

Application to the Planning Board

2491.5
Cobb - Cold Springs
9/15/17

For: X Subdivision of Land
 Number of Lots 4
 Controlled Site Use
 Site Plan Approval

Date: 9/15/17
 Information Only
X Preliminary
X Final

Name of proposed development: COBB PROPERTY

Applicant:

Plans prepared by:
APPLIED EARTH TECHNOLOGIES

Name TIMOTHY COBB

Name STEPHEN SEHNERT, LS

Address 4075 CORTINA RD.
BALDWINSVILLE N.Y. 13027

Address 8 CANTON STREET
BALDWINSVILLE, NY

Telephone:

Telephone: 635-5197

Owner of record:

Ownership intentions:

Name SAME

Name

Address

Address

Telephone:

Telephone:

Proof of ownership attached: NO

Farm Lot No. 89

Site Location:

Tax Map No. 60-02-08

NORTH SIDE OF RT 370
OPPOSITE BARBARA
LANE

Current Zoning AR 40

Is site in an Agricultural
Tax District? NO

Area of land 21.16 acres.

Proposed use(s) of site:

Plans for sewer and water
connections:

A SINGLE FAMILY
RESIDENTIAL LOTS

SUBSURFACE SEWAGE

DISPOSAL - PUBLIC WATER

Current use & condition of site:

Character of surrounding

OPEN LAND WITH ONE
SINGLE FAMILY HOUSE
UNDER CONSTRUCTION

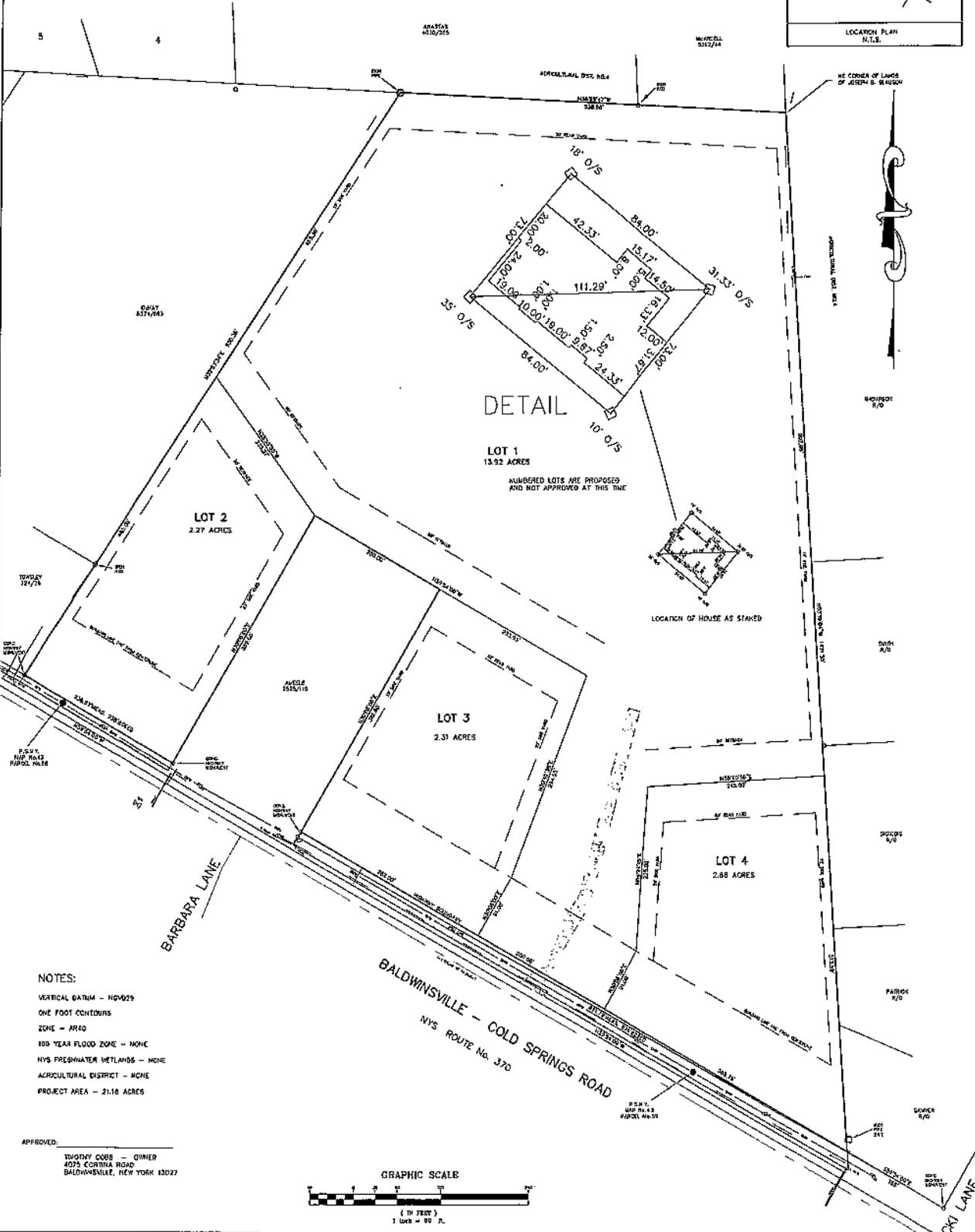
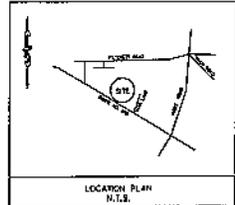
RESIDENTIAL-SINGLE
FAMILY

