairman  
Onondaga County Planning Board  
Transmittal Date: 12-27-2017

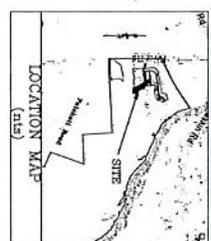
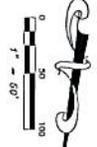
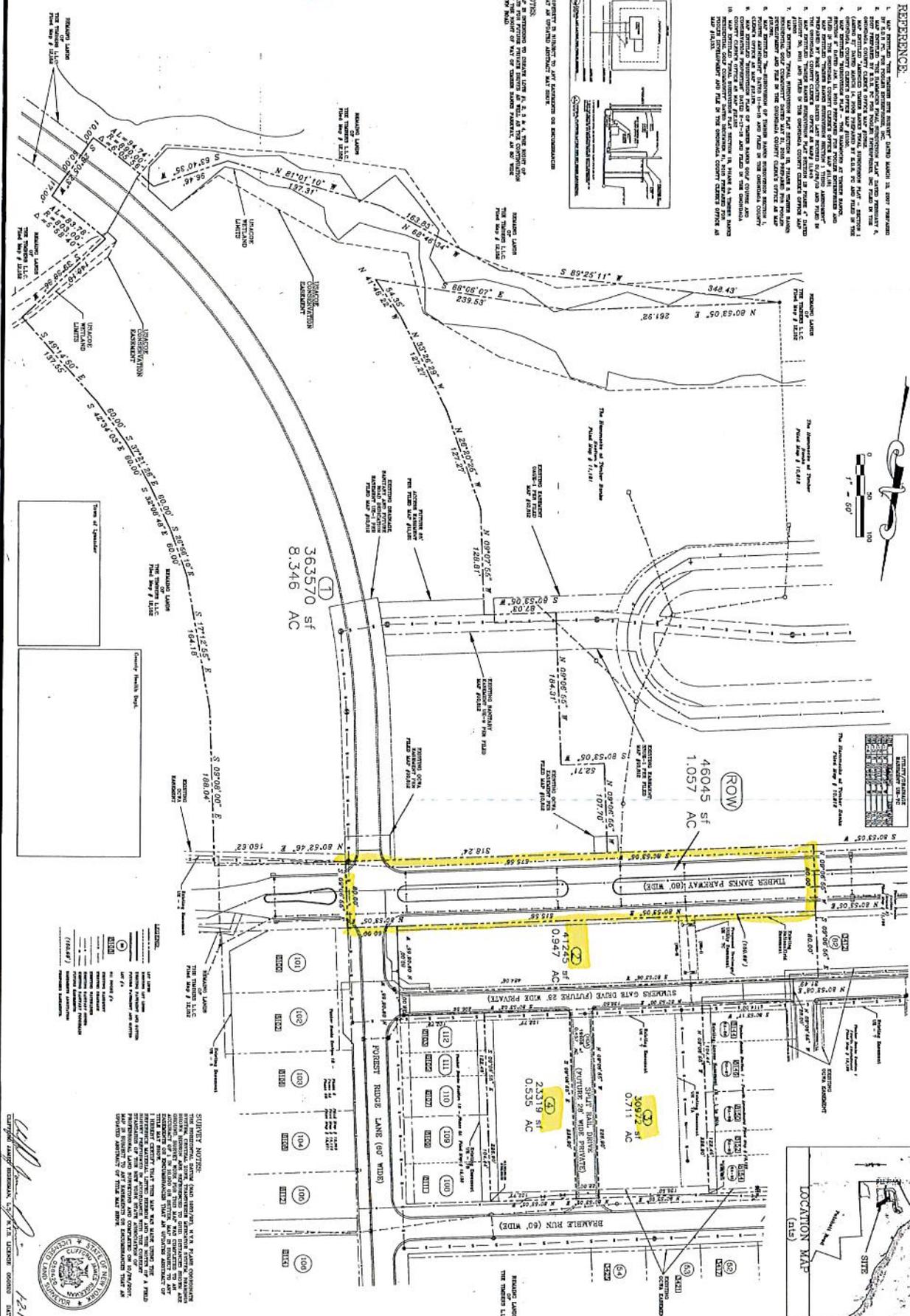
Section 13 - Phase 5C

