

*CNY Crops*

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, October 12, 2017 at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York, to consider the application of CNY Crops Plainville LLC, for Final Subdivision Approval for a Minor Subdivision on property located between Avery & County Line Roads, Baldwinsville, New York.

The applicant's proposal is to subdivide 1.8 acres from 34+/- acres to allow the construction of a single family residence. The remnant piece will remain under agriculture. 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: September 20, 2017

John Corey, Chairman  
Lysander Planning Board

CNY Crops

Application to the Planning Board

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

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

Name of proposed development: Avery/County Line Road Subdivision

Applicant:

Name CNY Crops Plainville, LLC

Address P.O. Box 284  
Plainville, N.Y. 13137

Telephone: 315-727-1290

Owner of record:

Name CNY Crops Plainville, LLC

Address P.O. Box 284  
Plainville, N.Y. 13137

Telephone: 315-727-1290

Proof of ownership attached:

Site Location:

1300'+ north of Swamp Rd  
between Avery Rd & County Line  
Road

Proposed use(s) of site:

Subdivide out lot for residence  
& farm land

Current use & condition of site:

currently being farmed

Plans prepared by:

Name CNY Land Surveying, LLC

Address 2075 Church Road  
Baldwinsville N.Y. 13027

Telephone: 315-635-4614

Ownership intentions:

Name \_\_\_\_\_

Address \_\_\_\_\_

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

Farm Lot No. 52

Tax Map No. 27-01-09.1

Current Zoning Agriculture

Is site in an Agricultural Tax District? yes

Area of land 33.935 acres.

Plans for sewer and water connections:  
well & septic for residential lot

Character of surrounding farm land, rural, residential

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Joshua J Allen  
Name of Owner or Representative

John Allen  
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: CNY Crops Plainville, LLC  
Mailing address: P.O. Box 284  
Plainville, New York 13137
- B. Description of the proposed project: Cut out residential lot, leaving the remainder as farm land
- C. Project location: 1300'± north of Swamp Rd between Avery & County Line Roads
- D. Tax Map number: 27-01-09-1
- E. Number of acres involved with project: 33.935
- 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? 33.9± Acres  
No
- H. Please identify name and address of who is farming the project site and/or any sites within 500 feet.  
CNY Crops Plainville, LLC, P.O. Box 284, Plainville NY. 13137
- I. Please indicate what the intentions are for use of the remainder of the project site:  
remainder of lands will be agricultural

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

CNY Crops Plainville, LLC

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 is currently under cultivation, there is a pond on the property with a small stream, no known tile 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: planting of corn/soy beans

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

John [Signature] owner

Name and Title of Person Completing Form

8-30-17  
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: \_\_\_\_\_  
\_\_\_\_\_

Approved by E.A. BROWN, U.S. DISTRICT COURT, N.Y. DISTRICT, SOUTHERN DISTRICT.

