

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 13, 2016 at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York, to consider the application of Patricia Mott on behalf of Florence & Steven Cromie, for a Final Subdivision Approval for a Minor Subdivision on property located at 912, 924 & 936 Lamson Road, Phoenix, New York.

The applicant's proposal is to subdivide 2.8 acres into 3 residential parcels with existing homes. 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 21, 2016

John Corey, Chairman  
Lysander Planning Board

Mott / Cromie

Application to the Planning Board

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

Date: 8/30/16  
 Information Only  
 Preliminary  
 Final

Name of proposed development: CROMIE PROPERTY

Applicant:

Name PATRICIA MOTT  
Address 505 W. 54TH ST.  
APT 813  
N.Y., N.Y. 10019

Telephone: 212-713-0124

Owner of record:  
~~FLORENCE CROMIE~~  
Name STEVEN CROMIE  
Address 7251 JANUS PARK DR  
924 HANCOCK RD  
PHOENIX, AZ 85038  
PHOENIX, NY 13135  
Telephone: 315-928-2468  
315-402-4362

Proof of ownership attached: NO

Site Location:  
SOUTH SIDE LAMSON ROAD  
ABOUT 1000 FT WEST  
OF PINE ROAD

Proposed use(s) of site:  
SINGLE FAMILY  
RESIDENCE

Current use & condition of site:  
SINGLE FAMILY  
RES & OPEN LAND

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Plans prepared by:  
APPLIED EARTH TECHNOLOGIES  
Name STEPHEN SEHNERT, LS  
Address 8 CANTON STREET  
BALDWINVILLE, NY  
Telephone: 695-6197

Ownership intentions:  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone: \_\_\_\_\_

Farm Lot No. 44 & 45  
Tax Map No. 27-03-13.2 & 14  
Current Zoning AGRICULTURAL

Is site in an Agricultural Tax District? NO  
Area of land 2.8 acres.

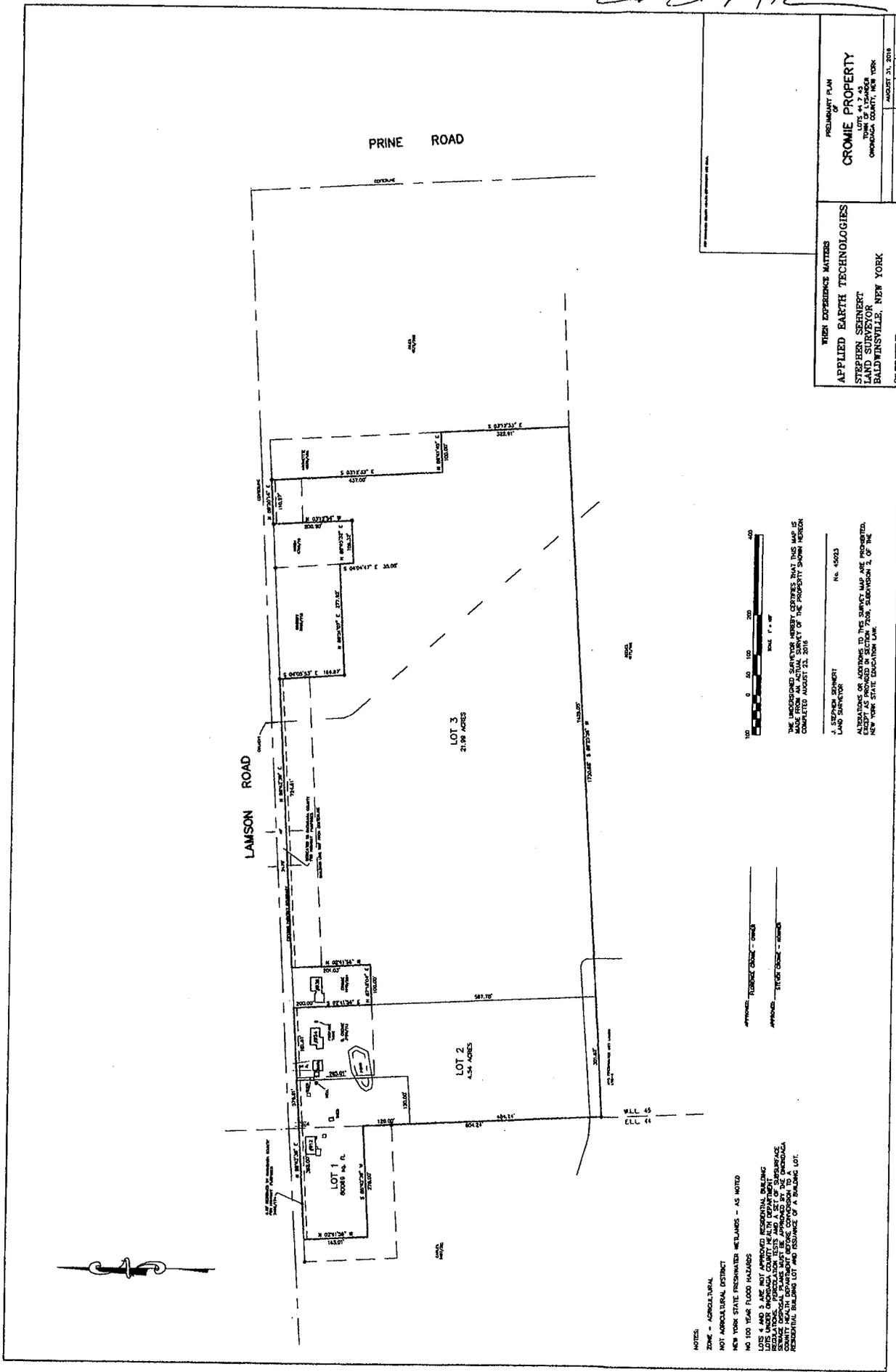
Plans for sewer and water connections:  
SUBSURFACE SEWAGE  
DISPOSAL & WELL

