

B&F
Development

Application to the Planning Board

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

Date: 4-3-2017
_____ Information Only
_____ Preliminary
_____ Final

Name of proposed development: _____ Center Pointe Expansion

Applicant:

Name _____ B&F Development

Address _____ 8927 Center Pointe Drive
_____ Baldwinsville, NY 13027

Telephone: _____ (315) 638-3801

Owner of record:

Name _____ same as above

Address _____

Telephone: _____

Proof of ownership attached: _____

Site Location:

_____ Center Pointe Drive

Proposed use (s) of site:

_____ Residential apartments

Current use & condition of site:

_____ Same - construction in progress

Plans prepared by:

Name _____ Dunn & Sqromo Engineers, PLLC

Address _____ 5800 Heritage Landing Drive
_____ East Syracuse, NY 13057

Telephone: _____ (315) 449-4940

Ownership intentions:

Name _____ same

Address _____

Telephone: _____

Farm Lot No. _____ 70

Tax Map No. _____ 79.-01-18.0

Current Zoning _____ PUD

Is site in an Agricultural Tax District? No
Area of land _____ 5.2 _____ acres.

Plans for sewer and water connections

_____ Public

Character of surrounding:

_____ Residential (apartments) and vacant

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Frank FAVA
Name of Owner or Representative

[Signature]
Signature

Short Environmental Assessment Form

Part 1 - Project Information

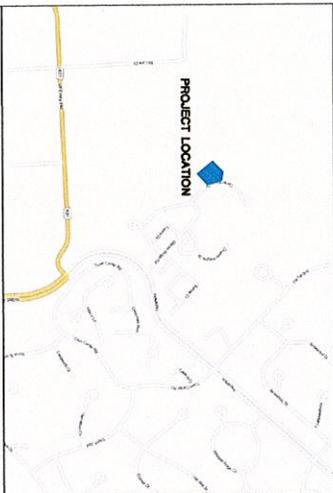
Instructions for Completing

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.

