

PLANNING BOARD MEETING
Thursday, November 20, 2014 @ 7:00 p.m.
8220 Loop Road
Baldwinsville, NY 13027

I. PUBLIC HEARING -- 7:00 p.m.

- | | |
|---|----------------------------|
| 1. Minor Subdivision
Case No. 2014—016 | Ehle, Joseph
Doyle Road |
|---|----------------------------|

II. APPROVAL OF MINUTES

Review and approval of the minutes of the October 20, 2014 regular Planning Board meeting.

III. OLD BUSINESS

- | | |
|---|----------------------------|
| 1. Minor Subdivision
Case No. 2014—016 | Ehle, Joseph
Doyle Road |
|---|----------------------------|

IV. NEW BUSINESS

- | | |
|--|---|
| 1. Minor Subdivision
Case No. 2013--015 | Coniber, John
Cross Lake Road |
| 2. Major Subdivision | Eldan Homes
Crimson Ridge, Section 3B
Waive Public Hearing/Authorize Chairman |
| 3. Site Plan Amendment
River Road | YMCA Signage |

V. OTHER BUSINESS

1. Recommendation to Town Board: Amendment to Zoning Law
Temporary Moratorium: AR-40 Districts

VI. ADJOURN

The next Planning Board meeting is scheduled for Monday, December 15, 2014 at 7:00 p.m.; which may be moved to Thursday, December 18, 2014 due to a conflict with the Town Board.

Application to the Planning Board

*Ehle -
10041E -*

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

Date: September 24, 2014
 Information Only
 Preliminary
 Final

Name of proposed development: Resubdivision of Lot No. 2A, Ehle Estates Amended

Applicant:

Name Joseph S. Ehle

Address 3793 Doyle Road

Baldwinsville, NY 13027

Telephone: (315) 439-3110

Owner of record:

Name Same as Applicant

Address _____

Telephone: _____

Proof of ownership attached: Yes

Site Location:

North side of Doyle Road opposite

Green Bough Circle, westerly of

and adjacent to the Seneca River

Proposed use (s) of site:

Subdivide existing Lot No. 2A

into two (2) new lots, Lot No. 2B

and Lot No. 3

Current use & condition of site:

One (1) single family

house residence

Plans prepared by:

Name Ianuzi & Romans
Land Surveying, P.C.

Address 5251 Witz Drive

North Syracuse, NY 13212

Telephone: (315) 457-7200

Ownership intentions:

~~Name~~ Sell new Lot No. 3 and

~~Address~~ retain & reside in existing

house on new Lot No. 2B

~~Telephone:~~ _____

Farm Lot No. 95

Tax Map No. 71.01-01-04.1

Current Zoning AR-40

Is site in an Agricultural Tax District? No

Area of land 84.40± acres.

Plans for sewer and water connections

existing water services and

septic systems

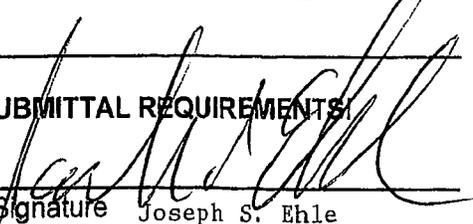
Character of surrounding:

single family residential homes

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Joseph S. Ehle

Name of Owner or Representative


Signature Joseph S. Ehle

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.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Resubdivision of Lot No. 2A, Ehle Estates Amended			
Project Location (describe, and attach a location map): north side of Doyle Road opposite Green Bough Circle, westerly of and adjacent to the Seneca River			
Brief Description of Proposed Action: Subdivide existing 84.40+/- acres Agricultural Residential AR-40 zoned Lot No. 2A into two (2) lots, new 81.33+/- acres Lot No. 2B with existing house/residence and new 3.067+/- acres Lot No. 3.			
Name of Applicant or Sponsor: Joseph S. Ehle		Telephone: (315) 439-3110	
		E-Mail:	
Address: 3793 Doyle Road			
City/PO: Baldwinsville		State: NY	Zip Code: 13027
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			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: Town of Lysander Planning Board approval; Onondaga County Health Dept. review			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		84.40+/- acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		84.40+/- acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" 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"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: Hal R. Romans, Licensed Land Surveyor for Applicant		Date: <u>9/25/2014</u>
Signature: <u><i>Hal R. Romans</i></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?"