Character of surrounding  
SAME AS CURRENT USE  
PLUS AGRICULTURAL

Name of Owner or Representative

Signature

*Cromie*



NOTES:  
 ZONE - AGRICULTURAL  
 NOT AGRICULTURAL DISTRICT  
 NEW YORK STATE PRESERVATED WETLANDS - AS NOTED  
 NO 100 YEAR FLOOD HAZARDS  
 LOTS 1 AND 2 ARE NOT SUBJECT TO FEDERAL FLOOD INSURANCE  
 LOTS UNDER ONONDAGA COUNTY HEALTH DEPARTMENT  
 SERVICE DISTRICTS. PLANS MUST BE APPROVED BY ONONDAGA  
 COUNTY HEALTH DEPARTMENT BEFORE CONVERSION TO A  
 RESIDENTIAL ZONING USE AND THE EXCHANGE OF BUILDING LOT.

APPROVED: [Signature] - CIVIL ENGINEER  
 APPROVED: [Signature] - SURVEYOR



THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS MAP IS  
 A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY SHOWN HEREON  
 COMPLETED AUGUST 23, 2011.

NEW YORK STATE  
 LAND SURVEYOR  
 No. 14003  
 ALTERNATIONS OR ADDITIONS TO THIS SURVEY MAP ARE PROHIBITED.  
 THIS SURVEY MAP IS SUBJECT TO THE PROVISIONS OF SECTION 2 OF THE  
 NEW YORK STATE EDUCATION LAW.

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

PRELIMINARY PLAN  
 OF  
 CROMIE PROPERTY  
 LOTS 1, 2 & 3  
 ONONDAGA COUNTY, NEW YORK  
 AUGUST 23, 2011  
 242 | 2 | 2011 P

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: PATRICIA MOTT  
Mailing address: 505 W. 54<sup>TH</sup> ST. APT. 813  
N.Y., N.Y. 10019
- B. Description of the proposed project: DIVIDE ABOUT 28 ACRES  
INTO 3 RESIDENTIAL PARCELS WITH  
EXISTING HOUSES
- C. Project location: SOUTH SIDE OF LAMSON RD 1000' ±  
WEST OF PRIME ROAD
- D. Tax Map number: 27-03-13.2 #4
- E. Number of acres involved with project: 28.37
- 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.  
MARK REEVES
- I. Please indicate what the intentions are for use of the remainder of the project site:  
RESIDENTIAL

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

N/A

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:

NO CHANGE IN CURRENT RESIDENTIAL USE

L. Please make a copy of the overall (original) parcel from the Towns' Tax Maps on file with the Town Assessor's Office. Identify the site of this application by placing an "X" on it. Include the tax map with this completed agricultural data statement.

M. Description of farm operation: NONE

FARM NOTE

Prospective residents should be aware that such farm operations may generate dust, odor, smoke, noise, vibration and other conditions which routinely result from agricultural activities.