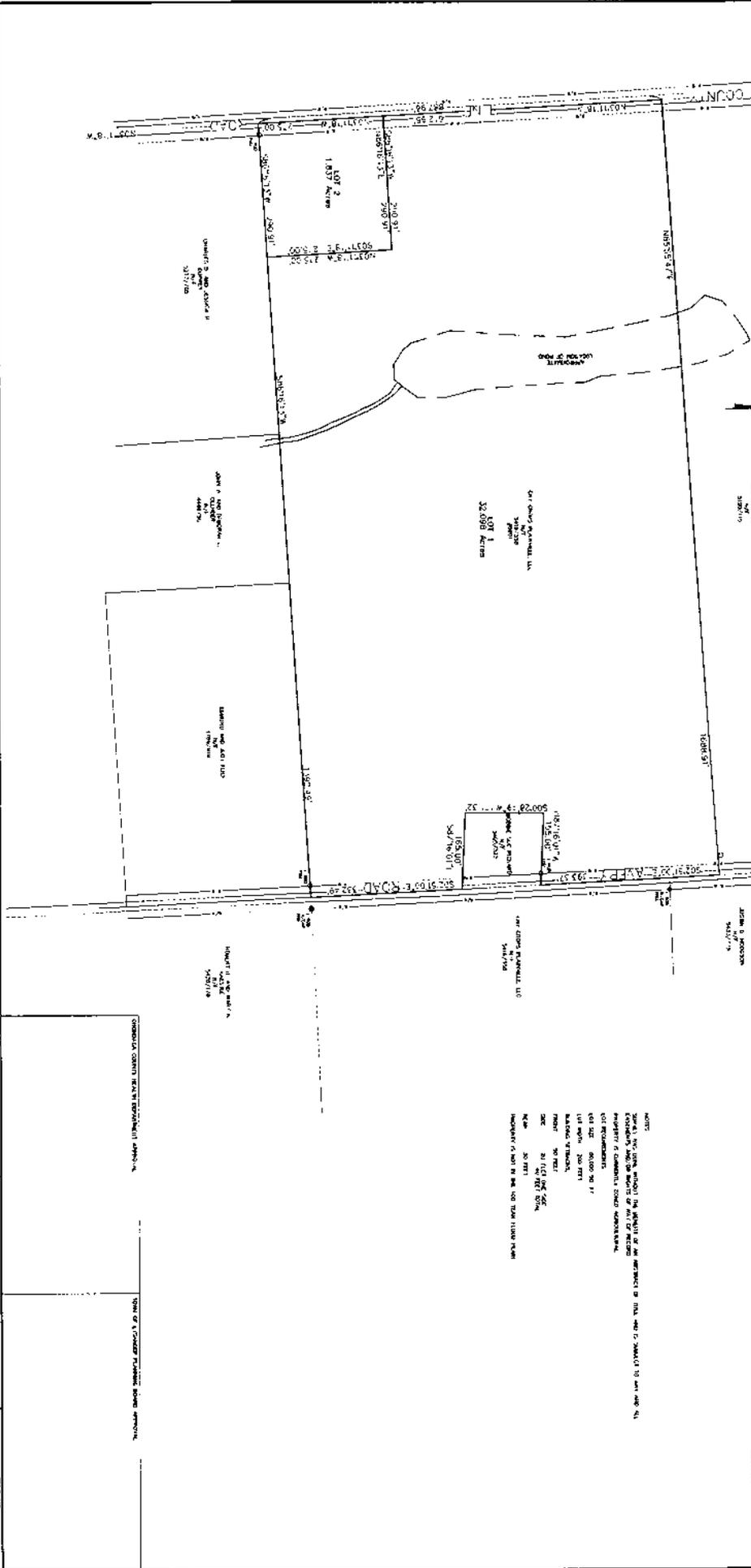
IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at New York, New York, this 1st day of July, 1952.

THE OFFICIAL RECORDS OF THE COUNTY CLERK OF THE COUNTY OF ONONDAGA, NEW YORK, SHOW THAT THE ABOVE DESCRIBED PROPERTY IS UNMORTGAGED AND UNENCLUMBERED.

