

WS 1b

THIS IS A LEGAL INSTRUMENT AND SHOULD BE EXECUTED UNDER SUPERVISION OF AN ATTORNEY.

BOOK 1155 PAGE 0266

T. TAX: \$48:00

THIS INDENTURE, made the 21st day of April, 1997.

BETWEEN 018-01-22.2

FRANK E. PHELPS, 111, of 204 Bates Avenue, Cherryville, North Carolina, 28021.

David E. Hayes
8189 Constable Drive
Liverpool, N. Y. 13090

LYSANDER
grantor
grantee

RECEIVED
REAL ESTATE
MAY 9 1997
REGISTER TAX
ONONDAGA COUNTY

COPY

04239

RECORD AND RETURN TO: David E. Hayes, 8189 Constable Drive, Liverpool, N. Y. 13090

WITNESSETH, that the grantor, in consideration of ----- Dollars, paid by the grantee hereby grants and releases unto the grantee, the heirs or successor and assigns of the grantee forever,

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Lysander, County of Onondaga and State of New York, being a part of Lot No. 40 in said Town of Lysander, bounded as follows: BEGINNING at a point in the center of the State Road (N.Y.S. Route No. 48) at the Northwest corner of the premises described in the Deed from LUELLA A. PADDOCK to GENEVIEVE SAVEY dated June 5, 1975, and recorded in the Onondaga County Clerk's Office on June 20, 1975, in Book 2556 of Deeds at Page 374 &c.; thence N. 24 degrees, 30 minutes East along the centerline of said road, 362 feet to a point; thence Easterly and on a line parallel with the Southerly line of lands described in a Deed from LUELLA PADDOCK to WALLACE L. MADDEN and RITA MADDEN dated November 5, 1979, and recorded in the Onondaga County Clerk's Office on November 20, 1979, in Book 2761 of Deeds at Page 287, a distance of 2,000 plus or minus feet to a point; thence Southerly along the East line of said MADDEN's property, a distance of 431 feet to a point; thence Westerly along the South line of said MADDEN's property, a distance of 1,890.54 feet to a point; thence N. 24 degrees, 30 minutes East, a distance of 109.18 feet to a point; thence N. 89 degrees, 20 minutes West, a distance of 300 feet to the place of beginning.

SUBJECT TO any and all easements, covenants, restrictions, reservations and rights-of-way of record, if any, affecting the subject premises.

BEING INTENDED TO CONVEY HEREBY, the same premises as conveyed to FRANK E. PHELPS, 111 by WALLACE L. MADDEN and RITA MADDEN, his Wife, pursuant to Warranty Deed dated September 6, 1985, and recorded in the Onondaga County Clerk's Office on September 9, 1985, in Book 3201 of Deeds at Page 25 &c.

9 Dead, Recorded on the day of May 19 97 at 3:47 P. M. in Book 1155 Page 266.

M. Ann Car...
COUNTY CLERK

TOGETHER with the appurtenances and all the estate and rights of the grantor in and to said premises. TO HAVE AND TO HOLD the premises here granted unto the grantee, the heirs or successors and assigns forever,

- FIRST.—That the grantor is seized of the said premises in fee simple, and has good right to convey the same;
- SECOND.—That the grantee shall quietly enjoy the said premises;
- THIRD.—That the said premises are free from incumbrances;
- FOURTH.—That the grantor will execute or procure any further necessary assurance of the title to said premises;
- FIFTH.—That the grantor will forever warrant the title to said premises;

This deed is subject to the trust provisions of Section 13 of the Lien Law. The words "grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

IN WITNESS WHEREOF, the grantor has executed this deed the day and year first above written. In presence of: x Frank E. Phelps III L. S. FRANK E. PHELPS, 111 L. S.

STATE OF NEW YORK, COUNTY OF Onondaga ss.: On the 21st day of April, 1997, before me personally came FRANK E. PHELPS, 111, who, being by me duly sworn, did depose and say that deponent resides at No. of the corporation described in and which executed, the foregoing instrument; deponent knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation; deponent signed deponent's name thereto by like order.