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

STEPHEN SEHNERT
Name of Owner or Representative

Signature

TALAMORE SEC. 1
FILED MAP NO. 12005



DETAIL

LOT 1
13.92 ACRES

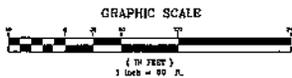
NUMBERED LOTS ARE PROPOSED
AND NOT APPROVED AT THIS TIME

LOCATION OF HOUSE AS STAKED

NOTES:

- VERTICAL DATUM - NGVD29
- ONE FOOT CONTOURS
- ZONE - AR40
- 100 YEAR FLOOD ZONE - NONE
- NYS FRESHWATER WETLANDS - NONE
- AGRICULTURAL DISTRICT - NONE
- PROJECT AREA - 21.16 ACRES

APPROVED:
TIMOTHY COBB - OWNER
4075 CORNVA ROAD
BALDWINVILLE, 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 SEHNERT No. 45023
LAND SURVEYOR

ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP ARE PROHIBITED,
EXCEPT AS PROVIDED IN SECTION 2209, SUBDIVISION 2, OF THE
NEW YORK STATE EDUCATION LAW.

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

PRELIMINARY PLAN
COBB PROPERTY
LOT 89 TOWN OF LYSANMER
ONEIDA COUNTY
NEW YORK

SEPTEMBER 13, 2017

2491.4 PL

Cobb



Joanne M. Mahoney
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 15, 2017

OCPB Case # S-17-90

- 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 (Timothy Cobb for the property located at NYS Route 370; 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 NYS Route 370 (Cold Springs Road), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 21.16-acre parcel into four new residential lots, Lot 1 (13.92 acres), Lot 2 (2.27 acres), Lot 3 (2.31 acres), and Lot 4 (2.66 acres), in an AR-40 zoning district; and
- WHEREAS, the site is located along NYS Route 370 in the Town of Lysander; surrounding land uses are primarily residential; lands adjacent to the site are enrolled in New York State Agricultural District 4 and appear to contain active farmland; and
- WHEREAS, per the submitted Preliminary Plan dated September 13, 2017, the parcel (21.16 acres) is shown to contain an existing gravel driveway on Route 370 and a house outline labeled "location of house as staked and now under construction"; aerial imagery shows the site is otherwise undeveloped; there is a residential lot containing an existing house fronting on Route 370 that is surrounded by the parcel; and
- WHEREAS, the plan shows the proposed subdivision will create four new lots; Lot 1 (13.92 acres) will contain the lands to the north, including the existing driveway and house under construction, and have 200' of frontage on Route 370 situated between Lots 3 and 4; Lot 2 (2.27 acres) will include the lands west of the existing residential lot; Lot 3 (2.31 acres) will include the lands east of the existing residential lot; Lot 4 (2.66 acres) will include the lands in the southeast corner of the parcel; and
- WHEREAS, no plans are indicated for proposed Lots 2, 3, and 4, however, the referral materials state they are intended for residential building lots; and
- WHEREAS, the submitted Environmental Assessment Form (EAF) dated October 12, 2017 states 5.0 acres of the site will be physically disturbed; and
- WHEREAS, any project that cumulatively disturbs one acre or more of land, must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity; for projects within a designated municipal storm sewer system (MS4) municipality, the applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP) and consult with the municipal engineer to ensure conformance with the municipality's Storm Water Management Plan (SWMP), and the municipality is advised that they must sign and submit an MS4 SWPPP Acceptance Form and Notice of Intent (NOI) to the New York State Department of Environmental Conservation (NYS DEC) Bureau of Water Permits; the municipality should ensure that a letter of acceptance is received from the

GN
with
refr
fr

NYS DEC prior to issuance of a building permit; and

WHEREAS, per the referral notice, new connections to public drinking water provided by the Onondaga County Water Authority are proposed and new individual septic systems are proposed; and

WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) EAF Mapper indicates that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; and

WHEREAS, per the EAF Mapper, 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

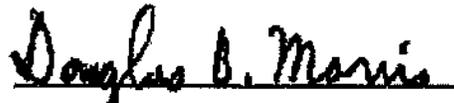
NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

1. The Town is advised to consider lot size requirements in light of sewerage, farmland protection, and open space objectives for this area. If sewers are anticipated for this stretch of Route 370, large lot sizes are discouraged, in favor of significantly smaller lot sizes to minimize infrastructure expense and maximize open land protection. If sewers are not anticipated, maintenance of farmland, useable open space and viewsheds should be considered in the design and siting of lots, as well as driveway consolidation to minimize conflict points along the heavily traveled NYS Route 370.

2. The applicant and municipality are advised to ensure the following county, state, and/or federal regulations have been met prior to approving this subdivision:

a. Septic System Approval – The Onondaga County Health Department must formally approve any existing or proposed septic system for all lots less than five acres prior to Department endorsement of the subdivision.

b. Residential Driveway Permit – New driveways on residential lots providing access to a state road require a residential driveway permit from the New York State Department of Transportation Onondaga West Residency office.



Douglas B. Morris, Chairman
Onondaga County Planning Board
Transmittal Date: 11-15-2017

Abeav Auto

Application to the Planning Board

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

Date: 1-31-18
_____ Information Only
_____ Preliminary
_____ Final

Name of proposed development: Abeav Auto

Applicant:

Name James Abeav Jr
Address 4295 Persimmon path
Cirerpool NY 13090

Telephone: 315-741-0983

Owner of record:

Name Cesta Carmen
Address 2916 belgium rd

Telephone: _____

Proof of ownership attached: _____

Site Location:

2916 belgium rd unit 2

Proposed use (s) of site:

Auto repair

Current use & condition of site:

Industrial

Plans prepared by:

Name Stephen Sehnert
Address 8 Canton st

Telephone: _____

Ownership intentions: Lease

Name _____

Address _____

Telephone: _____

Farm Lot No. _____

Tax Map No. _____

Current Zoning Industrial

Is site in an Agricultural Tax District? _____

Area of land _____ acres.