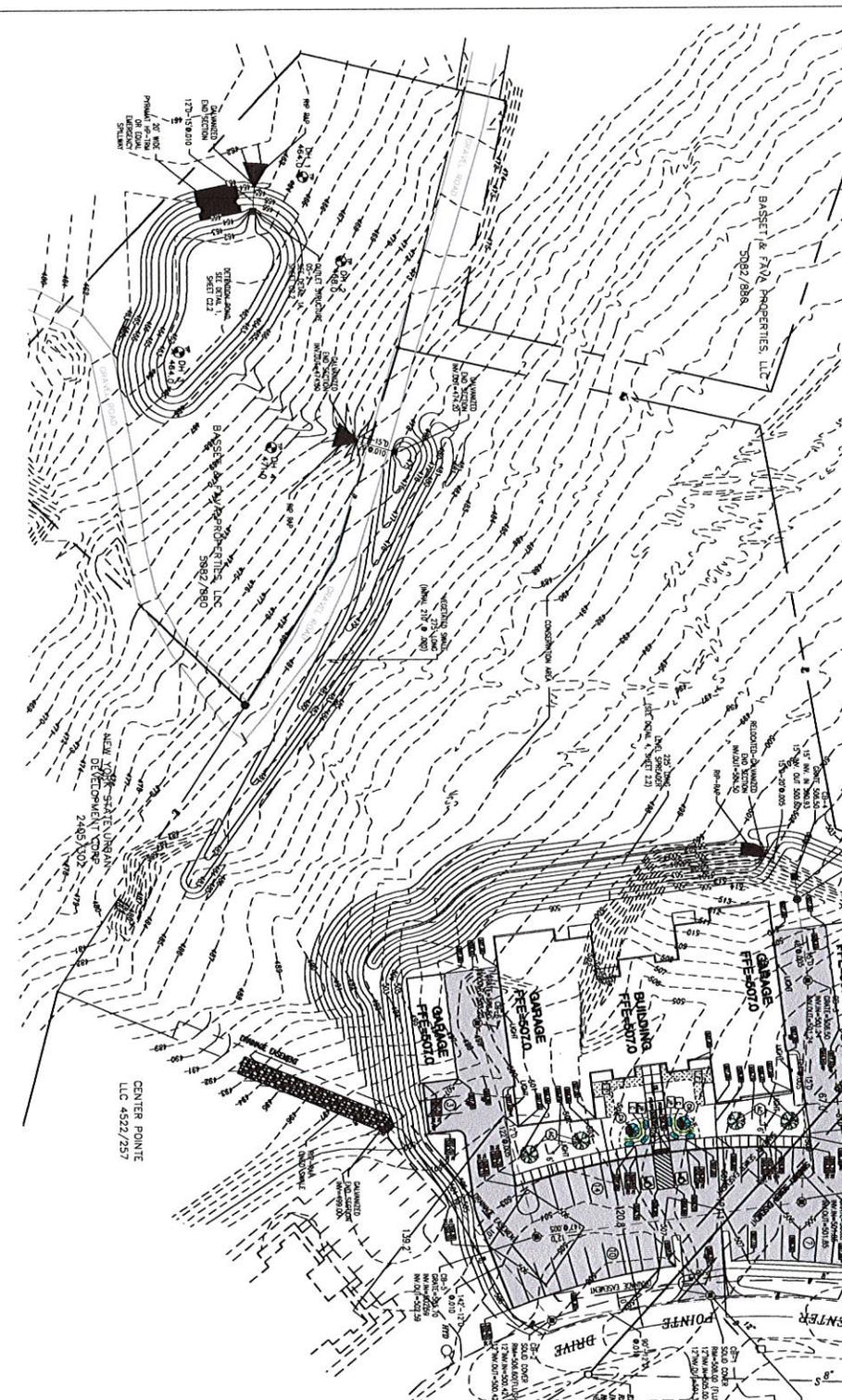
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <p style="text-align: center;">Center Pointe Expansion</p>			
Project Location (describe, and attach a location map): <p style="text-align: center;">Center Pointe Drive</p>			
Brief Description of Proposed Action: <p style="text-align: center;">Site Plan Amendment for relocated stormwater management facilities.</p>			
Name of Applicant or Sponsor: <p style="text-align: center;">B&F Development</p>		Telephone: (315) 638-3801	
		E-Mail:	
Address: <p style="text-align: center;">8927 Center Pointe Drive</p>			
City/PO: <p style="text-align: center;">Baldwinsville</p>		State: <p style="text-align: center;">NY</p>	Zip Code: <p style="text-align: center;">13027</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.			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: <p style="text-align: center;">NYSDEC - SPDES</p>			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		5.2 acres	
b. Total acreage to be physically disturbed?		2.42 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		39.8 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): <u>vacant</u> <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		
	<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	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 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: _____	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 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?	NO	YES		
	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input checked="" 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 checked="" type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>		



LOCATION PLAN
AS SHOWN ON 10/10/10

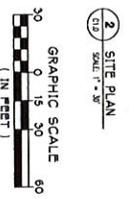


LEGEND

EXISTING	PROPOSED
CONTOUR	CONTOUR
SPOT ELEVATION	SPOT ELEVATION
PROPERTY LINE	PROPERTY LINE
SMALLER MANHOLE	SMALLER MANHOLE
SMALLER LINE	SMALLER LINE
END SECTION	END SECTION
DITCH BRUSH	DITCH BRUSH
WATER LINE	WATER LINE
HYDRANT	HYDRANT
BUILDING ENVELOPE	BUILDING ENVELOPE
W/SUGGESTED VAN FIT	W/SUGGESTED VAN FIT