STATE OF NEW YORK, COUNTY OF ONONDAGA ss.: On the 21st day of April, 1997, before me personally came FRANK E. PHELPS, 111, to me known to be the individual described in, and who executed the foregoing instrument, and acknowledged that he executed the same.

SUSAN SCICCHITANO Notary Public in the State of New York Qualified in Onondaga County No. 4630549 My Commission Expires 9-30-99

NOTARY PUBLIC

Selena 40569-T

2 SF

LEGEND

- IRON ROD SET
- IRON PIPE FOUND
- ◇ UTILITY POLE

48

ROUTE
(68' WIDE)

N.Y.S.

GALVIN FARM OILWELL MESSROOM CO. LLC.
REPORTING SURVEYOR
BOOK 4155 OF DEEDS, PAGE 15

S 88° 05' 24" E
1,985.36'

19.88 ACRE PARCEL OF LAND

1,882.55'
N 88° 08' 36" W

431.00'
8 02' 27" 42" W

APPROXIMATE LOCATION OF EASEMENT
FOR BURIED NATURAL GAS LINE



GENERAL SURVEY
BOOK 2508 OF DEEDS, PAGE 374

SHARON D. WARDEN
REPORTING SURVEYOR
BOOK 4155 OF DEEDS, PAGE 266

ROBERT E. HAYES
REPORTING SURVEYOR
BOOK 4155 OF DEEDS, PAGE 266



PAUL E. LEONCZAK AND
CORSE E. LEONCZAK
REPORTING OWNER

--- LANDS OF ---

--- BOUNDARY SURVEY MAP ---

DAVID E. HAYES
9386 OSWEGO ROAD,
PHOENIX, NEW YORK 13135
 BOOK 4155 OF DEEDS, PAGE 266
 TAX MAP NO. 018.-01-22.2

- NOTES
1. BUILDING LOCATION SURVEYS DO NOT INCLUDE PLACING OF PROPERTY CORNER STAKES UNLESS REQUESTED.
 2. ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP ARE PROHIBITED, EXCEPT AS PROVIDED IN SECTION 1726 SUBDIVISION 2 OF THE N.Y.S. REAL PROPERTY LAW.
 3. VALID ONLY WHEN MATCHED WITH THE LAND SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK.
 4. NO CONTOURS, WETLANDS OR BURIED UTILITIES SHOWN ON THIS MAP.
 5. SURVEY PERFORMED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND IS SUBJECT TO INFORMATION CONTAINED IN IT.

THE UNDERSIGNED LAND SURVEYOR HEREBY CERTIFIES THAT THIS MAP IS MADE FROM AN ACTUAL FIELD SURVEY OF THE PROPERTY SHOWN HEREON, COMPLETED APRIL 26, 2009 AND THAT BOTH SURVEY AND MAP ARE CORRECT.

[Signature]
 ROBERT M. BURLLEIGH LICENSED LAND SURVEYOR

PART OF LOT 40
 TOWN OF LYSANDER
 COUNTY OF ONONDAGA
 STATE OF NEW YORK

ROBERT M. BURLLEIGH
 LICENSED LAND SURVEYOR
 19 CATALINA WAY, SUITE D
 PHOENIX, NY 13135
 PHONE (315) 563-2231
 FAX (315) 563-2236

SCALE: ONE INCH = 100 FEET
 DATE: APRIL 26, 2009
 FILE # 09.1604

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: <u>HAYS ZONE CHANGE DAVID HAYS</u>				
Project Location (describe, and attach a location map): <u>REARIVE</u>				
Brief Description of Proposed Action: <u>9386 OWEN RD, RE-ZONE GEN BUS TO AGRICULTURAL</u>				
Name of Applicant or Sponsor: <u>DAVID R HAYS</u>		Telephone: <u>315 652-6523</u>	E-Mail: <u>AGLABSZERIPAO@com</u>	
Address: <u>8189 CONSUMABLE</u>				
City/PO: <u>LIVERPOOL</u>	State: <u>NY</u>	Zip Code: <u>13090</u>		
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:			NO <input checked="" type="checkbox"/>	YES <input 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 type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland				