Plans for sewer and water connections

existing

Character of surrounding:

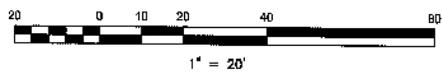
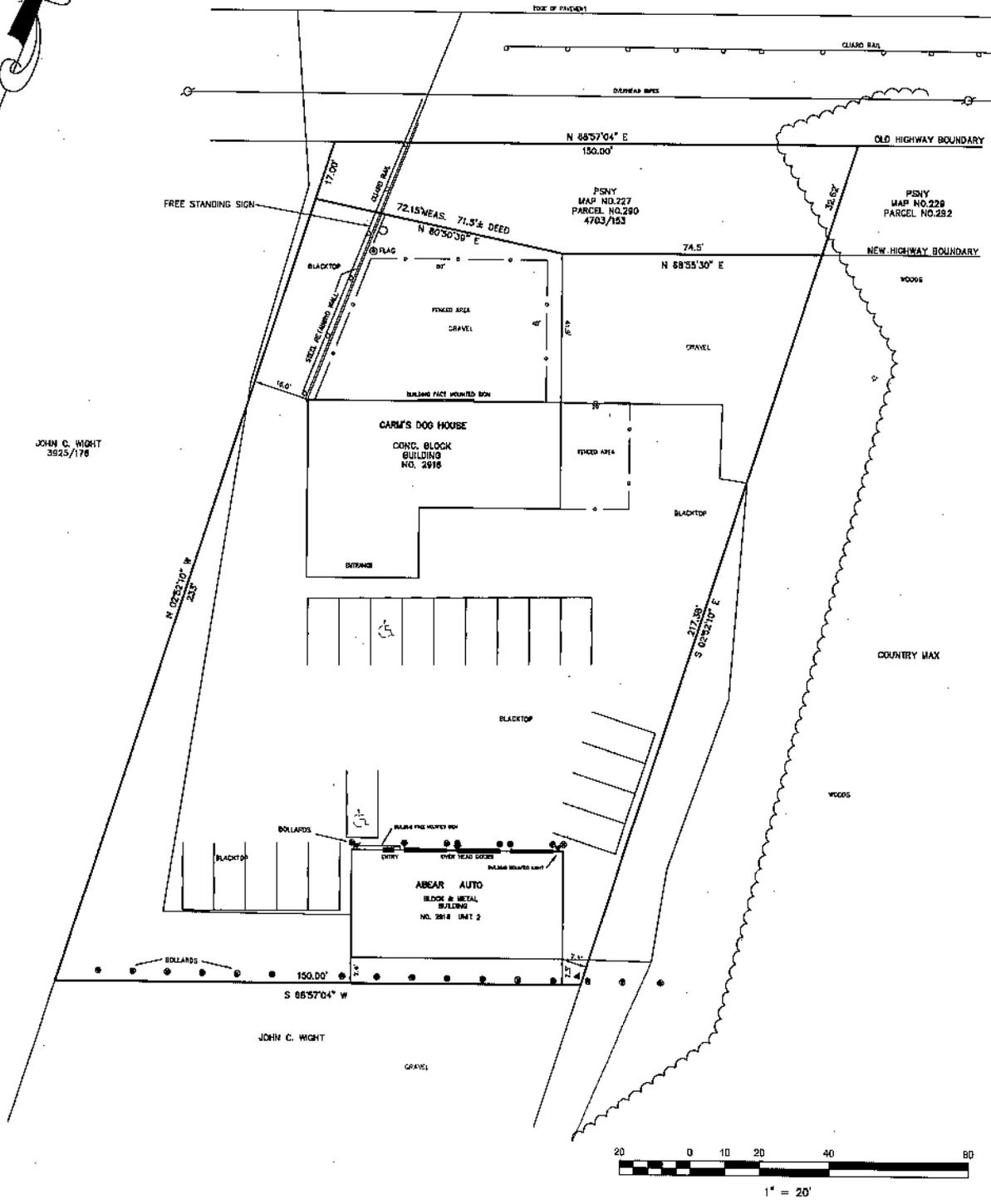
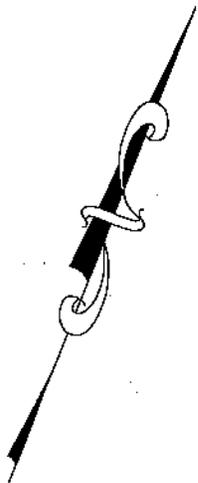
Industrial

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

James Abeav Jr
Name of Owner or Representative

John Chen
Signature

N.Y.S. ROUTE NO. 31



J. STEPHEN SEHNERT
LAND SURVEYOR

No. 45023

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NEW YORK STATE EDUCATION LAW.