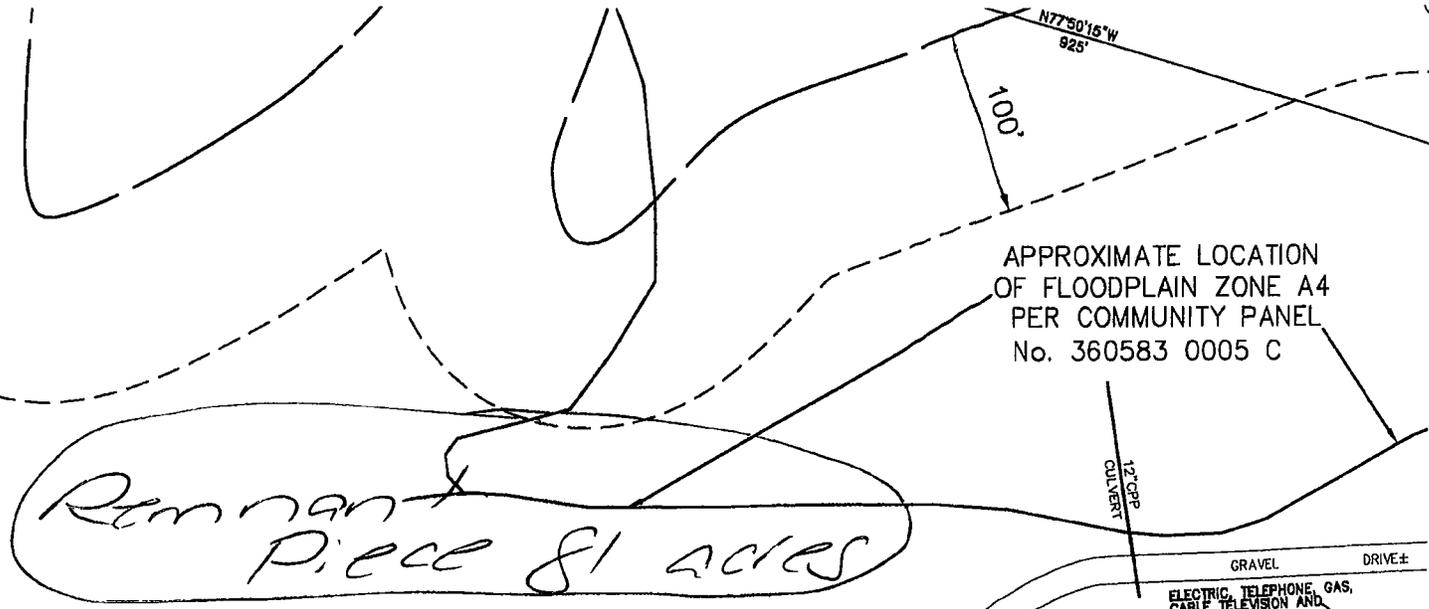
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use 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.

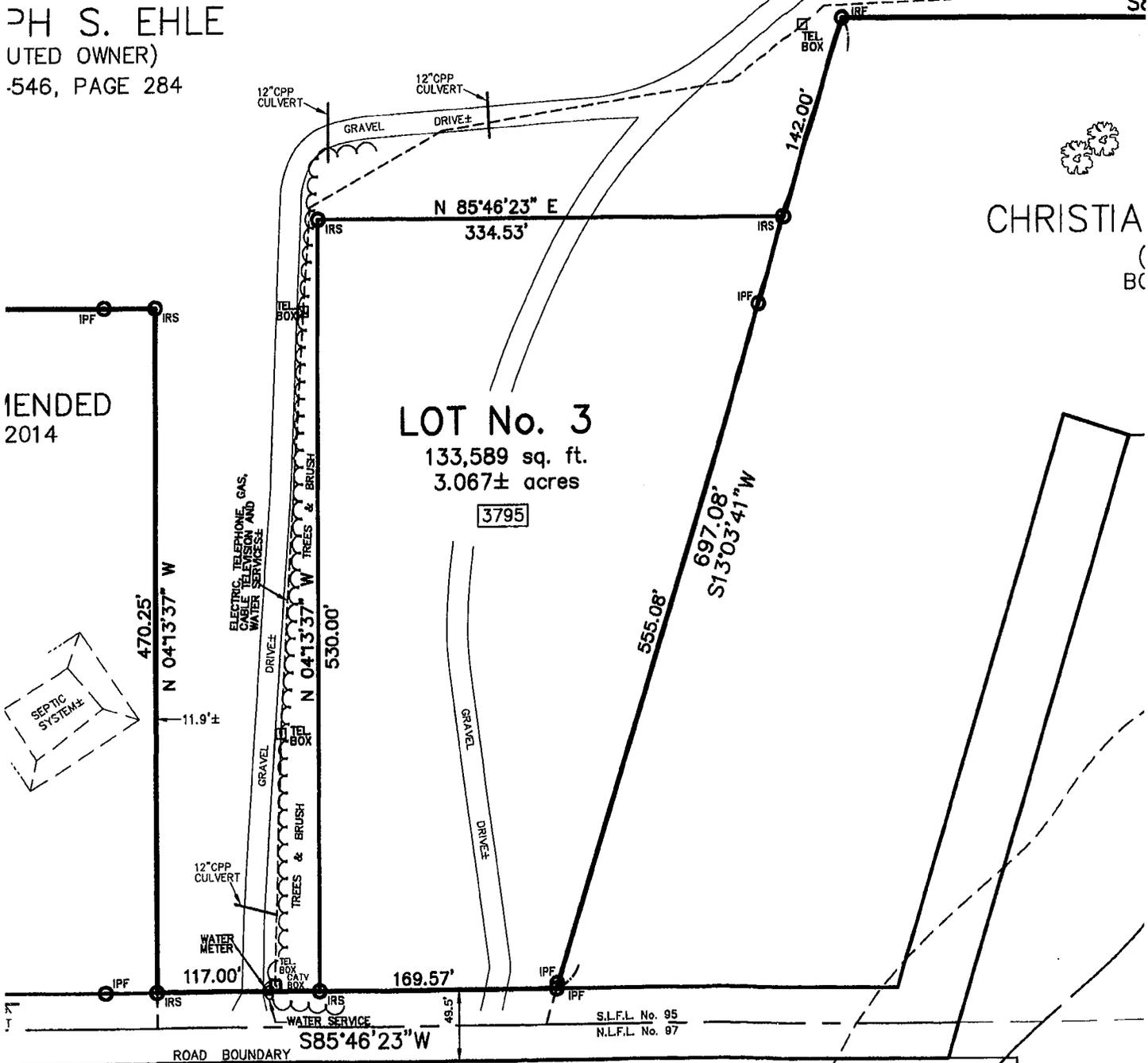
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input 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