Step Sehn

Name and Title of Person Completing Form

9/1/16

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: \_\_\_\_\_

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*

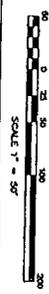
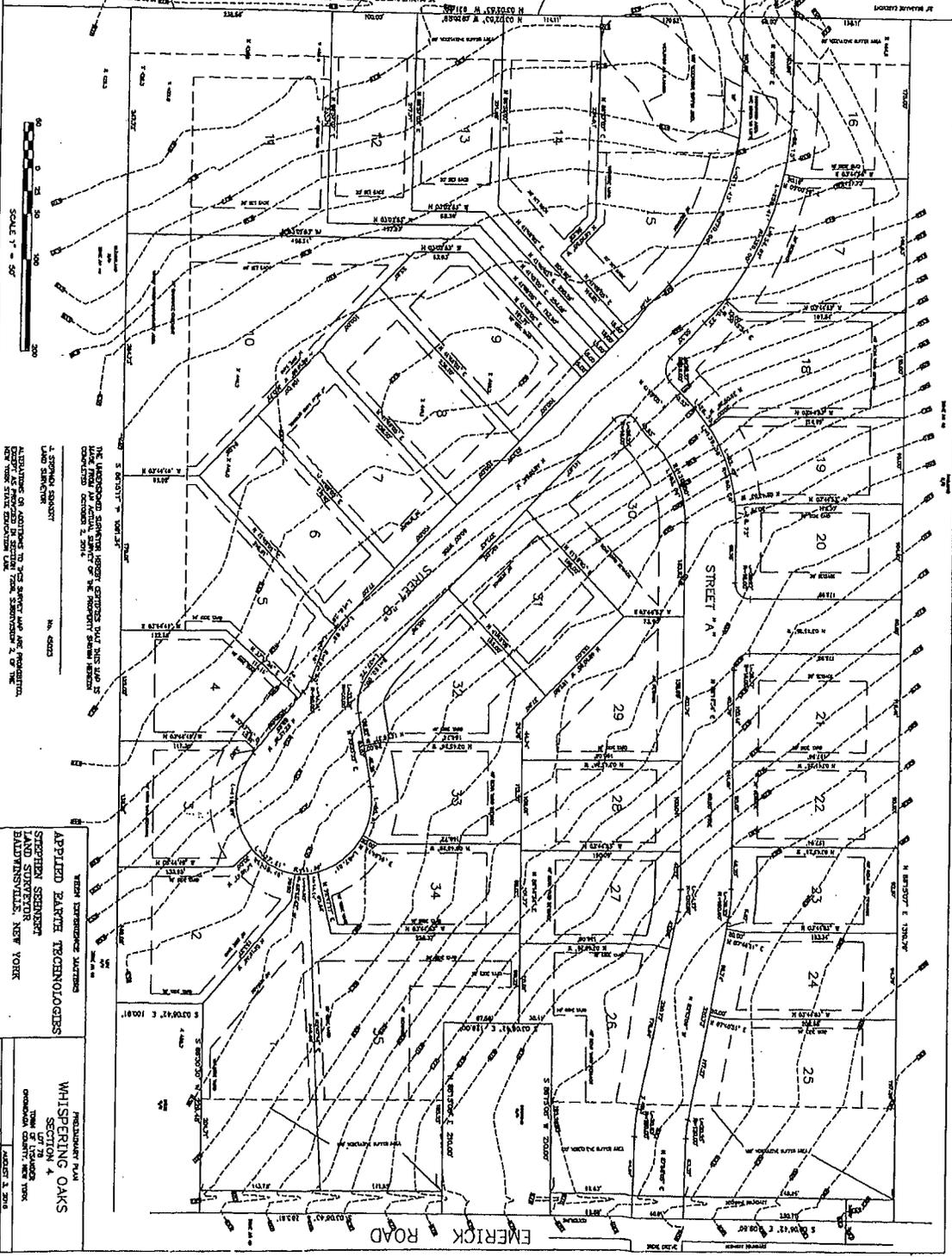
Signature Julian F. Clark, P.E. w/Plumley Engineering, P.C. for Dr. Clark



**NOTES**

VERTICAL CURVES SHOWN BY  
 DASHED LINES  
 HORIZONTAL CURVES SHOWN BY  
 DASHED LINES  
 ALL DIMENSIONS IN FEET  
 ALL ANGLES IN DEGREES  
 ALL DISTANCES TO BE MEASURED  
 FROM THE CENTER OF GRAVITY  
 OF THE EARTH

APPROVED: **ROBERT B. BARK** DEVELOPER  
 3250 FIFTH AVENUE  
 BALDWINVILLE, NEW YORK 13027



THE LARGEST PORTION OF THE PROPERTY SHOWN ON THIS MAP IS  
 BASED UPON AN ACTUAL SURVEY OF THE PROPERTY CONDUCTED  
 ON OCTOBER 1, 2014