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

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REVISED SITE PLAN OF
CARM'S DOG HOUSE
FOR
ABEAR AUTO
PART OF LOT 81
TOWN OF LYSANDER
ONONDAGA COUNTY, NEW YORK

JANUARY 30, 2018

241	30	198.13
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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: <i>Abeer Auto</i>			
Project Location (describe, and attach a location map): <i>2916 belgian rd unit 2</i>			
Brief Description of Proposed Action: <i>Small car repair facility. Mainly for repair or maintenance work on cars. Occasional retail of a few vehicles.</i>			
Name of Applicant or Sponsor: <i>James Abeer Jr</i>		Telephone: <i>315-741-0983</i>	
		E-Mail: <i>Jabeer Jr@xho.com</i>	
Address: <i>4795 Persimmon Path</i>			
City/PO: <i>CARPOOL</i>		State: <i>NY</i>	Zip Code: <i>13090</i>
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 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: <i>NYS DMV - Repair Driver License</i>			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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 checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
<input checked="" type="checkbox"/>	<input type="checkbox"/>		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input type="checkbox"/> NO <input type="checkbox"/> YES		

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>James Abear Jr</u>	Date: _____	
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

SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

1. Application form and receipt for payment of appropriate fees.
2. Map (USGS) showing location of property.
3. Environmental Assessment Form.
4. General description of property in terms of physical characteristics (soil, vegetation, slopes, etc...)
5. Survey(s) of property in question showing and/or locating all of the following:
 - a. Name of licensed surveyor, scale of drawings, north arrow.
 - b. Dimensions of property lines (show all contiguous property of same owner)
 - c. Size in acres or square feet.
 - d. Location of all structures.
 - e. Location of existing and proposed driveways, road cuts and streets/roads on property and abutting properties and distance to intersections closer than 500 feet.
 - f. Location of any easements (public and private).
 - g. Location of percolation tests and results (if applicable).
 - h. Location of bodies of water, wetlands, NYS Flowage Easement Districts, drainage facilities, ditches, swales, culverts, etc... on property and abutting properties. Show direction of water flow.
 - i. Building line setbacks.

Proof of ownership of property (copy of deed or tax bill).

Authority of applicant to act on behalf of owner.

Additional supporting data:

- a) Required Permits--Federal, State, County or Town (wetlands, driveway/road cuts, etc...)
- b) Other maps, plans or photographs.

Seven days advance notice required to be placed on the Planning Board agenda. Application and fees due at that time.

RE: Subdivision Regulations and Code of the Town of Lysander available from the Town Clerk.