**CNT LAND SURVEYING**  
 2075 CHURCH ROAD  
 MALDENVILLE, NEW YORK 13027  
 (315) 695-4814

**PART OF LOT 52**  
 TOWN OF LYONS  
 COUNTY OF ONONDAGA  
 STATE OF NEW YORK

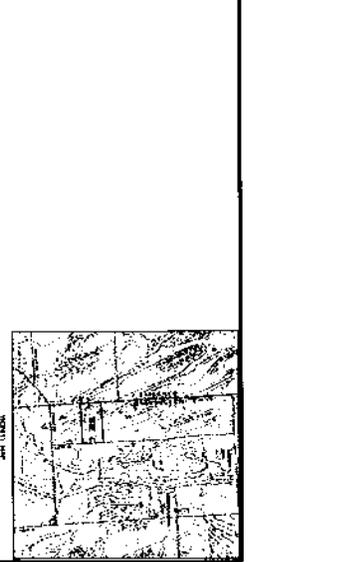
**DRAWING TITLE**  
 FINAL PLAT  
 AVERY / COUNTY LINE ROAD  
 SUBDIVISION



**NOTES:**  
 1. THE LOTS SHOWN ON THIS PLAT ARE THE RESULT OF AN SURVEY BY THIS SURVEYOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING AND MAPPING ACTS OF THE STATE OF NEW YORK.  
 2. THE PROPERTY IS COMPLETELY UNMORTGAGED AND UNENCLUMBERED.  
 3. LOT REQUIREMENTS:  
 LOT SIZE: 60,000 SQ. FT.  
 LOT WIDTH: 200 FEET  
 LOT DEPTH: 300 FEET  
 MAXIMUM VARIATION:  
 FRONT: 10 FEET  
 REAR: 10 FEET  
 SIDE: 10 FEET  
 CORNER: 10 FEET  
 4. THE SURVEYOR'S OFFICE IS LOCATED AT 2075 CHURCH ROAD, MALDENVILLE, NEW YORK.

**GENERAL COUNTY CLERK'S RECORDING OFFICE:**  
 COUNTY OF ONONDAGA, NEW YORK

**TOWN OF LYONS PLANNING BOARD APPROVAL:**





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: TIMOTHY COBB

Mailing address: 4075 COZTINA RD

BALDWINSVILLE, N.Y. 13027

B. Description of the proposed project: DIVIDE 21 ACRES INTO

4 SINGLE FAMILY RESIDENTIAL LOTS

C. Project location: NORTH SIDE RT. 370 OPPOSITE BARBARA LN.

D. Tax Map number: 60-02-08

E. Number of acres involved with project: 21.16

F: Is project with Agricultural District? Yes        No X

Is project within 500 feet of an Agricultural District? Yes X No       

G. Is any portion of the project site currently being farmed?

Yes        If so, how much?        Acres

No X

H. Please identify name and address of who is farming the project site and/or any sites within 500 feet.

THOMPSON

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

NA

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:

GRASS LANDS

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: NA

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.

STEPHEN SEHWERT, LAND SURVEYOR 9/15/17
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:



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: COBB PROPERTY			
Project Location (describe, and attach a location map): PLAN ATTACHED			
Brief Description of Proposed Action: DIVIDE 21 ACRES INTO 4 SINGLE FAMILY DETACHED RESIDENTIAL LOTS.			
Name of Applicant or Sponsor: TIMOTHY COBB		Telephone:	
		E-Mail:	
Address: 4075 CORTINA RD.			
City/PO: BALDWINSVILLE		State: N.Y.	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 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?		21.16 acres	
b. Total acreage to be physically disturbed?		5± acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		21.16 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			



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</u> Date: <u>9/15/17</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"/>