- REFERENCE:**
1. THE RECORD DRAWING FOR THIS PROJECT IS DRAWING NO. 2017-001-001.
  2. THE RECORD DRAWING FOR THIS PROJECT IS DRAWING NO. 2017-001-001.
  3. THE RECORD DRAWING FOR THIS PROJECT IS DRAWING NO. 2017-001-001.
  4. THE RECORD DRAWING FOR THIS PROJECT IS DRAWING NO. 2017-001-001.
  5. THE RECORD DRAWING FOR THIS PROJECT IS DRAWING NO. 2017-001-001.
  6. THE RECORD DRAWING FOR THIS PROJECT IS DRAWING NO. 2017-001-001.
  7. THE RECORD DRAWING FOR THIS PROJECT IS DRAWING NO. 2017-001-001.
  8. THE RECORD DRAWING FOR THIS PROJECT IS DRAWING NO. 2017-001-001.
  9. THE RECORD DRAWING FOR THIS PROJECT IS DRAWING NO. 2017-001-001.
  10. THE RECORD DRAWING FOR THIS PROJECT IS DRAWING NO. 2017-001-001.



**NOTES:**

1. THE PROPERTY IS SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES.
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10. THE PROPERTY IS SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES.



**LEGEND:**

(Symbol)	Proposed Drive
(Symbol)	Proposed Lot
(Symbol)	Proposed Easement
(Symbol)	Proposed Encumbrance
(Symbol)	Proposed Easement
(Symbol)	Proposed Encumbrance
(Symbol)	Proposed Easement
(Symbol)	Proposed Encumbrance
(Symbol)	Proposed Easement
(Symbol)	Proposed Encumbrance

**SUPPLEMENTARY NOTES:**

THE PROFESSIONAL ENGINEER HAS REVIEWED THE RECORD DRAWING FOR THIS PROJECT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENGINEERING PROFESSION AND THE REQUIREMENTS OF THE STATE OF NEW YORK. THE ENGINEER HAS REVIEWED THE RECORD DRAWING FOR THIS PROJECT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENGINEERING PROFESSION AND THE REQUIREMENTS OF THE STATE OF NEW YORK.



TIMBER BANKS RESIDENTIAL GOLF COURSE COMMUNITY  
 PART 55 FARM LOT 88 TOWN OF LISIANDER,  
 COUNTY OF ONONDAGA, STATE OF NEW YORK