- GENERAL NOTES
- ELEVATIONS REFER TO U.S.S. DATA, HORIZONTAL AND TOPOGRAPHIC INFORMATION.
 - CONSTRUCTION SHALL BE COMPLETED BY APRIL 15TH, 2011.
 - CONSTRUCTION SHALL BE COMPLETED 72 HOURS PRIOR TO THE START OF ANY EXCAVATION.
 - LOCATION OF EXISTING UTILITIES ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY TEST EXCAVATIONS TO DETERMINE THE LOCATION OF WHICH IS UNKNOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION WORK.
 - CONTRACTOR SHALL NOTIFY THE TOWN ENGINEER PRIOR TO THE START OF CONSTRUCTION TO VERIFY THE LOCATION OF EXISTING MANHOLES AND CATCHBASINS. ALL AREAS DISTURBED BY THE CONSTRUCTION, UNLESS OTHERWISE NOTED, SHALL RECEIVE 6" OF TOPSOIL, AND BE THE GRADED, SEEDED AND MULCHED.
 - ALL CONSTRUCTION OF PRIVATE SMALLER SEWER MAINS AND LATERALS (NOT INCLUDED IN THIS CONTRACT) SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. PRIVATE SMALLER SEWER MAINS AND LATERALS SHALL BE DESIGNED AND INSTALLED BY OWNER.
 - ELECTRIC, NATURAL GAS, TELEPHONE, AND CABLE FACILITIES TO BE DESIGNED AND INSTALLED BY OTHERS.
 - SMALLER SEWER MAINS AND LATERALS SHALL BE DESIGNED AND INSTALLED BY OWNER.
 - CONSTRUCTION SITE REQUIRES PERMIT COVERAGE FROM NYS DEC UNDER 5 SP-15, PERMIT #P-0-10-001. ALL WORK MUST BE IN ACCORDANCE WITH A PERMITTING AGENCY'S REQUIREMENTS AND RECORD KEEPING OF CONSTRUCTION ACTIVITIES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
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TOTAL UNITS: - 24
 PARKING:
 INDOOR - 20 SPACES
 (GARAGE)
 OUTDOOR - 39 SPACES



DEVELOPER:
 B & F DEVELOPMENT
 8927 CENTER POINT DRIVE
 BALDWINVILLE NY 13027

DIJUN AND
 SERPINO ENGINEERS
 300 CENTRAL AVENUE, SUITE 201
 BALDWINVILLE NY 13027

PART OF LOT 70
 TOWN OF USKANDER
 ONONDAGA CO. NY
 CENTER POINT
 EXPANSION

SITE PLAN

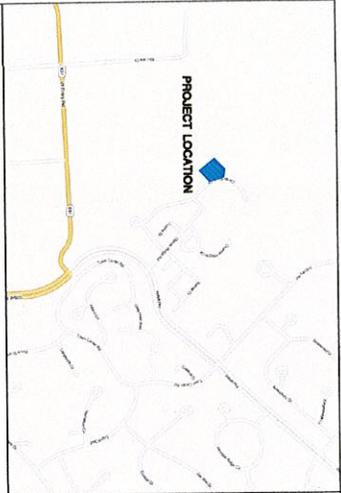
NO.	DATE	REVISION
1	07/23/11	FOR TOWN APPROVAL
2	07/01/11	REVISED GARAGES
3	07/17/11	FINAL PLAN
4	11/01/11	REVISED SUBMITTALS
5		

SCALE: AS NOTED
 TOWN NO.: 1051.001
 DESIGNED BY: JS/RS
 DRAWN BY: JS/RS
 CHECKED BY: JS
 DATE: 2011/07/05
 SHEET NO.: C10

NOT FOR CONSTRUCTION
 THIS PLAN HAS NOT BEEN REVIEWED BY THE TOWN ENGINEER OF ALL AREAS WHERE THE TOWN ENGINEER'S REVIEW IS REQUIRED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

FOR A COMPLETE LIST OF THE TOWN ENGINEER'S REVIEW REQUIREMENTS, REFER TO THE TOWN ENGINEER'S REVIEW CHECKLIST.

DATE: 10/10/10



1 LOCATION PLAN
NOT TO SCALE

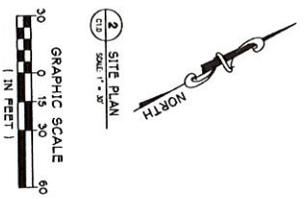


LEGEND

EXISTING	PROPOSED
CONTOUR	CONTOUR
SPOT ELEVATION	SPOT ELEVATION
PROPERTY LINE	PROPERTY LINE
SMALLER MANHOLE	SMALLER MANHOLE
SMALLER LINE	SMALLER LINE
END SECTION	END SECTION
CATCH BASIN	CATCH BASIN
WATER LINE	WATER LINE
HYDRANT	HYDRANT
BLINDING CURB/STEP	BLINDING CURB/STEP
UNASSISTED WALK FTE	UNASSISTED WALK FTE