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	N/A <input type="checkbox"/>
<i>Not Current</i>			
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
If No, describe method for providing potable water: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
If No, describe method for providing wastewater treatment: <i>SEPTIC</i>	<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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" 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 <input checked="" type="checkbox"/>	YES <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 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 checked="" 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?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> 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 checked="" 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	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>DAVID R HAYES</u>	Date: <u>4-6-15</u>	
Signature: <u>David Hayes</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:	<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



**Agriculture
and Markets**

V/a
(a-d)

March 5, 2015

DANIEL BOCCARDO and RICHARD BILLINGS
C/O TOWN OF LYSANDER
8220 LOOP RD
BALDWINVILLE, NY 130272517

Enclosed is a copy of **Dog Control Officer Inspection Report** completed on **02/26/2015**. DCO services were found to be satisfactory regarding compliance to NYS Agriculture & Markets requirements.

Inspections occur on a regular basis to determine if requirements continue to be met.

Please notify this office **within 30 days** of any changes in dog control services.

Thank you again for your cooperation.

Emily Cacchione
Animal Health Inspector
(315) 399-9187

DOG CONTROL OFFICER INSPECTION REPORT - DL-89

 Rating: **Satisfactory365**

 Purpose: **Inspection**

 DATE/TOA: **2/26/15 2:00 pm**

DANIEL BOCCARDO and RICHARD BILLINGS
C/O TOWN OF LYSANDER
8220 LOOP RD
BALDWINVILLE NY 130272517

 Inspector: **Emily Cacchione**

 Inspector #: **64**

These are the findings of an inspection of your facility on the date(s) indicated above:

- | | |
|---|-----|
| 1. Equipment is available for proper capture and holding | Yes |
| 2. Dogs are held and transported safely | Yes |
| <i>I would recommend a cap on truck or an enclosed vehicle for transport in order to transport safely during the 20+ minute drive to the shelter during the extremely low temperatures we have endured this winter.</i> | |
| 3. Equipment maintained in clean and sanitary condition | Yes |
| 4. Veterinary care is provided when necessary | Yes |
| 5. Dogs are euthanized humanely | Yes |
| 6. Complete seizure and disposition records are maintained for all seized dogs | Yes |
| 7. Dogs transferred for purposes of adoption in compliance with Article 7 | Yes |
| <i>CNY SPCA handles this</i> | |
| 8. Redemption period is observed before adoption, euthanasia or transfer | Yes |
| <i>CNY SPCA handles this</i> | |
| 9. Owners of identified dogs are properly notified | Yes |
| 10. Redeemed dogs are licensed before release | Yes |
| <i>Town clerk handles this</i> | |
| 11. Proper impoundment fees paid before dogs are released | Yes |
| <i>CNYSPCA handles this</i> | |

Town - City - Village Information for Inspection:

TCV CODE	TCV NAME
3109	Town of Lysander

Additional Information for Inspection:

Number of Dogs Seized:

Number of dogs seized since previous inspection: 20

Associated Municipal Shelter(s):

Name of Shelter(s): CNYSPCA

REMARKS:

REPRESENTATIVE PRESENT FOR INSPECTION: Daniel Boccardo
TITLE: DCO

REVIEWED BY: David Phillips
REVIEWED DATE: 03/05/2015

December 31, 2014

TOWN OF LYSANDER
DOG CONTROL OFFICE
2014 Annual Report

ACTUAL EXPENSES:	2014 Annual Report				Over	
	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	2014 Actual	2014 (Under) Budget
Personal Services	3,728	5,888	4,689	5,697	20,002	23,468 (3,466)
Contractual	511	4,683	1,939	2,227	9,360	8,000 1,360
Control-other animals	0	0	0	0	0	1,500 (1,500)
TOTALS	\$4,239	\$10,571	\$6,628	\$7,924	\$29,362	\$31,190 (\$3,606)

	2014 Activity		2013 Activity		Prior Years		
	2014	2013	2014	2013	2011	2012	2013
No. of Calls	433	400	433	400	\$45,528	\$31,511	\$28,566
No. of Dogs Seized-transported to SPCA	25	24	25	24			
No. of Barking Complaints	11	12	11	12			
Running-At-Large Complaints	50	46	50	46			
No. of New License Results	24	23	24	23			
No. of Failure to Renew Calls	133	137	133	137			
No. of Tickets Issued	2	5	2	5			
No. of Investigations	145	79	145	79			
No. of Missing Dogs Reported	39	31	39	31			
No. of Found Dogs Reported	42	29	42	29			
Dogs returned directly to owner	37	32	37	32			
False Reports	4	13	4	13			
Posted to Facebook	14	13	14	13			
Fines Assessed	8	4	8	4			
Other animals	16	15	16	15			
Court Cases-Dang. Dog & Innocent Plea	2	0	2	0			