1. SURVEYOR'S NAME: **DAVID S. BARK**

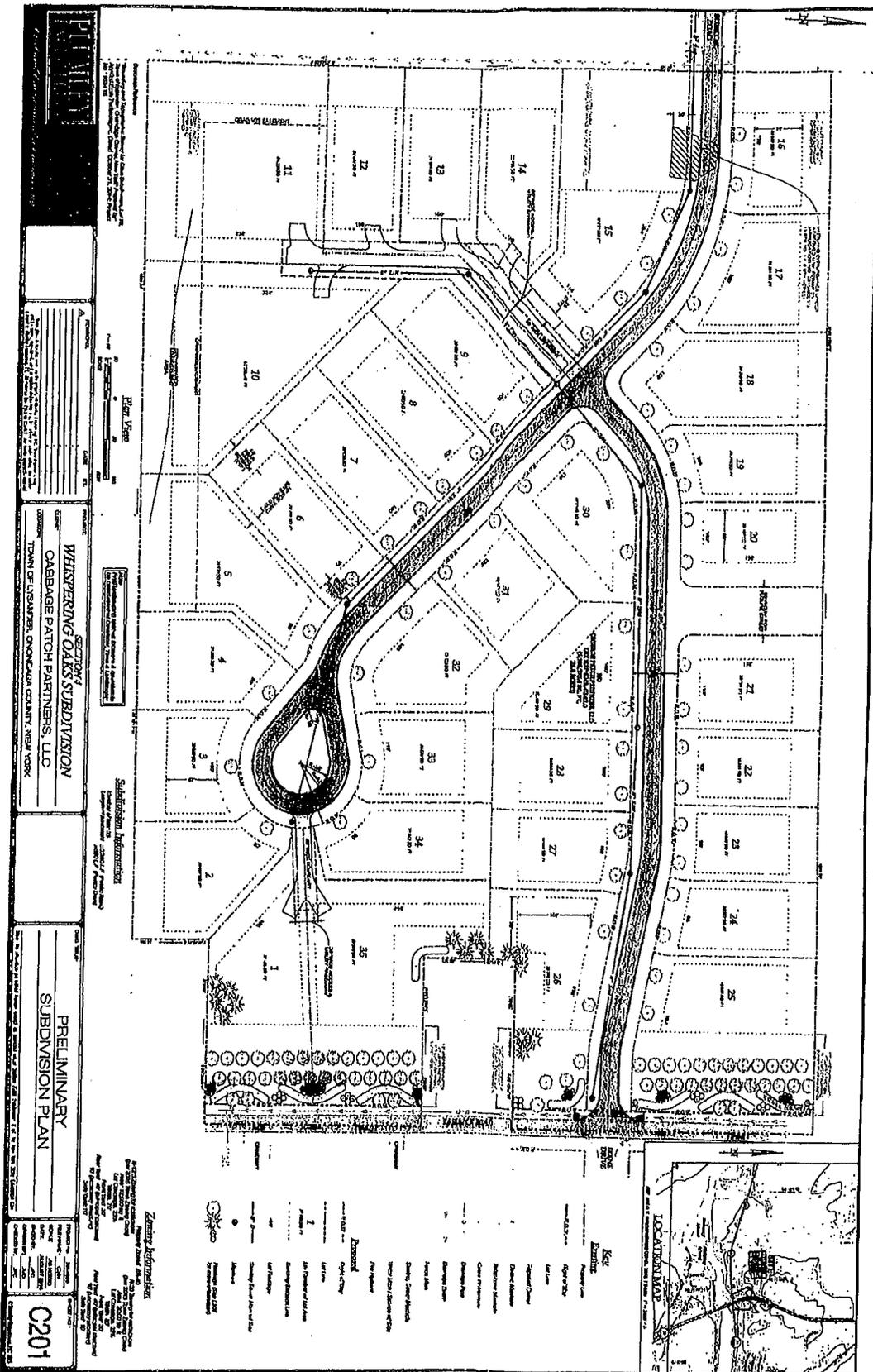
2. DATE OF SURVEY: **NOVEMBER 1, 2014**

3. ALL DIMENSIONS OF LOTS AND STREETS TO THIS SURVEY MAP ARE MEASURED  
 FROM THE CENTER OF GRAVITY OF THE EARTH

APPLIED EARTH TECHNOLOGIES  
 STEPHEN S. SWEET  
 LAND SURVEYOR  
 BALDWINVILLE, NEW YORK

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

APPROVED: **DAVID S. BARK**



*Cabbage Patch*



Joanne M. Mahoney  
County Executive

# Onondaga County Planning Board

RESOLUTION OF THE  
ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 31, 2016

OCPB Case # S-16-64

- 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 PRELIMINARY SUBDIVISION from the Town of Lysander Planning Board at the request of Cabbage Patch for the property located 8185 Emerick 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 New York Route 690, a state highway; and
- WHEREAS, the applicant proposes to subdivide approximately 26 acres into 35 single-family residential building lots, utilizing the town's Incentive Zoning Overlay in an Agriculture-Residential (AR-40) zoning district; and
- WHEREAS, the Board previously recommended Disapproval of an application to apply the Incentive Zoning Overlay to the proposed project, citing lack of information relating to buildout implications, a regional wastewater strategy, fiscal impact, and encouraging additional community discussion, farmland buffering, and master planning for the entirety of the overlay area prior to individual project review; the Town has approved the Incentive Zoning application; and
- WHEREAS, the Board also previously offered no position with comment on concurrent referrals to amend the Town's Subdivision Regulations, Zoning Regulations, and Zoning Map (Z-15-142, Z-15-146, and Z-15-147), and on the Town's Draft Comprehensive Land Use Plan (CLUP) update (Z-15-25), and adoption of the Town of Lysander Zoning Map to include Incentive Zoning Overlay locations (Z-15-323); in its recommendations, the Board expressed significant concern about the costs of extending sewers and other publicly-funded infrastructure assets into the proposed Incentive Zoning Overlay District, and emphasized that cost/benefits should be carefully weighed, townwide tax implications should be examined, and fiscal analysis should include the entire useful life of both local and regional infrastructure assets; the Board also noted strong public opinion favoring preservation of open space and farmland over residential development during plan outreach; and
- WHEREAS, the Incentive Zoning ordinance text, in its purpose and intent statement, notes "it is appropriate to make adjustments to permissible density and area requirements for specific purposes of preserving farmland and open space as well as to promote the extension of roadways, sewers and other such amenities"; stated objectives of the Overlay Zone include: A) preservation /enhancement of natural and cultural features; B) accommodation of uses and arrangements not contemplated in conventional zoning that would further land use conservation and development goals of the Town; C) creation of usable open space, recreation lands and trails, D) preservation of farmland, scenic and water resources, environmentally sensitive areas, and habitats; E) provision of a more desirable environment than would be possible through strict application of existing zoning; and F) promotion of the general health, safety and welfare of the Town; and