- GENERAL NOTES:
- ELEVATIONS REFER TO U.S.C.S. DATUM, HORIZONTAL AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY PERIOD EARTH TECHNOLOGY INCORPORATED.
 - EXISTING UTILITIES ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY TEST EXCAVATIONS TO DETERMINE ACTUAL LOCATIONS. THERE MAY BE OTHER UTILITIES NOT SHOWN.
 - THE LOCATION OF WHICH IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO COMMENCING WORK.
 - PROVIDE PROTECTIVE FENCING FOR ALL NECESSARY CONSTRUCTION.
 - VERIFY HIGHEST ELEVATION OF EXISTING MANHOLES AND CATCHBASINS AT LOCATIONS INDICATED BY THE CONSTRUCTION, UNLESS OTHERWISE NOTED. SHALL RECEIVE 5' OF TYPICAL, AND BE FINE GRADED, SEECED AND MULCHED.
 - ALL CONSTRUCTION OF PRIVATE SWANNEY STORM MAINS AND LATERALS (NOT INCLUDED IN A PUBLIC R.O.W. OR EXISTING) REQUIRES A PLUMBER PERMIT FROM ONONDAGA COUNTY PLUMBER CONTROL.
 - ALL EXISTING, ROOF-OR-WAY, SWANNEY STORMS AND STORM DRAINS SHALL BE MAINTAINED AND REPAIRED AS NECESSARY.
 - CONSTRUCTION SHALL REQUIRE PERMIT COVERAGE FROM N.Y.S.D.E.C. UNDER S.P.A.P.S. PERMIT #P-01-01-001. ALL WORK MUST BE IN ACCORDANCE WITH S.P.A.P.S. AND WILL INCLUDE MAINTENANCE, MONITORING AND RECORD KEEPING OF THE REGION AND SWANNEY CONTROL FACILITIES.
 - LOADING SHALL INCLUDE FROM WALL ROOFED TO 100 WHT HRS. AT 12' HGT. LIGHTS SHALL BE INSTALLED TO ILLUMINATE THE WORK AREA AS SHOWN ON THE PLAN.
 - ALL FLOOR DRAINS FROM GARAGES SHALL BE CONNECTED INTO STORM DRAINER.

TOTAL UNITS: - 24
 PARKING: - 20 SPACES
 (GARAGE)
 OUTDOOR - 39 SPACES



PLANT MATERIALS LIST

NO.	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	PLANT MATERIALS LIST			
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100	PLANT MATERIALS LIST			

DATE: 2/13/2025
 DRAWN BY: JG/PPC
 CHECKED BY: CS

DUNN AND SRODNO ENGINEERS
 3600 ROUTE 190, SUITE 100
 BALDWINVILLE, NY 13027
 TEL: 315.338.1111
 FAX: 315.338.1112

STATE OF NEW YORK
 LICENSED PROFESSIONAL ENGINEER
 LICENSE NO. 10581.001
 EXPIRES: 12/31/2025

PROJECT: PART OF LOT 70 TOWN OF LYSANDER ONONDAGA CO., N.Y. CENTER POINT EXPANSION

SCALE: AS NOTED
 DATE: 2/13/2025
 DRAWN BY: JG/PPC
 CHECKED BY: CS

DEVELOPER:
 B & F DEVELOPMENT
 8927 CENTER POINT DRIVE
 BALDWINVILLE NY 13027

NEW YORK SMILEY/DUNN DEVELOPMENT, LLC 2502/702

CENTER POINT LLC 4522/257

BASSSET & FAVA PROPERTIES, LLC 5082/888

TSUNEPYRONTE LLC 4522/257

CNY Crops
Avery Rd

Application to the Planning Board

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

Date: 4-3-2017
Information Only
Preliminary
Final

Name of proposed development: CNY Crops Subdivision

Applicant:
Name CNY Crops Plainville, LLC
Address 8521 Plainville Road
P.O. Box 284, Plainville, N.Y. 13137
Telephone: 315-345-4377

Plans prepared by:
Name CNY Land Surveying, LLC
Address 2075 Church Road
Baldwinsville, N.Y. 13027
Telephone: 315-635-4614

Owner of record:
Name CNY Crops Plainville, LLC
Address 8521 Plainville Road
P.O. Box 284, Plainville, N.Y. 13137
Telephone: 315-345-4377

Ownership intentions:
Name cut out lot around house
and sell it. keep the remaining
Address for agricultural use
Telephone: _____

Proof of ownership attached: X

Farm Lot No. 52

Site Location:
8686 Avery Road

Tax Map No. 27-02-41-2

Current Zoning Agricultural

Is site in an Agricultural Tax District? Yes

Area of land 34.267 acres.