PH S. EHLE
 (UNITED OWNER)
 -546, PAGE 284

RENDERED
 2014



CHRISTIA
 (BC)

S.L.F.L. No. 95
 N.L.F.L. No. 97

*Coniber -
Cross Lake*

Application to the Planning Board

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

Date: _____
 Information Only
 Preliminary
 Final

Name of proposed development: Lands of Coniber

Applicant:

Name John R. Coniber
Address 117 Meadow Lane
North Syracuse, NY. 13212
Telephone: 315-243-7043

Plans prepared by:

Name Ianuzi & Romans Land Surveying
Address 5251 Witz Drive
North Syracuse, NY. 13212
Telephone: 315-457-7200

Owner of record:

Name John R. Coniber & George A. Coniber
Address 7381 Cross Lake Road
Memphis, NY. 13112
Telephone: Same as above

Ownership intentions:

Name _____
Address _____
Telephone: _____

Proof of ownership attached:

Farm Lot No. 91

Site Location:
7399 Cross Lake Road
Lysander, NY. 13112
Residential

Tax Map No. 36.-01-05

Current Zoning A (Agricultural District)

Is site in an Agricultural Tax istrict?
Area of land 66.49+/- acres.

Proposed use (s) of site:

Residential

Plans for sewer and water connections

Current use & condition of site:

Residential, Site is wooded

Character of surrounding:

SEE REVERSE SIDE FOR ADDITONAL SUBMITTAL REQUIREMENTS!

John R. Coniber & George A. Coniber
Name of Owner or Representative

John R. Coniber 4-21-2014
Signature

*Constance J. Coniber, Co-Executive
Cheryl Widby Poindexter, Co-Executive*

617.20
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Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Lands of Coniber			
Project Location (describe, and attach a location map): 7399 Cross Lake Road, Lysander, NY 13112			
Brief Description of Proposed Action: Subdivision of one (1) existing tax parcel into two (2) new tax parcels.			
Name of Applicant or Sponsor: John & Donna Coniber		Telephone: 243-7043 E-Mail: calicobetty@aol.com	
Address: 117 Meadow Lane			
City/PO: North Syracuse		State: NY	Zip Code: 13212
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Town of Lysander Planning Board, Onondaga County Dept. of Environmental Health, Onondaga County Planning			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		68.4 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		68.4 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 checked="" 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"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Tim J. Coyer, L.S.</u>		Date: <u>October 9, 2014</u>
Signature: 		

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"/>
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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"/>
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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"/>