STATE OF NEW YORK
SUPREME COURT COUNTY OF ONONDAGA

In the Matter of the Application of
THE TIMBERS LLC,

Petitioner,

**STIPULATION OF
SETTLEMENT &
ORDER**

Vs.

Index # 2010-4088
Index # 2010-4089

Index # 2011-4405
Index # 2011-4404

TOWN OF LYSANDER ASSESSOR, BOARD OF
ASSESSMENT REVIEW OF THE TOWN OF
LYANDER AND THE TOWN OF LYSANDER,
COUNTY OF ONONDAGA, NEW YORK,

Index # 2012-3975
Index #2012-3976

Respondents,

And

Index # 2013-3818
Index # 2013-3817

BALDWINVILLE CENTRAL SCHOOL DISTRICT,

Intervenor-Respondent.

Index # 2014EF2892
Index # 2014EF2891

WHEREAS, pursuant to Real Property Tax Law, Article 7, Petitioner duly commenced the above-captioned tax assessment review proceedings for the tax years in issue; and

WHEREAS, negotiations for settlement were entered into regarding such proceedings;

NOW, THEREFORE, IT IS HEREBY stipulated, consented to and agreed by and between the attorneys for the respective parties herein that the above-captioned proceedings challenging the assessments of Petitioner’s property identified as Tax ID Nos.: 072.-01-08.1, located at 8184 River Road; and 071.-01-50.1, located at 3699 Patchett Road; and 072.1-03-36.0 and subsequently known as 072.1-03.36.1, located on Long Shadow Drive, in the Town of Lysander, Onondaga County, New York (the “subject properties”) be settled and that an Order

and judgment to that effect be entered into without further notice to either party on the following terms:

1. The above-captioned proceedings shall be consolidated for purposes of this settlement.
2. The assessment on property identified as Tax ID No.: 72.-01-08.1 located at 8184

River Road (the "River Road Parcel") shall be reduced as follows:

Tax Year	Current Assessment	Current Taxable Value	Stipulated Reduced Assessment	Stipulated Reduced Taxable Value
2010/11	\$3,250,000	\$3,250,000	\$2,320,200	\$2,320,200
2011/12	\$3,250,000	\$2,291,065	\$3,124,499	\$2,165,564
2012/13	\$3,250,000	\$2,295,192	\$2,964,882	\$2,010,074
2013/14	\$3,250,000	\$2,299,744	\$2,864,300	\$1,914,044
2014/15	\$3,250,000	\$2,300,735	\$2,862,029	\$1,912,764

3. The assessment on property identified as Tax ID No.: 071.-01-50.1 and located at 3699 Patchett Road (the "Patchett Road Parcel") shall remain unchanged on the 2010, 2011, 2012, 2013 and 2014 assessment rolls.

4. Likewise, the assessment on property identified as Tax ID No.: 072.1-03-36.0 on the 2012 assessment roll and subsequently identified as Tax ID No.: 072.1-03-36.1 on the 2013 and 2014 assessment rolls and located at Long Shadow Drive (the Long Shadow Drive Parcel") shall remain unchanged on the foregoing assessment rolls.