- WHEREAS, the site is located west of the Village of Baldwinsville, adjacent to an existing subdivision; the site and other neighboring land uses are agricultural, wooded land and road-side residential; and
- WHEREAS, the Preliminary Subdivision Plan dated August 2016 shows 35 lots, ranging from 18,000-64,000 square feet, front yard lot widths of generally 100 feet, with the exception of several flag lots; 100' deep vegetated buffer areas are shown along the Emerick Road frontage, and a 50' vegetated buffer for lots adjacent to the existing Whispering Oaks subdivision; and
- WHEREAS, the lots would front on two public roads, one extending east from Rubicon Road in the existing Whispering Oaks subdivision leading to a cul-de-sac, and another from that new road leading east to Emerick Road, a local road; the plan also shows that proposed Lots 10-15 (some flag lots) would use a shared 20-foot wide driveway (no turnaround area at end) which would also be the location of a 60' wide access and utility easement; proposed Lots 1, and 35 would share a 20' wide driveway and 30' wide access, and utility easement; a 60 foot right-of-way for future street is also shown leading to lands to the north; and
- WHEREAS, proposed Lot 15 shows approximately half of the lot to be encumbered by Wetlands A (federal), with a designated 150 foot vegetated buffer line; a portion of the wetland is to be removed for road construction; per documentation from the project engineer dated August 2016, depth to groundwater fluctuates from 0-6.5 feet; two wetlands occur on site, with one area determined to be an isolated wetland by the US Army Corps of Engineers; per the description, a small disturbance (0.07 acres) of the federally regulated wetland would take place, and a wetlands disturbance permit was applied for and granted in March 2015; the submitted EAF indicates wetland areas would be reduced by approximately 0.57 acres; and
- WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality and the applicant must consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; and
- WHEREAS, the site is to be served by Village of Baldwinsville water, and the EAF and EAF mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site inventory; and
- WHEREAS, the site is located within the Baldwinsville Seneca Knolls Wastewater Treatment Plant Service Area, and would be added to the Whispering Oaks Sewer District; per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at [www.ongov.net/wep/uselaws.html](http://www.ongov.net/wep/uselaws.html); the Onondaga County Department of Water Environment Protection notes that an additional pump

station may be required for ultimate build out of lots north of Route 370 under incentive and/or traditional zoning in this area, and another pump station would very likely be required for service extension to the Seneca Estates area to the west (though the Town proposal instead relies on use of individual unit grinder pumps in lieu of a more costly pump station); WEP reiterates its prior warnings as to the significant capital and life-cycle costs related to pump stations; and

WHEREAS, the entirety of the Town within the boundary of the Onondaga County Sanitary District is tributary to the Baldwinsville-Seneca Knolls Treatment Plant; during the comprehensive plan development process as well as more recently, the Onondaga County Department of Water Environment Protection met with town representatives and offered several items for consideration in relation to town development objectives and the Incentive Zoning Overlay, including:

- 1.) Biochemical Oxygen Demand (BOD) loading and capacity constraints are on the horizon for the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area, and although highly dependent on current and potential industrial users, additional residential development also consumes constrained capacity;
- 2.) the Baldwinsville-Seneca Knolls Treatment Plant is subject to significant wet weather extraneous flows due to the substantial age and deteriorated condition of portions of the Town and Village sanitary system infrastructure in the service area, which adversely impacts the quality and cost of wastewater treatment, and therefore the Town should implement a Fix It First plan to mitigate this extraneous flow before it approves and acquires additional infrastructure;
- 3.) the Towns of Lysander, Van Buren and Village of Baldwinsville are encouraged to work cooperatively to identify an allocation strategy for the limited remaining capacity within the county system, to ensure capacity is used for the most beneficial land uses for the communities and the region, especially job creating entities;
- 4.) the Department estimates the costs related to providing new Town service to Peninsula shoreline properties, existing dry sewer areas and homes currently on septic systems, in addition to this proposed new development focused on single-family homes only, would be significant and likely exceed the cost willing to be borne by the development community, and therefore the Town should think critically about the costs and benefits of such an expansion strategy, and the value of such incentives, prior to approval of the proposed Incentive Overlay development;
- 5.) the operational and long-term repair/replacement costs of pump stations serving a limited residential tax base can be excessive, and WEP encourages cost-benefit analyses, construction standards, and assurances such as performance bonds, maintenance guarantees, and spare parts as part of the development review process; and