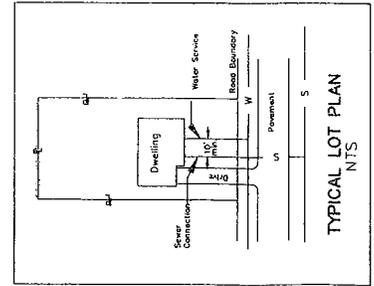
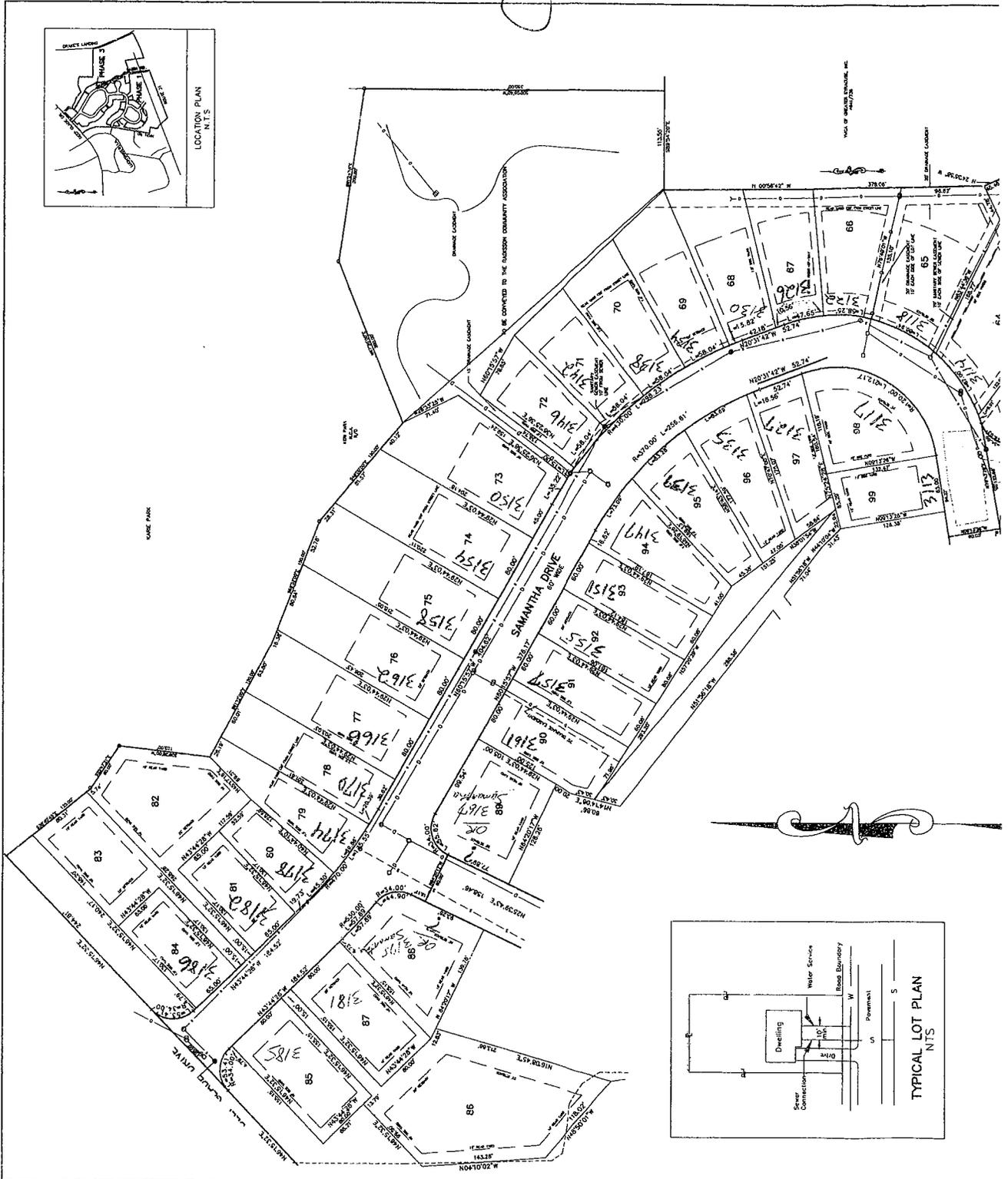
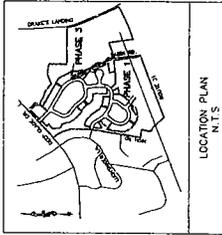
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