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

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

Short Environmental Assessment Form

Part 1 - Project Information

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							
<p style="font-size: 1.2em; margin: 0;">LOT 2 THELEN PROPERTY A.M.D</p>							
<p>Name of Action or Project: <i>Croucher residential lots</i></p>							
<p>Project Location (describe, and attach a location map): <i>8299 Weston Rd. Baldwinsville, ny 13027</i></p>							
<p>Brief Description of Proposed Action: <i>Parceling out the residence road 2 bars into one lot, as well as 3 other residential building lots fronting Weston road.</i></p>							
<p>Name of Applicant or Sponsor: <i>Eric Croucher</i></p>		<p>Telephone: <i>(315) 842-0463</i></p>					
<p>E-Mail: <i>ecroucher@erichcroucher.com</i></p>		<p>Address: <i>8303 Weston Rd.</i></p>					
<p>City/PO: <i>Baldwinsville, ny 13027</i></p>		<p>State: <i>ny</i></p>	<p>Zip Code: <i>13027</i></p>				
<p>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.</p>			<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td style="font-size: 1.5em;">X</td> <td></td> </tr> </table>	NO	YES	X	
NO	YES						
X							
<p>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:</p>			<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td style="font-size: 1.5em;">X</td> <td></td> </tr> </table>	NO	YES	X	
NO	YES						