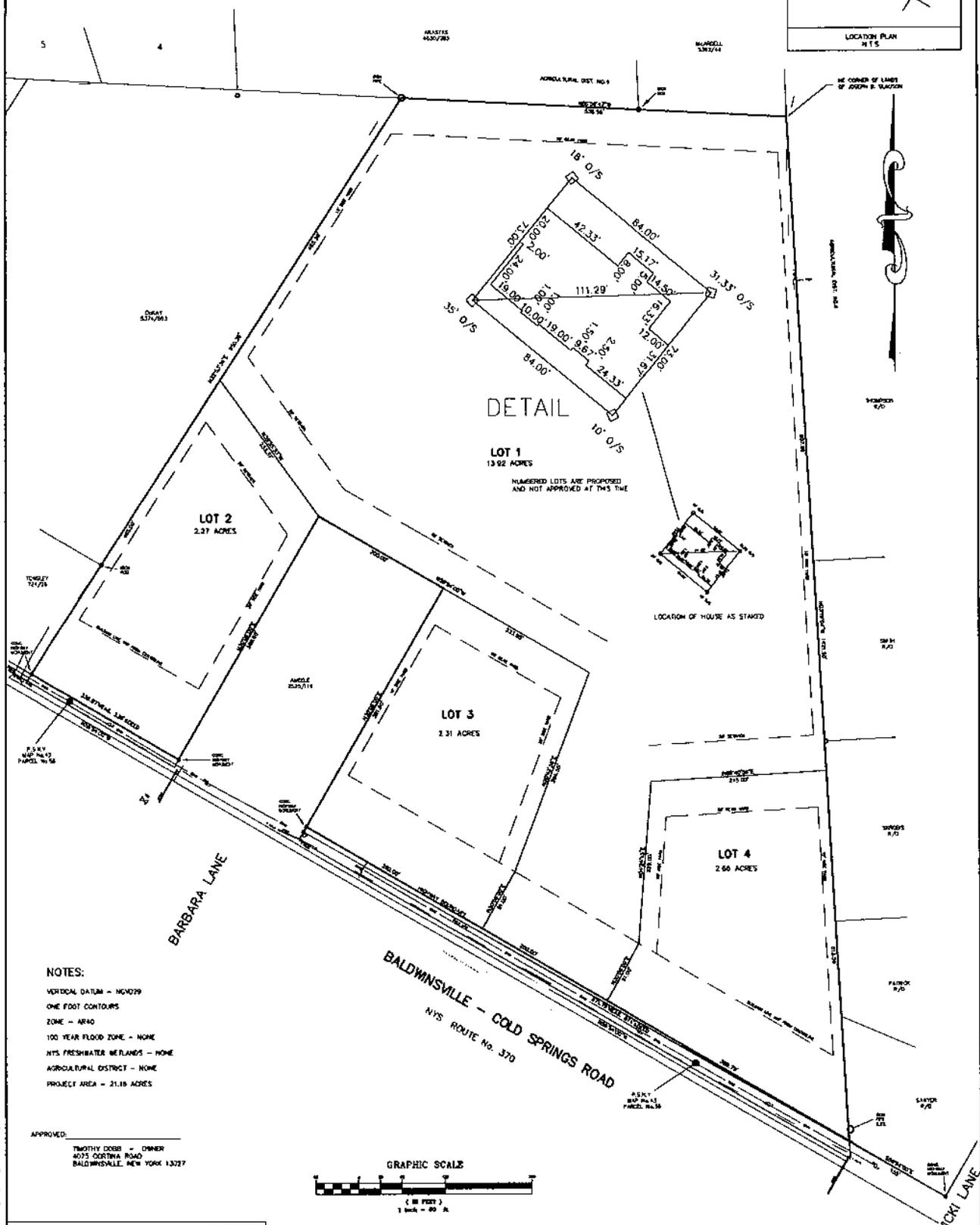
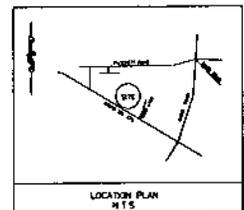
	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or 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**

TALAMORE SEC 1  
FILED MAP No. 12006



DETAIL

LOT 1  
13.92 ACRES  
NUMBERED LOTS ARE PROPOSED  
AND NOT APPROVED AT THIS TIME

LOCATION OF HOUSE AS STARTED

NOTES:  
VERTICAL DATUM - NGVD29  
ONE FOOT CONTOURS  
ZONE - AP40  
100 YEAR FLOOD ZONE - NONE  
NYS FRESHWATER WETLANDS - NONE  
AGRICULTURAL DISTRICT - NONE  
PROJECT AREA - 21.18 ACRES

APPROVED:  
TIMOTHY DOBB - OWNER  
4035 GORTINA ROAD  
BALDWINSVILLE, NEW YORK 13027



THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS MAP IS MADE FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON COMPLETED OCTOBER 12, 2009