WHEREAS, the Town's new Comprehensive Land Use Plan (CLUP) cites "Incentive Zoning provisions will be applied to create amenities such as park land and to preserve open space and farmland as well as wastewater conveyance subject to fiscal impact analysis and coordination and concurrence with regional infrastructure providers"; the CLUP also cites "As a part of the Incentive Zoning process the Town Planning Board must take an active role in working with the developer to best assure that fiscal analysis is proper for the scope of the entire development not just for capital expense but must include life cycle analysis as well. This analysis must ensure that the Town is making sound investments that it and its residents can sustain long term. The life cycle cost analysis should be used by the Town as the basis to build a reserve for the ongoing maintenance and

ultimate replacement cost of the public infrastructure.”; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends that said application be DISAPPROVED for the following REASON(S):

The Town has not addressed the recommendations set forth in the prior Onondaga County Planning Boards resolution (Z-15-415) regarding application of the Incentive Zoning Overlay on this site, which offered the following:

As this project will likely set the precedent for future application of Incentive Zoning within this area from both a fiscal and site planning perspective, it is important to fully consider the project benefits, costs, and impacts both for the proposed site, but also for the entire Incentive Zoning area. Given these potential buildout implications, the wastewater strategy facilitated in part by this project, and the lack of certain fiscal impact information as required in the Comprehensive Land Use Plan for Incentive Zoning projects, the Board does not have adequate information to assess the impacts and merits of the project at this time.

The Board recommends more significant preliminary review, to include not only the applicant's quantification of provided benefits, but also Town analysis of the fiscal impacts of the proposed project and financing strategy for the proposed sewerage of additional lands to the west.

As part of that preliminary review, the Board continues to advocate for a more robust community discussion regarding support for the proposed development and the proposed sewerage strategy for properties to the west, including identification and notification of potentially affected property owners, presentation of upfront and life cycle costs and likely funding sources, and potential direct expenses and property tax implications to affected existing homeowners in the area and townwide. Reliance on increasingly competitive state grants at a date well into the future to offset the vast majority of capital costs is a risky strategy, especially in light of significant anticipated costs for sewer expansion the Town is also pursuing on the Peninsula - which may likely rely on the same funding strategy.

The Board also offers the following for consideration as part of the Incentive Zoning review process:

In order to better meet the open space and farmland objectives of the overlay district, the Town is encouraged to consider farmland and open space buffers at minimum in locations bordering farmland as part of the incentive zoning review, in order to ease the transition from developed land to farmland in this area.

The Board also encourages consideration of a more detailed planning process for the Incentive Zoning area prior to subdivision approval on a site by site basis, to ensure desired outcomes from dense buildout. Items to consider include wetland/woodlands protection, agricultural buffers, and road network planning to both minimize municipal cost and maximize interconnectivity.

The Town should also continue to work with WEP, the Village of Baldwinsville, and the Town of Van Buren in developing a mutually acceptable allocation plan

which prioritizes allocation of limited wastewater treatment capacity within the Baldwinsville-Seneca Knolls Wastewater Treatment Plan to the highest quality and most cost-effective uses and locations within the service area.

Douglas B. Morris

Douglas B. Morris, Chairman  
Onondaga County Planning Board  
Transmittal Date: 08-31-2016

*Edm*

Application to the Planning Board

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

Date: 9/21/16  
 Information Only  
 Preliminary  
 Final

Name of proposed development: ELDAN HOMES RADISSON  
PHASE 3B 3RD AMENDMENT

Applicant:  
Name DAN BARAKA  
ELDAN HOMES  
Address 7854 OSWEGO RD.  
LIVERPOOL N.Y. 13090  
Telephone: 682-5150

Plans prepared by:  
APPLIED EARTH TECHNOLOGIES  
Name STEPHEN SEHNERT, LS  
Address 8 CANTON STREET  
BALDWINVILLE, NY  
Telephone: 635-5197

Owner of record:  
Name C23 DEVELOPMENT LLC  
Address PO. BOX 430  
TULLY, N.Y. 13159  
Telephone: 446-1480 X3

Ownership intentions:  
Name NA  
Address \_\_\_\_\_  
Telephone: \_\_\_\_\_

Proof of ownership attached: NO  
Site Location: RADISSON

Farm Lot No. \_\_\_\_\_  
Tax Map No. \_\_\_\_\_  
Current Zoning PUD

Proposed use(s) of site:  
SINGLE FAMILY  
RESIDENCE

Is site in an Agricultural Tax District? NO  
Area of land \_\_\_\_\_ acres.  
Plans for sewer and water connections: PUBLIC

Current use & condition of site:  
SAME

Character of surrounding  
RESIDENTIAL

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

STEPHEN SEHNERT  
Name of Owner or Representative

SEHN  
Signature



September 29, 2016

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

Dear Mr. Corey:

Dan Barnaba, on behalf of Eldan Homes, has requested that we supply the Planning Board with a revised approval for the Major Subdivision, known as Crimson Ridge – Phase 3B, 3<sup>rd</sup> Amended Plan, for properties located at 3158, 3162, 3166 and 3170 Samantha Drive, Tax Parcels: 075.1-05-30.0; 075.1-05-31.0; 075.1-05-32.1; and 075.1-05-33.1. This approval is specific to the rear yard building setbacks for these properties, known as Lots 75, 76, 77A and 78A.