X							
<p>3.a. Total acreage of the site of the proposed action?</p>		<p><i>101.2</i> acres 101</p>					
<p>b. Total acreage to be physically disturbed?</p>		<p><i>0.8</i> acres</p>					
<p>c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</p>		<p><i>160</i> acres</p>					
<p>4. Check all land uses that occur on, adjoining and near the proposed action.</p>							
<p> <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) </p>							
<p> <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ </p>							
<p> <input type="checkbox"/> Parkland </p>							

5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>well</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>SUB SURFACE SEWAGE DISPOSAL</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>King Croucher</u>	Date: <u>11/10/18</u>	
Signature: <u>[Signature]</u>		

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: ERIC CROUCHER

Mailing address: 8303 WHEATON ROAD
BALDWINSVILLE, NY 13027

B. Description of the proposed project: DIVIDE 100 ACRES
INTO 3 RESIDENTIAL BUILDING LOTS +
91 ACRES WITH EXISTING HOUSE & BARN

C. Project location: 8299 WHEATON RD. BALDWINSVILLE

D. Tax Map number: ZB-02-03.6

E. Number of acres involved with project: 100

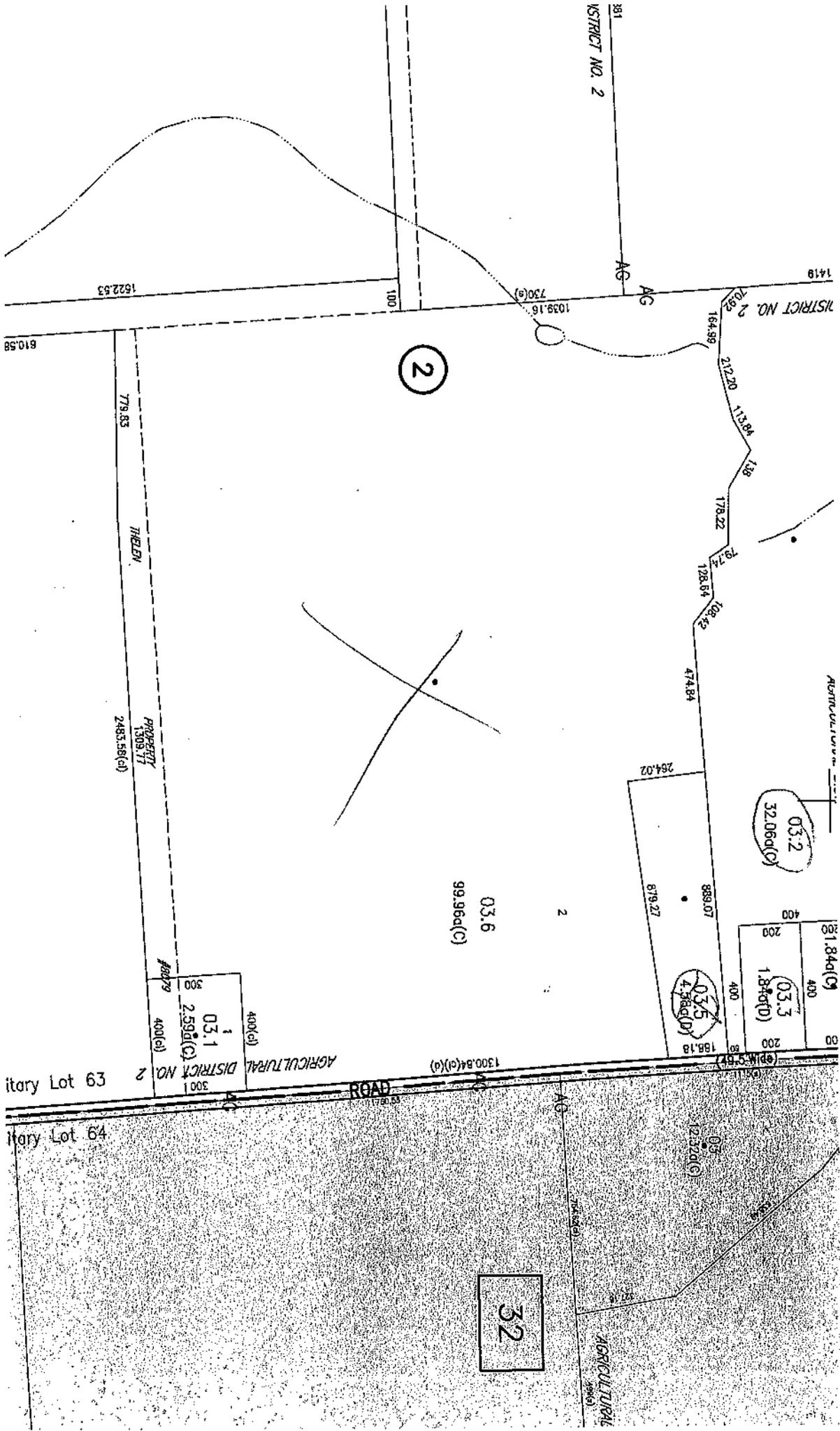
F. Is project with Agricultural District? Yes X No _____
Is project within 500 feet of an Agricultural District? Yes _____ No _____