J. STEPHEN SENNERT  
LAND SURVEYOR No. 45023

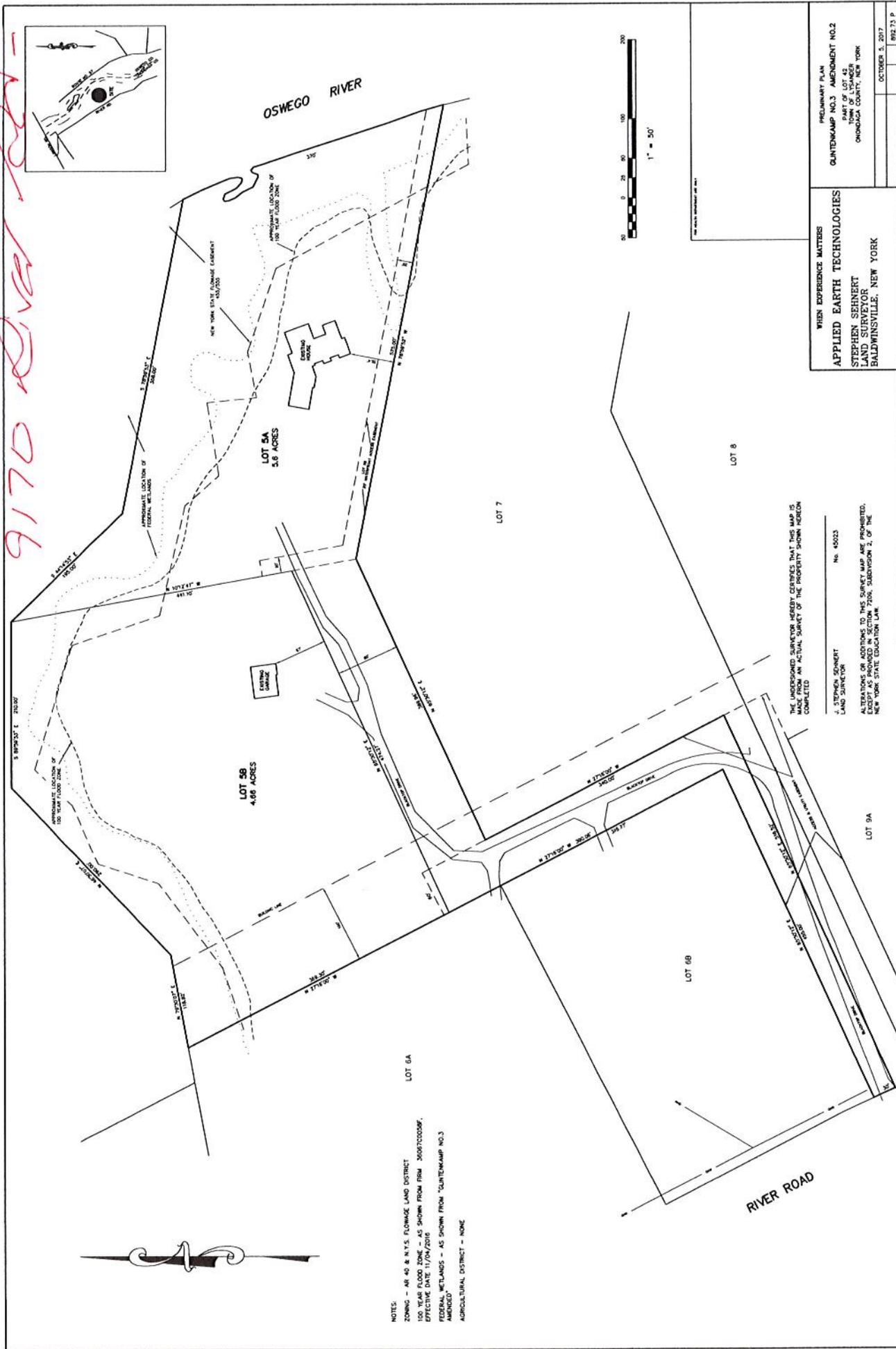
ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP ARE PROHIBITED, EXCEPT AS PROVIDED IN SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