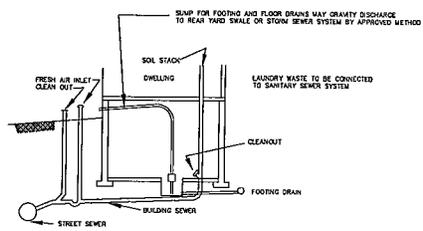
On behalf of the RCA Board of Directors, we approve of the rear yard building setbacks on Lots 75, 76, 77A and 78A being designated at 15 feet, but offer no other approval as to any other matters.

Sincerely,

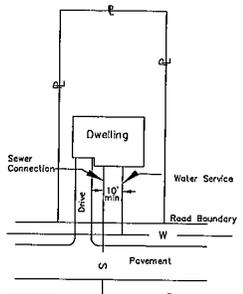
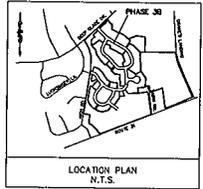
*Lynn M. Tanner*

Lynn M. Tanner, CMCA  
Executive Director

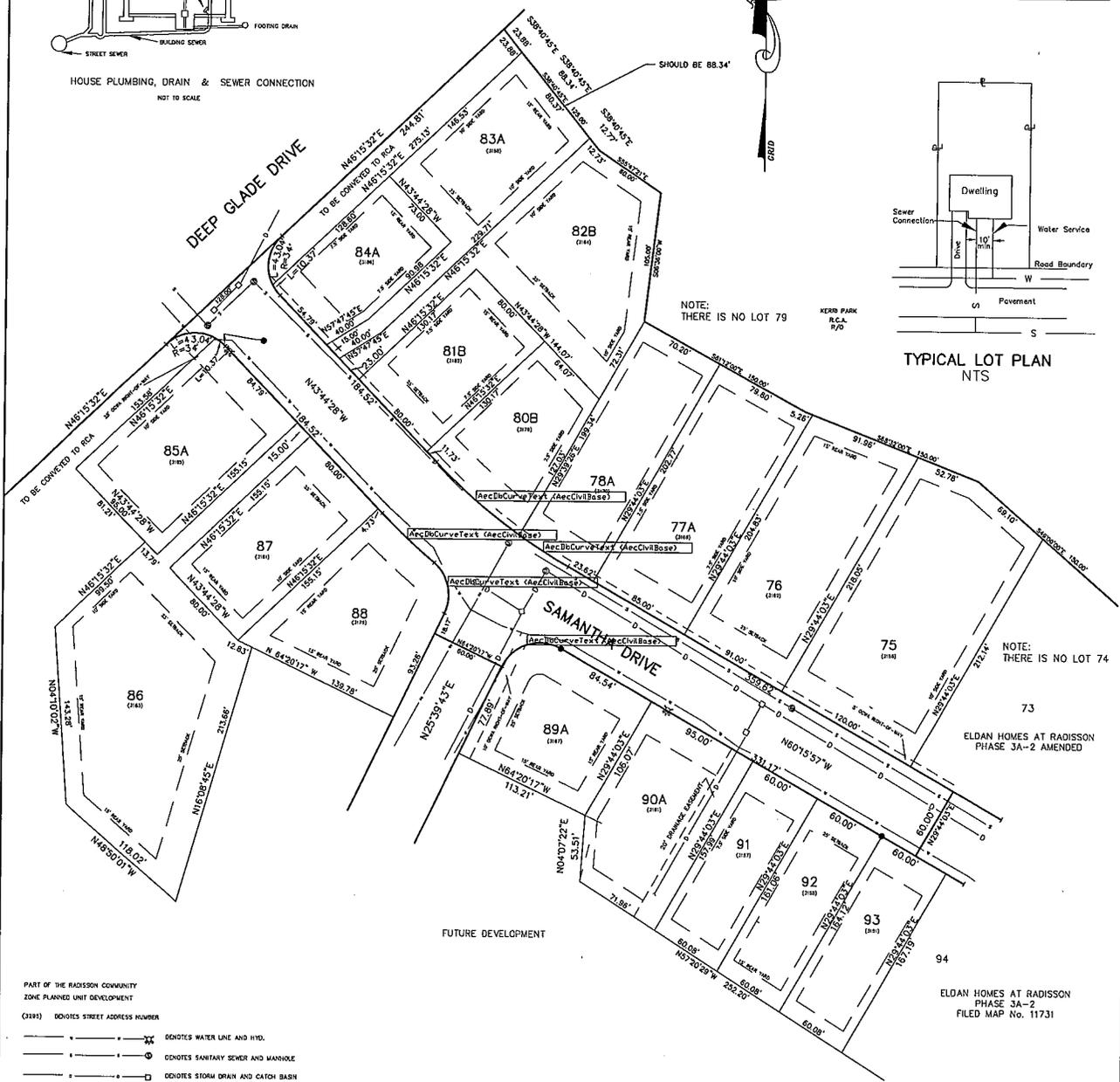
Enclosures



HOUSE PLUMBING, DRAIN & SEWER CONNECTION  
NOT TO SCALE



TYPICAL LOT PLAN  
N.T.S.