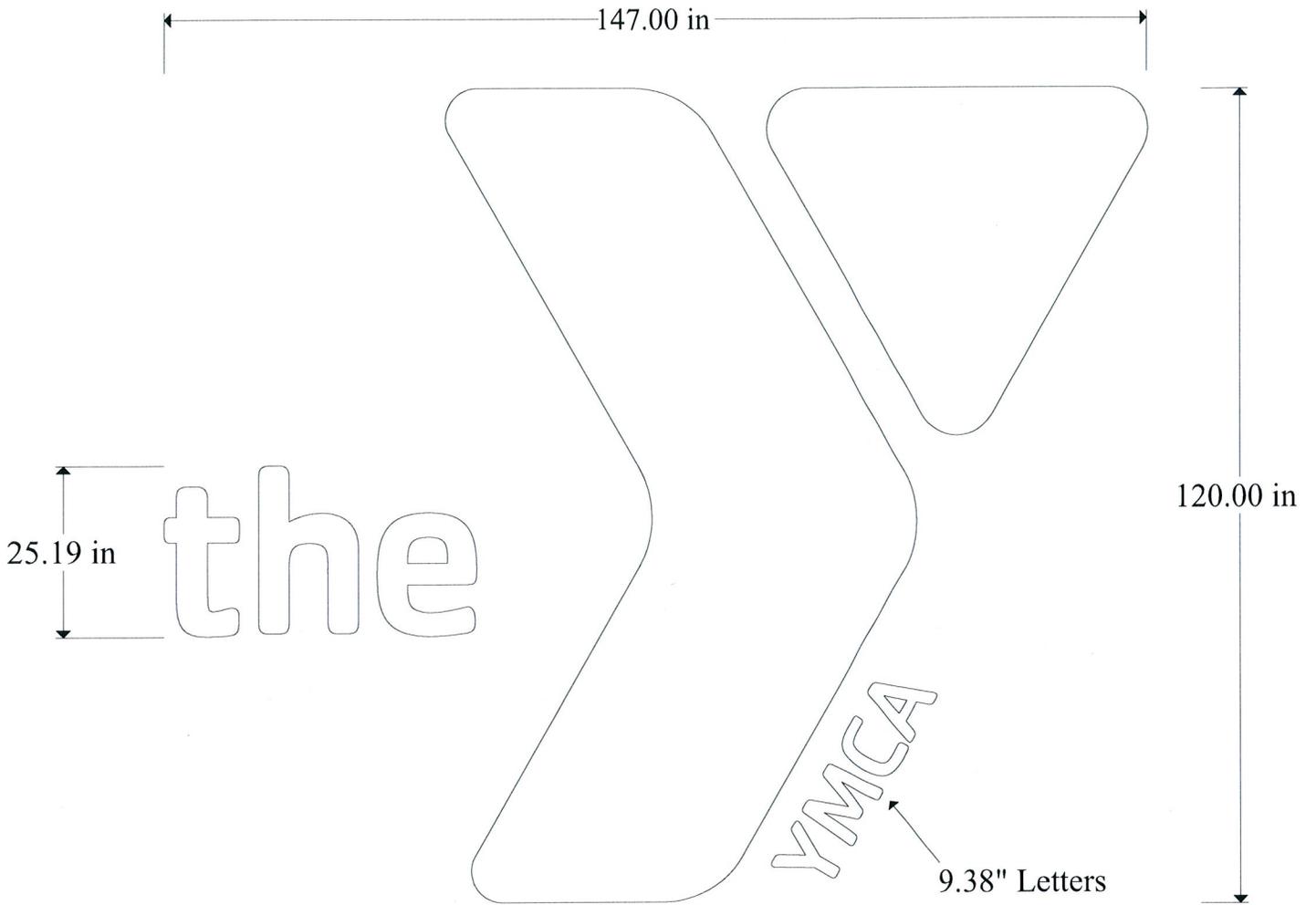
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_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