WHEN EXPERIENCE MATTERS  
APPLIED EARTH TECHNOLOGIES  
STEPHEN SENNERT  
LAND SURVEYOR  
BALDWINSVILLE, NEW YORK

PRELIMINARY PLAN  
COBB PROPERTY  
LOT 89 TOWN OF LYSANDER  
GRANDAGE COUNTY  
NEW YORK

SEPTEMBER 13, 2017  
2491 4 P1

*Clinton Camp  
Whitaker-Becker Division  
9170 River Rd*



NOTES:  
 ZONING - AN 40 & N.Y.S. FLOODSAFE LAND DISTRICT  
 100 YEAR FLOOD ZONE - AS SHOWN FROM FEMA 360872000DF,  
 EFFECTIVE DATE 11/04/2010  
 ADJACENT METLANDS - AS SHOWN FROM "GUTENKAMP NO.3  
 AGRICULTURAL DISTRICT - NONE

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

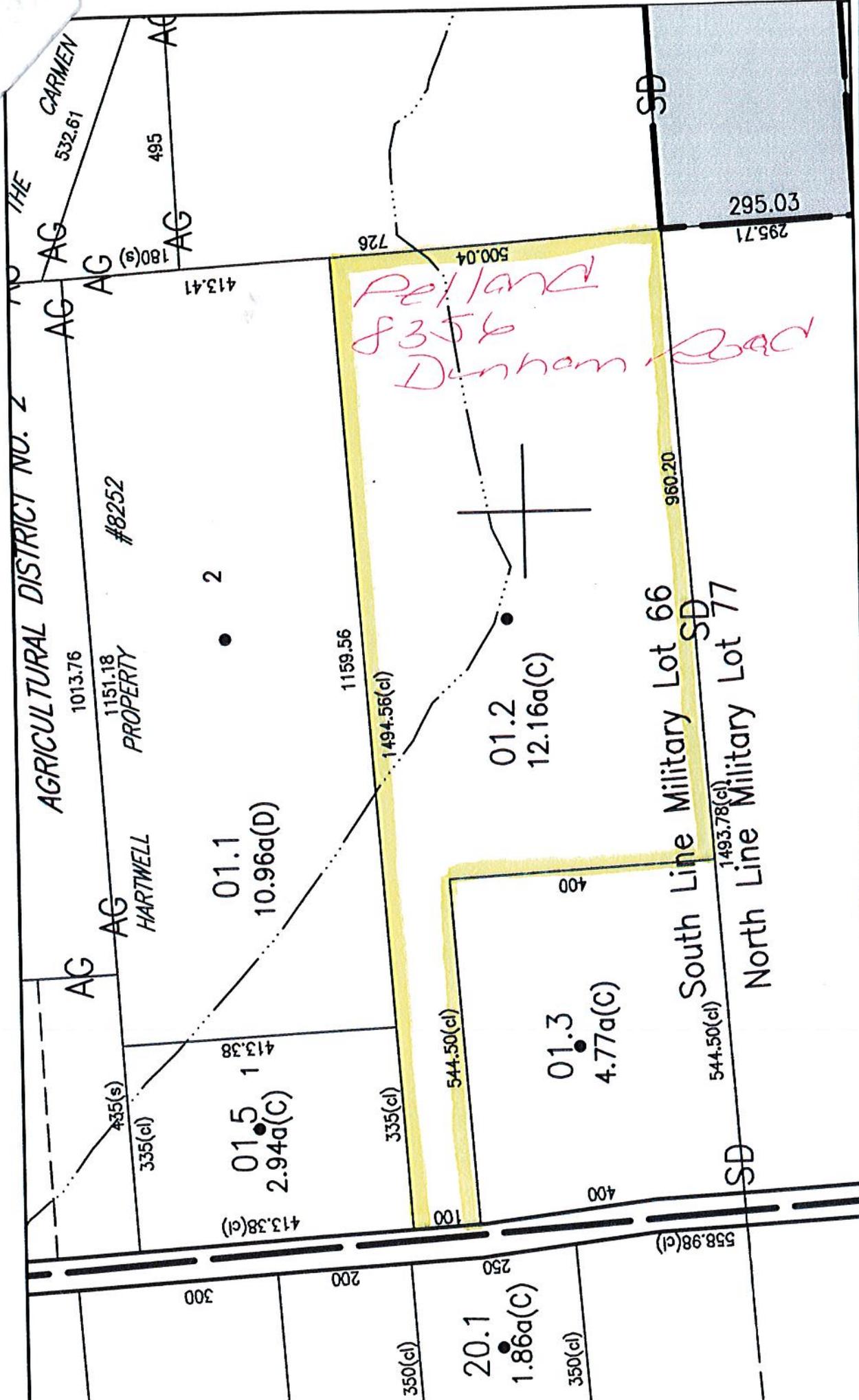
J. STEPHEN SEHNERT  
 LAND SURVEYOR  
 No. 45023