PART OF THE RADISSON COMMUNITY ZONE PLANNED UNIT DEVELOPMENT  
(3281) 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 DEFINITE GROUND-LEVEL DIMENSIONS, MULTIPLY DISTANCE SHOWN BY 1.0000891. NAD27  
--- INDICATES 3/4 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

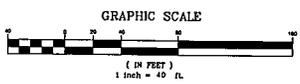
J. STEPHEN SEHNERT No. 45023  
LAND SURVEYOR

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

THE PURPOSE OF THIS AMENDMENT IS TO CHANGE THE REAR YARD SETBACK TO 15' FOR LOTS 75, 76, 77A & 78A AS SHOWN ON THE FINAL PLAN OF "ELLDAN HOMES AT RADISSON, PHASE 3B, 2 ND AMENDMENT". THERE ARE HOUSES ON VARIOUS LOTS THAT ARE NOT SHOWN. ALL OTHER LOTS SHOWN FOR REFERENCE ONLY.

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

HEALTH DEPARTMENT USE ONLY



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

FINAL PLAN  
ELLDAN HOMES AT RADISSON  
PHASE 3B 3RD AMENDMENT  
LOT 82 TOWN OF LYSANDER  
ONONDAGA COUNTY, NEW YORK

SEPTEMBER 15, 2016  
328.3709

Application to the Planning Board

*Timber*  
*Banks*

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

Date:  9/30/16   
  Information Only  
  Preliminary  
  Final

Name of proposed development:  Timber Banks Subdivision Plat Section 1B, Ph. 3A, Lots 17 & 19

**Applicant:**

Name :  The Timbers, LLC

Address  783 Wangum Rd.

Fishers, NY 14453

Telephone:  585-924-5200

**Owner of record:**

Name  The Timbers, LLC

Address  783 Wangum Rd.

Fishers, NY 14453

Telephone:  585-924-5200

**Proof of ownership attached:**

**Site Location:**

Timber Banks PUD off River Road

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

Residential Lots

**Current use & condition of site:**

Farm field, and adjacent PUD   
 (Golf course, marina, residential)

**Plans prepared by:**

Name  CHA Consulting, Inc.

Address  441 S. Salina St., Syracuse, NY

Telephone:  315-471-3920

&   
 Pooler Development   
 783 CR. 42   
 Fishers, NY 14453

**Ownership intentions:**

Name

Address

Telephone:

**Farm Lot No.**  Part of Farm Lot 88

**Tax Map No.**  Part of 072.1-03-36.1

**Current Zoning**  PUD

Is site in an Agricultural Tax District?  No

Area of land  .42  acres. (Each Lot)

**Plans for sewer and water connections**

Water – OCWA, Sewer – Existing   
 facilities within Timber Banks

**Character of surrounding:**

Mixed use development consisting of   
 apartments, single family, golf course, etc

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

James Trasher (CHA, On behalf of Applicant)   
Name of Owner or Representative

   
Signature



Talamore

Application to the Planning Board

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

Date: 10/05/16  
 Information Only  
 Preliminary  
 Final

Name of proposed development: Talamore, Section 3 Lots 6 & 7

**Applicant:**

Name: Bella Casa Builders By Alberici, Inc.

Address: 4750 Woodward Way P-1

Liverpool, NY 13088

Telephone: 315-382-1508

**Owner of record:**

Name: SAME AS APPLICANT

Address: \_\_\_\_\_

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

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

**Site Location:**

Talamore Subdivision off Patchett Road

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

Residential Lots

**Current use & condition of site:**

Vacant lots within a subdivision

**Plans prepared by:**

Name: CHA Consulting, Inc.

Address: 441 S. Salina St., Syracuse, NY

Telephone: 315-471-3920

Ianuzi & Romans  
5251 Witz Drive  
North Syracuse, NY 13212

**Ownership intentions:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

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

**Farm Lot No.** Part of Lot No. 89

**Tax Map No.** Part of 073.1-07-02.4

**Current Zoning** AR-40

Is site in an Agricultural Tax District? No

Area of land .929/.918 acres.

**Plans for sewer and water connections**

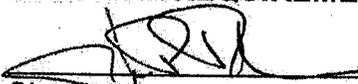
Water – OCWA, Sewer – Existing  
facilities within Talamore Subdivision

**Character of surrounding:**

Residential subdivisions with open farm land  
surrounding

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

James Trasher (CHA, On behalf of Applicant)  
Name of Owner or Representative

  
Signature