Eldon Homes Phase 3B Samantha to Deep Road

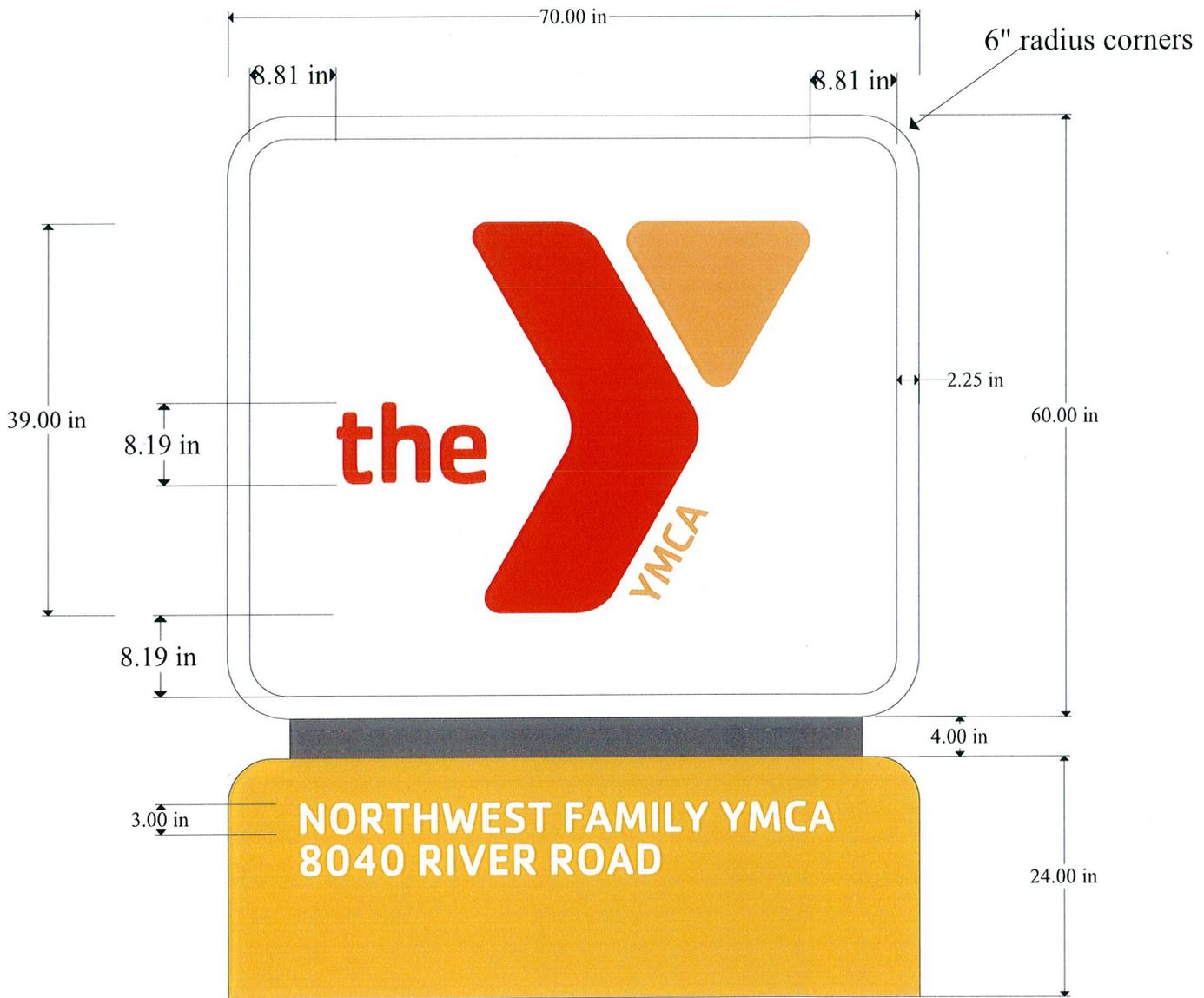




Quantity: 1 set front lit channel letters, installed on building facade

 <small>9600 N.W. 11th St. Suite 100 Ft. Lauderdale, FL 33322 Phone: 352-521-1100 Fax: 352-521-1197</small>	CLIENT: Northwest YMCA	DATE: 10-6-14	REVISED:	CLIENT APPROVED	LANDLORD APPROVED
	LOCATION: 8040 River Road	DESIGNER: JC	REVISED:		
	JOB#: FILE: YMCA/8040RiverRoad/channelletters	DRAWING#:	SCALE:		

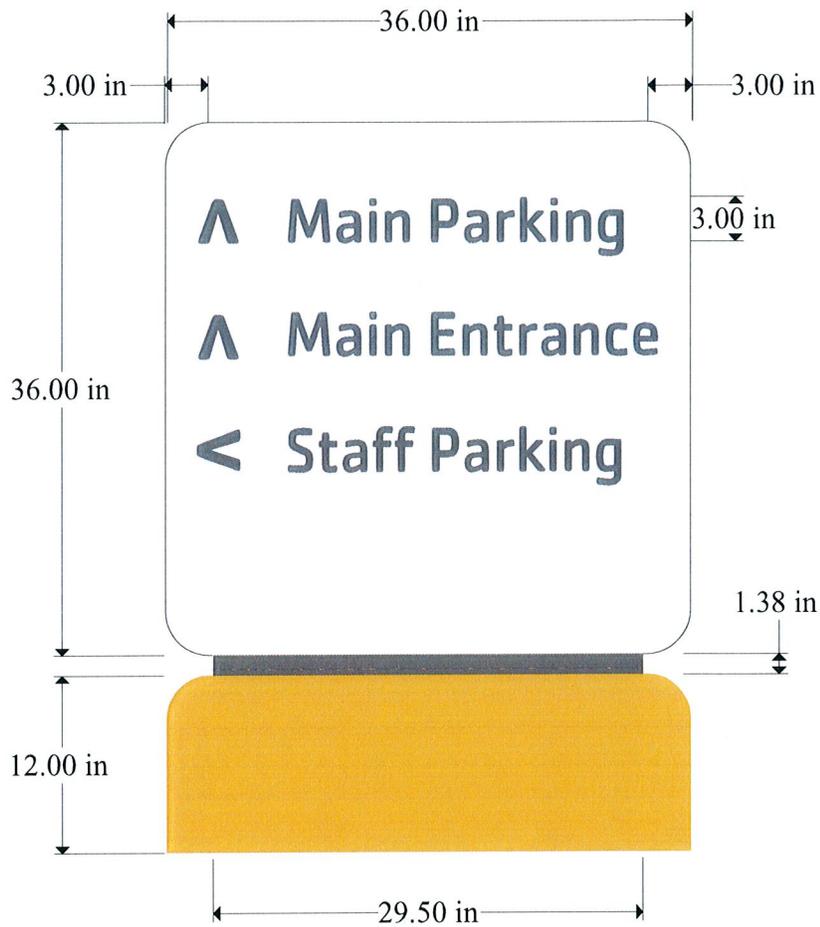
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Quantity: 1 - double sided internally illuminated monument sign with lexan faces.
 Vinyl colors are: 3M translucent Tangerine, 3M translucent Poppy red.
 Paint color for base is Behr (Home Depot) "YMCA-1 Orange Light"
 and "YMCA-17 Gray"