5. With respect to the 2015, 2016 and 2017 assessment rolls, the parties agree as follows:

a) The assessment on the Long Shadow Drive Parcel (Tax ID No.: 072.1-03-36.1) shall be \$116,830 (i.e. 16.69 acres x \$7,000/acre) on the 2015 assessment roll and shall remain

unchanged on the 2016 and 2017 assessments rolls except insofar as land is sold off before each of the applicable status dates, in which case the assessment shall be reduced at the rate of \$7,000 per acre for each acre sold.

b) The total assessment on the 2015 assessment roll for the River Road Parcel and the Patchett Road Parcel (Tax ID Nos. 072.-01-08.1 and 071.-01-50.1, respectively), inclusive of the golf course, shall be established at \$2,578,200, allocated as follows:

Tax Map ID No.	2015 Assessed Value (Land)	2015 Assessed Value (Total)	2015 Agricultural Exemption	2015 Taxable Value
072.-01-08.1 (River Road Parcel)	\$668,886	\$1,494,486	\$145,159	\$1,349,327
071.-01-50.1 (Patchett Road Parcel)	\$1,083,714	\$1,083,714	\$248,427	\$835,287
Total	\$1,752,600	\$2,578,200	\$393,586	\$2,184,614

For purposes of computing the agricultural exemption applicable to these parcels, the assessed value of each acre eligible for an agricultural exemption is deemed to be \$2,300, so that the amount of the agricultural exemption is the difference between \$2,300 and the applicable agricultural assessment ceiling for each eligible acre. A copy of the Agricultural Assessment Worksheet for each parcel, showing the eligible acreage and the applicable agricultural assessment ceiling for each soil group for tax year 2015/16 is attached hereto as Exhibit A.

c) For the 2016 and 2017 assessment rolls, the Patchett Road Parcel and the River Road Parcel (inclusive of the golf course) shall, upon timely application by the Petitioner, be combined to form a new tax map parcel (hereinafter "New Tax Map Parcel") and from the New Tax Map Parcel, a new sub-parcel consisting of 228 acres shall be created for the golf course (hereinafter "Golf Course Sub Parcel"). The assessment on the Golf Course Sub-Parcel shall be \$1,350,000 on the 2016 and 2017 assessment rolls.

d) The assessment on the New Tax Map Parcel, exclusive of the assessment on the Golf Course Sub Parcel, shall not exceed \$1,228,200 (534 acres x \$2,300/acre) on the 2016 and 2017 assessment rolls; provided, however, that if any of the land (currently 534 acres) is sold or subject to subdivision as set forth in paragraph 5(e) below before any of the applicable status dates, then the assessment shall be reduced by \$2,300 per acre for each acre sold or subject to subdivision. For purposes of computing the agricultural exemption applicable to the New Tax Map Parcel, the assessed value of each acre eligible for an agricultural exemption shall be deemed to be \$2,300, so that the amount of the agricultural exemption shall be the difference between \$2,300 and the applicable agricultural assessment ceiling for each eligible acre.

e) If Petitioner files a final subdivision map with the County which affects any portion of the River Road Parcel, the Patchett Road Parcel or the New Tax Map Parcel created under Paragraph 5(c) above (lands exclusive of the golf course) and if the County creates a new tax map parcel or parcels in connection with such subdivision, then the Assessor, on the next applicable tentative assessment roll, can assess such new tax map parcel(s) and Petitioner is free to challenge the assessment on any new tax map parcel(s) created.

6. The officials of the Town of Lysander, the Baldwinsville Central School District, County of Onondaga and any and every other taxing entity, district or municipal corporation

having custody of or levying taxes upon the basis of said assessment rolls or any copy thereof, be and hereby are directed and so ordered to make or cause to be made on the proper books and records the entries and changes, if any, necessary to correct said assessments pursuant to the provisions of paragraph 2 above.

7. Refunds for taxes levied and collected in excess of the corrected and reduced assessments shall be made by the Town of Lysander, the Baldwinsville Central School District, the County of Onondaga, the affected Fire, Water and Sewer districts and any other affected taxing entities.

8. Refunds from the Baldwinsville Central School District shall be made, without interest, in two equal installments, with the first payment made on or before May, 1, 2015 and the second payment made on or before May 1, 2016. Refunds payable by all other taxing jurisdictions shall be without interest, provided that payment is made within forty-five (45) days after service on each such taxing jurisdiction of a demand for refund, together with a fully-executed copy of this Stipulation of Settlement and Order.

9. All refund payments shall be made payable to Sidney Devorsetz, as attorney for Petitioner and mailed to 307 South Townsend Street, The Hamilton White House, Syracuse, New York 13202.