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

X Yes 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.

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



DISTRICT NO. 2

1419

DISTRICT NO. 2

2

810.58

779.83

THELEN

PROPERTY
1309.17
2483.58(c)

300	400(c)
1	03.1
2	2.59d(c)
400(c)	400(c)

03.6
99.96d(c)

2

03.2
32.06d(c)

80	181.84d(c)
400	400
200	03.3
400	1.84d(d)
200	400

03.5
4.98d(d)

itary Lot 63

itary Lot 64

ROAD

32

AGRICULTURAL

*Rocco
Doyle & Olive*

Application to the Planning Board

For: Subdivision of Land
 Number of Lots 4
 Controlled Site Use
 Site Plan Approval

Date: January 23, 2018
 Information Only
 Preliminary
 Final

Name of proposed development: Penn Subdivision

Applicant:

Name S & R Custom Homes
Address 3888 Vertex Path
Syracuse, NY 13209
Telephone: (315) 952-9549

Plans prepared by:

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

Owner of record:

Name Penn Family Trust
Address 3630 Doyle Road
Baldwinsville, NY 13027
Telephone: _____

Ownership intentions:

Name S & R Custom Homes
Address 3888 Vertex Path
Syracuse, NY 13209
Telephone: (315) 952-9549

Proof of ownership attached: Yes

Farm Lot No. 97

Site Location:

3626 & 3630 Doyle Road
Baldwinsville, NY 13027

Tax Map No. 69.-02-06 & 07

Current Zoning AR-40

Is site in an Agricultural Tax District? No
Area of land _____ acres.

Proposed use (s) of site:

Single family Residential

Plans for sewer and water connections

Proposed septic. Existing water in area

Current use & condition of site:

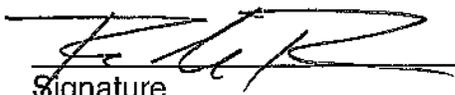
Residential/Vacant land

Character of surrounding:

Residential

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Bob Rocco
Name of Owner or Representative