 <small>7590 Gage Rd. Blue Springs, MO 64015 www.charlesigns.com Phone: 315-652-3306 Fax: 315-652-3197</small>	CLIENT: Northwest YMCA	DATE: 10-3-14	REVISED: 10-28-14	CLIENT APPROVED	LANDLORD APPROVED
	LOCATION: 8040 River Road	DESIGNER: JC	REVISED:		
	JOB#: FILE: YMCA/8040 River Road/monumentsign	DRAWING#:	SCALE:		

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Quantity: 1 - single sided non- illuminated monument sign
 Paint color for base is Behr (Home Depot) "YMCA-1 Orange Light"
 and "YMCA-17 Gray"

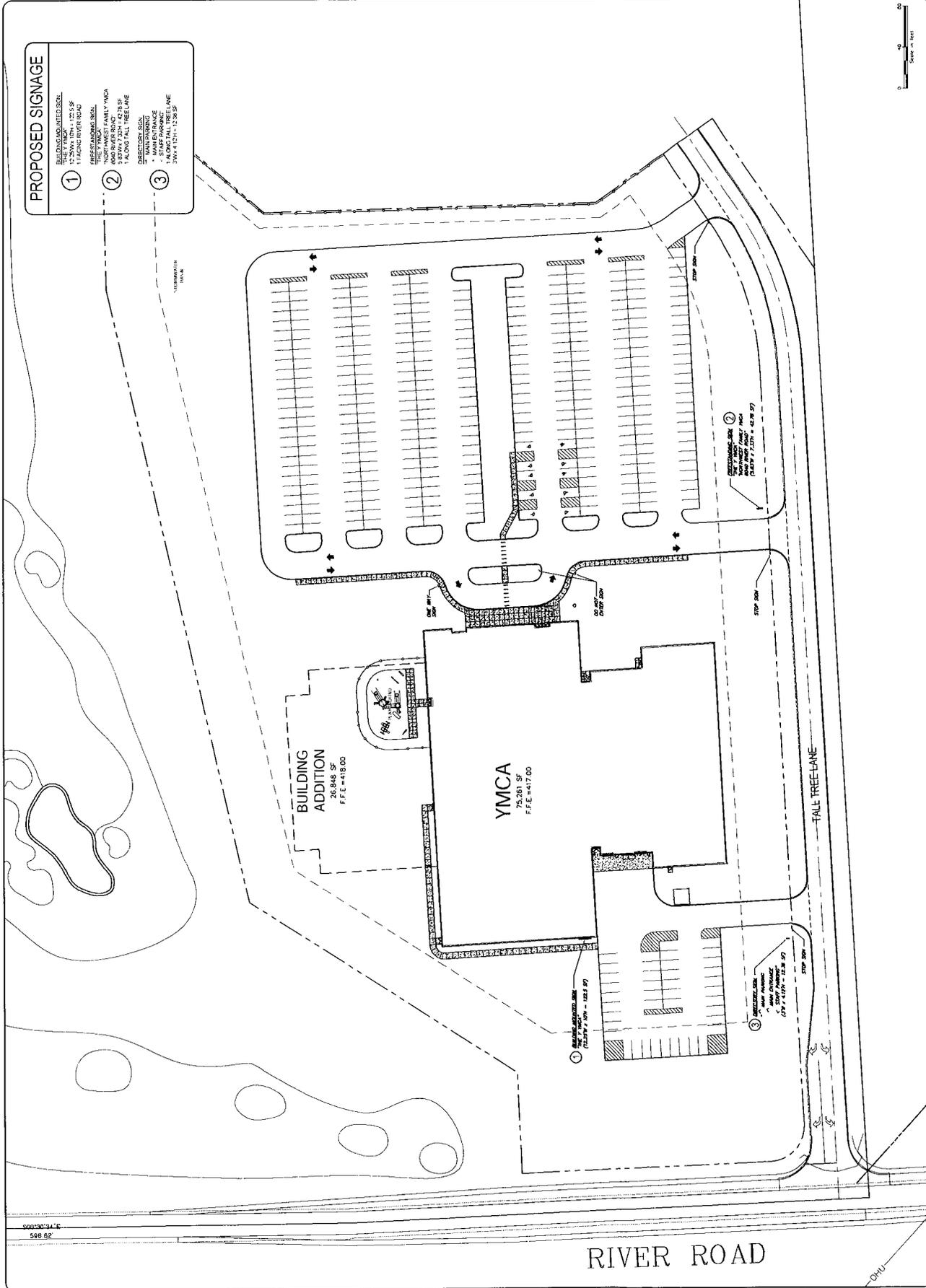
 <small>7656 Cooper Drive, Liverpool, NY 13090 www.charlesigns.com Phone: 315-662-1198 Fax: 315-662-3197</small>	CLIENT: Northwest YMCA	DATE: 10-6-14	REVISED:	CLIENT APPROVED	LANDLORD APPROVED
	LOCATION: 8040 River Road	DESIGNER: JC	REVISED:		
	JOB#: FILE: YMCA/8040 River Road/directionalmonument	DRAWING#:	SCALE:		