10. Approval of this settlement and all required authorizations and enactments by the necessary parties shall be made in good faith and as expeditiously as possible

11. The parties shall have the right to seek specific performance of the terms of this Stipulation of Settlement, and of any Order thereupon entered, and to otherwise enforce such terms by whatever means provided by law.

12. The parties acknowledge that this Stipulation of Settlement and Order is entered into for good and valuable consideration on the part of and received by all parties hereto and constitutes the entire agreement among the parties and there are no costs or allowances awarded to, or against the parties and that upon compliance with the terms of this Stipulation of Settlement and Order, the above-captioned proceedings shall be and the same hereby are settled and discontinued.

13. This Stipulation of Settlement and Order shall be filed among the records of the Assessor of the Town of Lysander.

Dated: April __, 2015

SIDNEY DEVORSETZ PLLC

By: _____
Sidney Devorsetz, Esq.
Attorney for Petitioner
307 South Townsend Street
The Hamilton White House
Syracuse, NY 13202
(315) 422-6600

Dated: April __, 2015

GILBERTI STINZIANO HEINTZ & SMITH, PC

By: _____
Kevin G. Roe, Esq.
Attorneys for Respondent Town of Lysander
Office & P.O. Address
555 East Genesee Street
Syracuse, New York 13202
(315) 442-0100

Dated: April, __, 2015

BOND SCHOENECK & KING, PLLC

By: _____
Kathleen M. Bennett, Esq.
Attorneys for Baldwinsville Central School District
One Lincoln Center
Syracuse, NY 13202
(315) 218-8000

SO ORDERED:

Dated: _____, 2015

Hon. Deborah H. Karalunas
Justice of the Supreme Court

ENTER.

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- 072-01-08.1
- The Timbers I
- 0184 River R
- Parcel 072
- History
- Assessm
- Excel
- Spe
- Descrip
- Owners
- Images
- Gis
- Site (2)
- Land
- Imp
- Bldg
- Bldg
- Com
- Val

MINERAL SOILS				ORGANIC SOILS			
	Acres	Assm/Acre	Assessment		Acres	Assm/Acre	Assessment
1A	.00	1039		A	.00	2079	
1B	.00	925		B	.00	1351	
2A	.63	925	583	C	.00	1143	
2B	.00	821		D	.00	727	
3A	12.96	821	10,640	AQUACULTURE			.00
3B	18.27	707	12,917	WOODLAND ACRES (1.50 AC)			50.00
4A	.00	707		WOODLAND ACRES (1.50 AC)			.00
4B	.13	603	78	NEWLY PLANTED VINEYARDS			.00
5A	.00	603		NEWLY PLANTED ORCHARDS			.00
5B	.00	488		Eligible Acres:			81.99
6A	.00	488		Certified Assessed Value:			43,418
6B	.00	384					
7	.00	384					
8	.00	270					
9	.00	166					
10	.00	52					

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071-01-50.1

31389 Patche

AGRICULTURAL ASSESSMENT WORKSHEET

Page 1 of 2

Parcel ID 071-01-50.1
Acres 471.18

313889 Lyander
Ex Code 41720

- Parcel 071
- History
- Assessment
- Exemption
- Spc
- Descrip
- Owners
- Images
- Gs
- Site 1118
- Land
- Val
- Sale 1/2
- Site
- Sale 03/
- Sale 03/
- Sale 03/
- Sale 03/

MINERAL SOILS		
Acres	Assmt/Acre	Assessment
1A	.00	1039
1B	.00	925
2A	13.11	925 12,127
2B	.00	921
3A	.00	921
3B	.00	707
4A	.00	707
4B	.39	603 199
5A	7.71	603 4,649
5B	68.07	488 32,242
6A	.00	488
6B	.00	384
7	.00	384
8	.00	270
9	.58	166 96
10	.00	52

ORGANIC SOILS		
Acres	Assmt/Acre	Assessment
A	.00	2079
B	.00	1351
C	.00	1143
D	.00	727
AQUACULTURE	.00	1039
WOODLAND ACRES (>50 AC)	50.00	384 19,200
WOODLAND ACRES (>50 AC)	.00	
NEWLY PLANTED VINEYARDS	.00	
NEWLY PLANTED ORCHARDS	.00	

Eligible Acres: 137.80
Certified Assessed Value: 60,513

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