Signature

617.20
Appendix B
Short Environmental Assessment Form

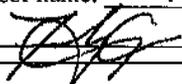
Instructions for Completing

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: Penn Subdivision			
Project Location (describe, and attach a location map): 3626 & 3630 Doyle Road, Baldwinsville, NY 13207			
Brief Description of Proposed Action: Create four (4) new tax parcels from two (2) existing tax parcels.			
Name of Applicant or Sponsor: S & R Custom Homes		Telephone: (315) 952-9549 E-Mail: sandrcustomhomes@aol.com	
Address: 3888 Vertex Path			
City/PO: Syracuse		State: NY	Zip Code: 13209
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: Town of Lysander Town Board, Town of Lysander Planning Board, Onondaga County Planning Commission		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		4.45+/- 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?		4.45+/- 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 type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: <u>Per NYSDEC website.</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Private wastewater utilities proposed.	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? <u>Per NYSDEC Website</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area? <u>Per NYSDEC Website</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? <u>Per NYSDEC Website</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? <u>Indiana Bat, per NYSDEC Website</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
16. Is the project site located in the 100 year flood plain? <u>Per NYSDEC Website</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES			

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: _____ Per NYSDEC website.	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: Timothy Coyer, L.S. for applicant		Date: January 25, 2018
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?"

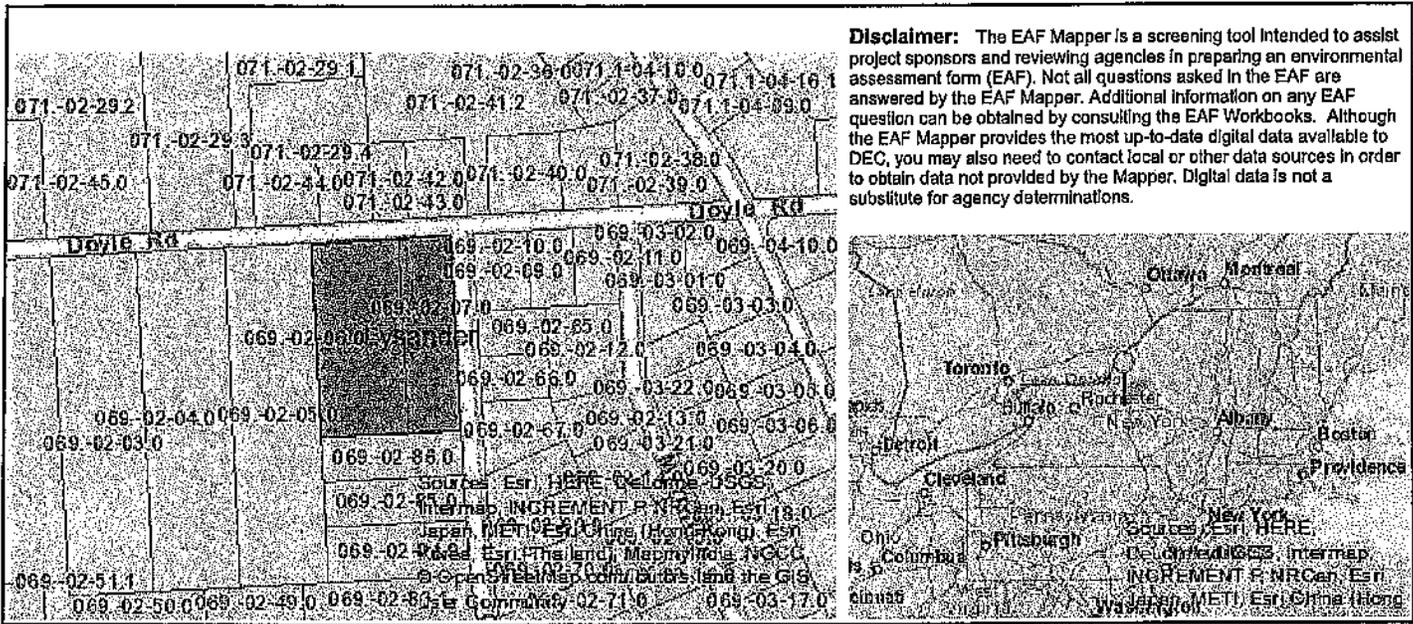
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

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

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