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YMCA at Timber Banks
TOWN OF LYSANDER, NY
SIGNAGE
FORM NO. 2013



NO.	DATE	DESCRIPTION
1	11/17/2014	PRELIMINARY PLAN
2	11/17/2014	REVISED PLAN
3	11/17/2014	REVISED PLAN
4	11/17/2014	REVISED PLAN
5	11/17/2014	REVISED PLAN
6	11/17/2014	REVISED PLAN
7	11/17/2014	REVISED PLAN
8	11/17/2014	REVISED PLAN
9	11/17/2014	REVISED PLAN
10	11/17/2014	REVISED PLAN



588 82

RIVER ROAD

AR-40
Moratorium
Recommendation

RES. #189/2014

MORATORIUM IN THE AR-40 ZONING DISTRICT

SET PUBLIC HEARING

**REFERRAL TO ONONDAGA COUNTY PLANNING
REFERRAL TO LYSANDER PLANNING BOARD
TYPE II ACTION, NO SEQR DETERMINATION**

Motion made by Diamond, seconded by Reeves

RESOLVED, that the Town Clerk be authorized to advertise for a public hearing to be held at 7 p.m. on November 17, 2013, at the Lysander Town Building for the purpose of hearing all persons for or against the adoption of a local law imposing a moratorium on changing the current zoning classification within the agricultural residential 40,000 (AR-40) district within the Town of Lysander; and

BE IT FURTHER RESOLVED, that the proposed local law be referred to the Onondaga County Planning Board and the Town of Lysander Planning Board; and

BE IT FURTHER RESOLVED that the Lysander Town Board has determined that the proposed local law is a Type II action under the State Environmental Quality Review Act ("SEQR") and does not require a SEQR determination.

A proposed local law amending the zoning law of the Town of Lysander, New York, to impose a temporary moratorium on zone changes in the AR-40 zoning district.

WHEREAS, traffic, drainage and agricultural land protection concerns in the AR-40 zoning district and particularly on the Cold Springs Peninsula have been raised; and

WHEREAS, the Town Board proposes to consider possible changes to the Zoning Law and the Comprehensive Plan for the Town of Lysander in respect of the AR-40 zoning district; and

WHEREAS, the Town Board of the Town of Lysander believes it is in the public interest to temporarily halt zone changes for property in the AR-40 zoning districts in the Town of Lysander while the Town Board considers new legislation and changes to plans for the AR-40 zones in the Town;

NOW, THEREFORE,

BE IT ENACTED by the Town Board of the Town of Lysander as follows:

Section 1. The Zoning Law of the Town, of Lysander is amended to add a new Section as follows:

139-148 TEMPORARY MORATORIUM ON ZONE CHANGES FOR PROPERTY IN THE
AR-40 DISTRICT

(1) From the effective date of this amendment until May 15, 2015, no zone change applications shall be considered, and no zone changes shall be granted for properties in the Agricultural-Residential AR-40 zoning districts in the Town of Lysander pending a study of changes in zoning regulations and planning documents relating to the AR-40 zoning districts. The Town Board may extend the moratorium in three (3) month intervals for not more than a total of an additional six (6) months by adopting a resolution before the expiration of the moratorium or extended expiration which includes a finding that additional time is necessary to complete the study or adopt changes.

(2) Upon a written application, and after a public hearing held upon (ten) 10 days advance notice by publication in the official newspaper of the Town of Lysander, and upon evidence to be submitted by the applicant of severe economic hardship, the Town Board of the Town of Lysander may grant a temporary or permanent variance, with or without conditions, from the provisions of subsection (1) above. This subsection, in granting variance authority to the Town Board of the Town of Lysander for the purpose of this section of the Zoning Law of the Town of Lysander, New York only, shall supersede the provisions of Sections 267, 267-a and 267-b of the Town Law, otherwise known as Chapter 62 of the Consolidated Laws of New York, and shall also supersede the provisions of §139-63 and §139-64 of the Zoning Law of the Town of Lysander adopted October 16, 1995 as Local Law No. 2 of 1995.

Section 2. This local law shall take effect upon filing with State.

VOTE:

Councilor Shimer	Aye	Councilor Geraci	Aye	Councilor Reeves	Aye
Councilor Diamond	Aye				

All Ayes, motion carried and adopted.