Preliminary  
 SUBDIVISION PLAT  
 SECTION 13, PHASE 5C



UNLICENSED ASSISTANTS OR SURVEYORS  
 ARE NOT TO BE USED IN ANY MANNER  
 WHICH WOULD BE DECEITFUL OR MISLEADING

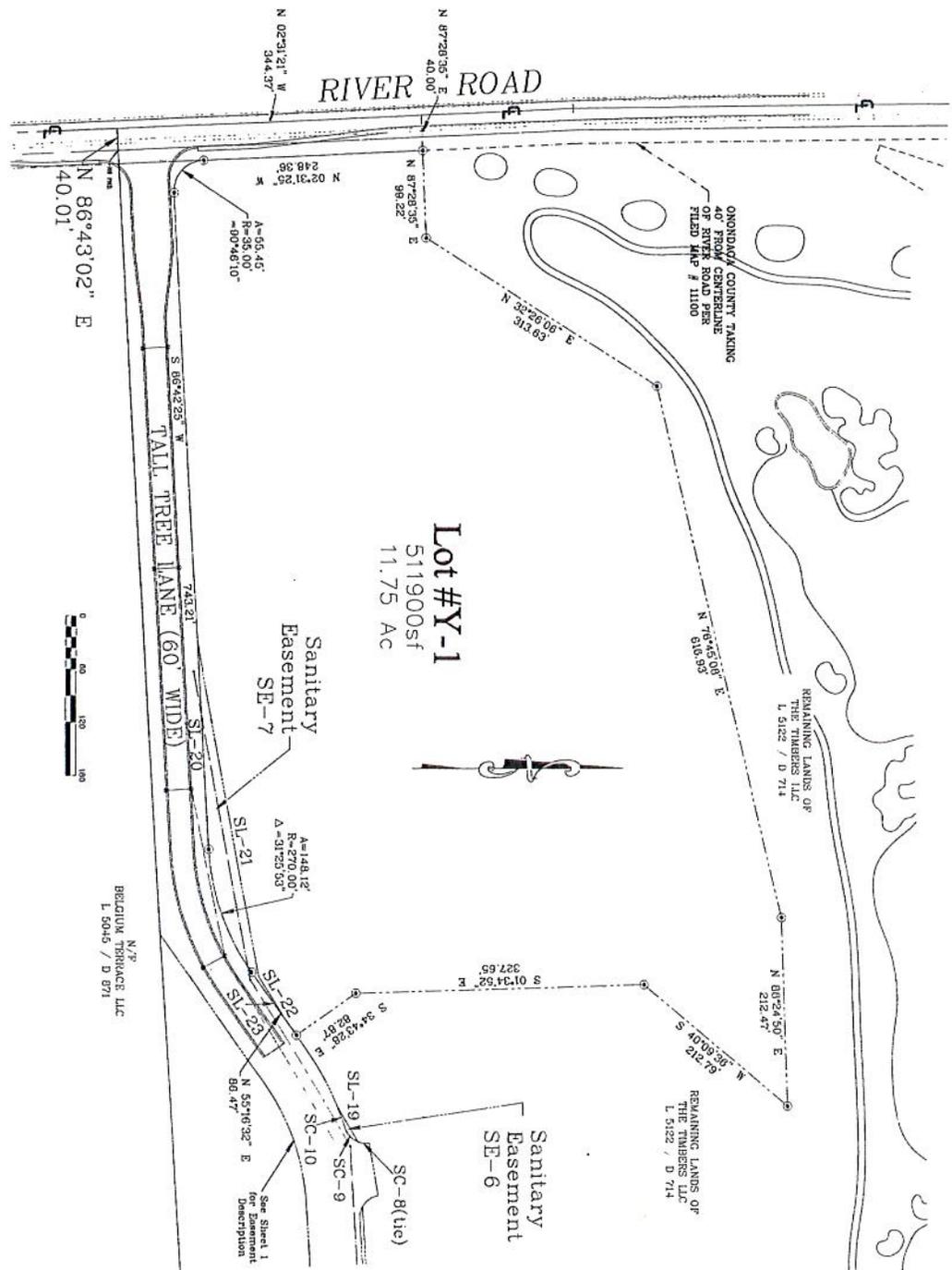
DESIGNED BY	SWH	DRAWN BY	SWH	CHECKED BY	CJR
FILE NUMBER	TIMBER BANKS				
FILE NAME	Timber Banks\Boundary.dwg\2-Timber Banks Overall Boundary.dwg				
SCALE	1" = 50'	DATE	December 28, 2017		

REV	DESCRIPTION	DATE

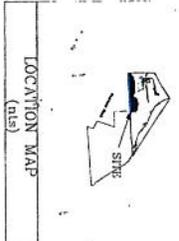


NOTE: SUBJECT TO ANY DISCREPANCIES OR ENCUMBRANCES THAT MAY APPEAR IN THE RECORDS OF THE NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE.

LEGEND:  
 ● MARKERS TO BE SET AT PROPERTY CORNERS (TYP.)