ALLEGATIONS OF ADOPTION OF THIS SURVEY MAP ARE FORFEITED,  
 IN ACCORDANCE WITH SECTION 2203 OF THE SURVEYORS' AND  
 NEW YORK STATE EDUCATION LAW

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

PRELIMINARY PLAN  
 GUTENKAMP NO.3 AMENDMENT NO.2  
 PART OF LOT 42  
 TOWNSHIP OF BALDWINVILLE  
 ONONDAGA COUNTY, NEW YORK

OCTOBER 5, 2017  
 SHEET 13 P



AGRICULTURAL DISTRICT NO. 2

THE

CARMEN

AG

AG

AG

AG

AG

AG

AG

532.61

180(s)

413.41

1013.76

1151.18

413.38

335(cl)

413.38

413.38

335(cl)

413.38

300

#8252

PROPERTY

HARTWELL

495

AG

2

01.1

10.96a(D)

01.5

2.94a(C)

20.1

1.86a(C)

01.3

4.77a(C)

01.2

12.16a(C)

1159.56

1494.56(cl)

544.50(cl)

100

250

350(cl)

40

400

South Line Military Lot 66

1493.78(cl)

544.50(cl)

SD

558.98(cl)

North Line Military Lot 77

295.71

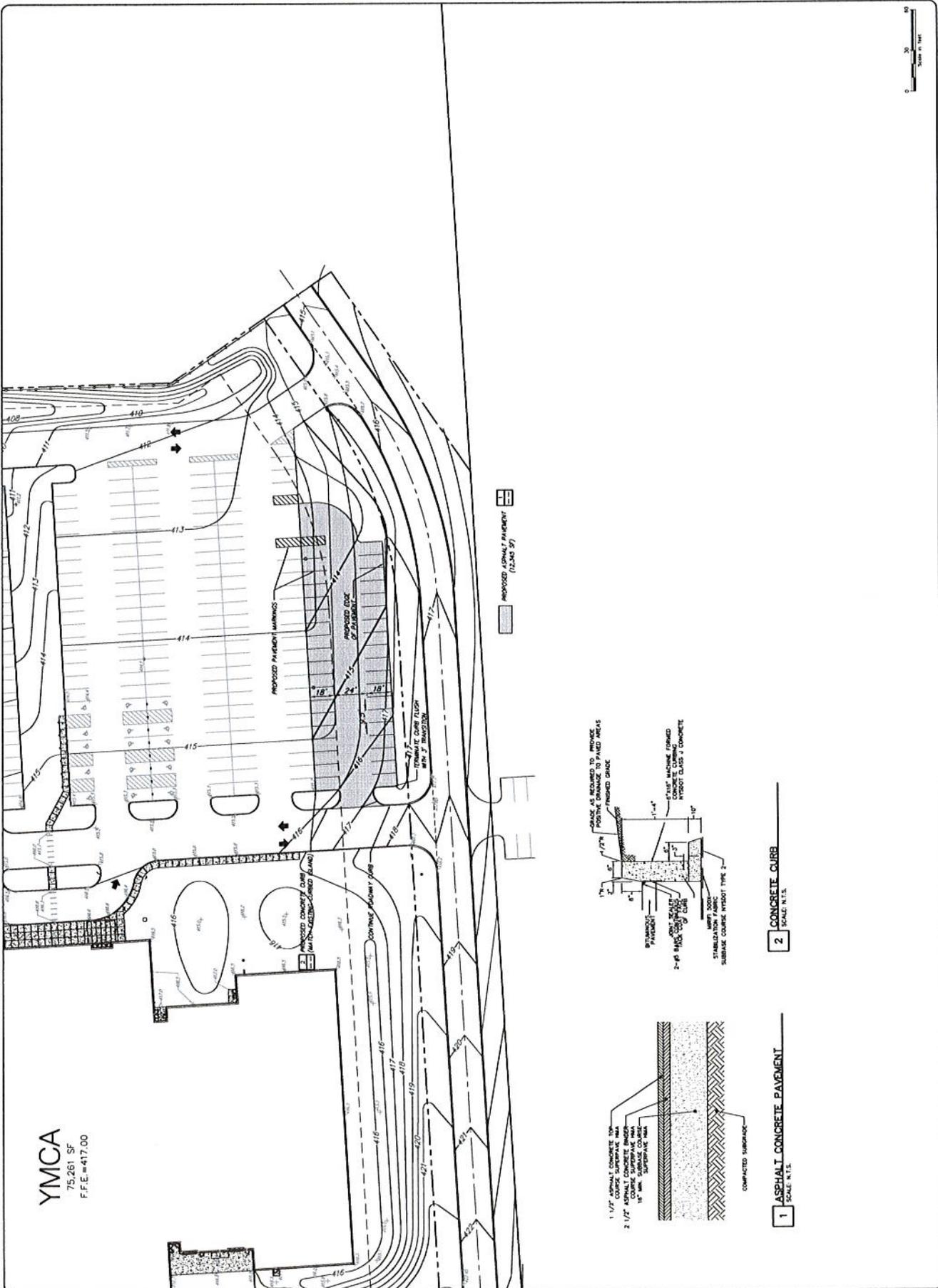
295.03

SD

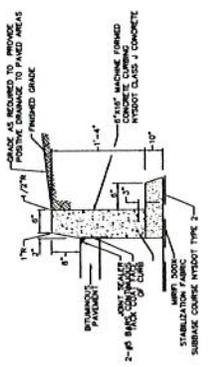
*Pelland  
8356  
Dunham Road*

YMCA River Rd -

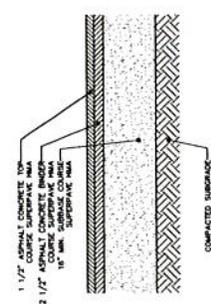
	<b>Engineer</b> <b>GHA</b> GHA Group Inc. 100 West Street, Suite 200 New York, NY 10012 Tel: 212-692-1000 Fax: 212-692-1001 www.gha.com	<b>Architect &amp; Owner</b> <b>RSAArchitects</b> 100 West Street, Suite 200 New York, NY 10012 Tel: 212-692-1000 Fax: 212-692-1001 www.rsaa.com				Project No. 15163 <b>ADDITIONAL PARKING PLAN</b> TOWN OF LYSANDER, NY <b>YMCA at Timber Banks</b>	<b>C-101</b>
	Date: 10/20/17 Drawn: ZTP Check: JTF	No. Name Date					



YMCA  
 75,261 SF  
 F.F.E. = 417.00



**2 CONCRETE CURB**  
 SCALE: N.T.S.



**1 ASPHALT CONCRETE PAVEMENT**  
 SCALE: N.T.S.