N.P.  
 BELLIUM PARRAGE, LLC  
 L 5045 / D 971



Map No.	Date	Description
Map No. 1	10/09/2013	Subdivision Plat Section 3, Phase 1
Map No. 2	10/09/2013	Subdivision Plat Section 3, Phase 1
Map No. 3	10/09/2013	Subdivision Plat Section 3, Phase 1
Map No. 4	10/09/2013	Subdivision Plat Section 3, Phase 1
Map No. 5	10/09/2013	Subdivision Plat Section 3, Phase 1
Map No. 6	10/09/2013	Subdivision Plat Section 3, Phase 1
Map No. 7	10/09/2013	Subdivision Plat Section 3, Phase 1
Map No. 8	10/09/2013	Subdivision Plat Section 3, Phase 1
Map No. 9	10/09/2013	Subdivision Plat Section 3, Phase 1
Map No. 10	10/09/2013	Subdivision Plat Section 3, Phase 1

REFERENCE:

1. MAP ENTITLED "THE TIMBERS SUB. SUBDIVISION PLAT" DATED MARCH 12, 2007.
2. MAP ENTITLED "THE HAMMOCKS FINAL SUBDIVISION PLAT" DATED FEBRUARY 6, 2007 PREPARED BY E.D.R. PC FOR POOLER DEVELOPMENT, INC. FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE AS MAP 11-243.
3. MAP ENTITLED "AMENDED TIMBER BANKS FINAL SUBDIVISION PLAT - SECTION 1" (AMENDED 9<sup>TH</sup> MARCH 14, 2008) PREPARED BY E.D.R. PC FOR POOLER DEVELOPMENT, INC. FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE AS MAP 11-243.
4. MAP ENTITLED "TIMBER BANKS SUBDIVISION PLAT" DATED FEBRUARY 6, 2007 PREPARED BY E.D.R. PC FOR POOLER DEVELOPMENT, INC. FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE AS MAP 11-243.
5. MAP ENTITLED "TIMBER BANKS SUBDIVISION PLAT" DATED FEBRUARY 6, 2007 PREPARED BY E.D.R. PC FOR POOLER DEVELOPMENT, INC. FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE AS MAP 11-243.
6. MAP ENTITLED "TIMBER BANKS SUBDIVISION SECTION 1 THIRD AMENDMENT" PREPARED BY E.D.R. PC FOR POOLER DEVELOPMENT, INC. FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE AS MAP 11-243.
7. MAP ENTITLED "TIMBER BANKS SUBDIVISION PLAT SECTION 1B" PREPARED BY E.D.R. PC FOR POOLER DEVELOPMENT, INC. FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE AS MAP 11-243.
8. MAP ENTITLED "TIMBER BANKS SUBDIVISION PLAT SECTION 1B" PREPARED BY E.D.R. PC FOR POOLER DEVELOPMENT, INC. FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE AS MAP 11-243.

SURVEY NOTES:

THE HORIZONTAL DATUM (AND HENCE, N.Y.S. PLAIN COORDINATE SYSTEM) USED FOR THIS MAP WAS THE NAD 83 DATUM. ALL DISTANCES SHOWN ARE HORIZONTAL DISTANCES UNLESS OTHERWISE NOTED. THIS MAP WAS MADE USING THE REFERENCE MARKS SET BY THE SURVEYOR AND THE NOTES OF A FIELD SURVEY CONDUCTED BY THE SURVEYOR AND HIS ASSISTANTS ON 09/23/2007. PROFESSIONAL LAND SURVEYING AND CONSULTING OF 09/23/2007.



Carl F. Moore  
 10/09/2013  
 EARL F. COHEN III, L.S. N.Y.S. LICENSE# 06815 DATE

TIMBER BANKS RESIDENTIAL GOLF COURSE COMMUNITY  
 PART OF FARM LOT 68, TOWN OF LYSANDER,  
 COUNTY OF ONONDAGA, STATE OF NEW YORK

SUBDIVISION PLAT  
 SECTION 3, PHASE 1



DESIGNED BY	SWH	DRAWN BY	SWH	CHECKED BY	EFG
TOWN OF LYSANDER, COUNTY OF ONONDAGA, STATE OF NEW YORK					
DATE	October 9, 2013				
SCALE	1" = 60'				

REVISIONS

REV.	DESCRIPTION	DATE