Proposed use(s) of site:
residential & agricultural

Plans for sewer and water connections:
Lot 1 - agricultural use - no water/sewer
Lot 2 - has existing well & septic

Current use & condition of site:
residential & agricultural

Character of surrounding
farm land, forest, wetlands
with rural residences

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Douglas J. Reith
Name of Owner or Representative

Douglas J. Reith
Signature

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

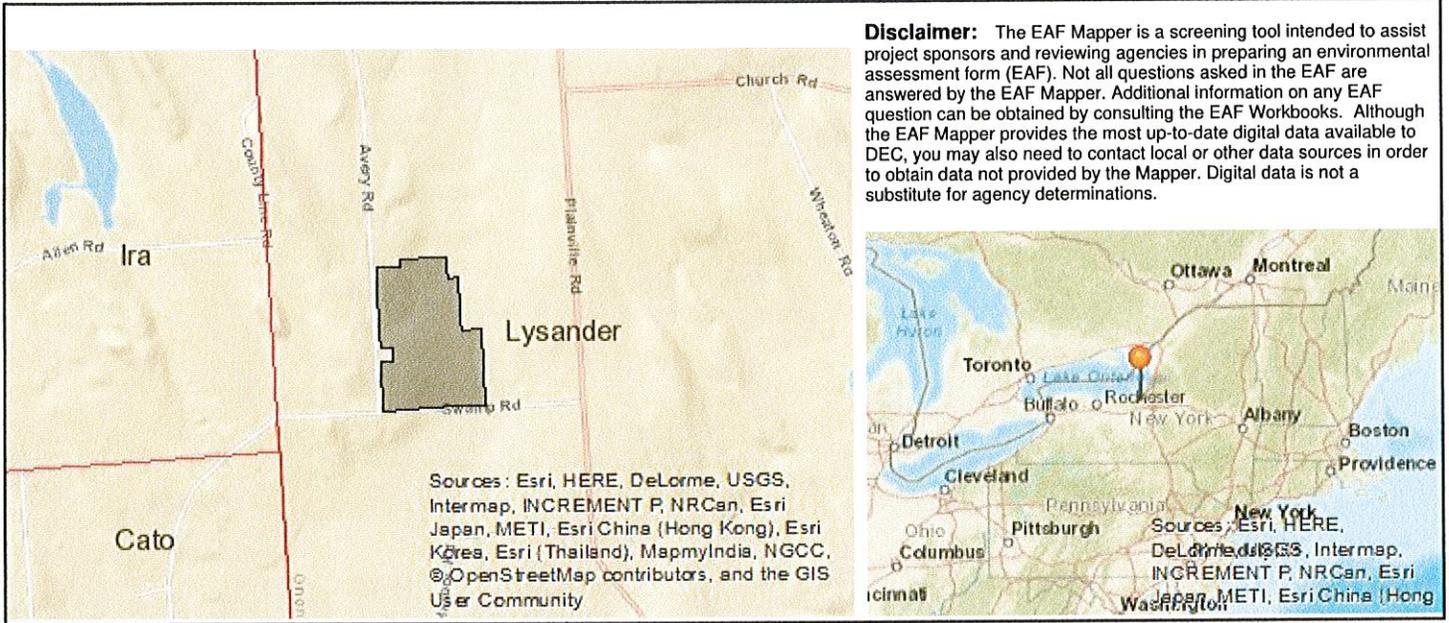
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Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: CNY CROPS SUBDIVISION			
Project Location (describe, and attach a location map): 8686 AVERY ROAD, PLAINVILLE NEW YORK TAX PARCEL 27-02-41.2			
Brief Description of Proposed Action: CUTTING OUT ACREAGE AROUND EXISTING HOUSE AND BARN TO SELL. KEEPING THE REST FOR AGRICULTURAL PURPOSES.			
Name of Applicant or Sponsor: CNY CROPS PLAINVILLE, LLC		Telephone: 315-345-4377	
		E-Mail:	
Address: 8521 PLAINVILLE ROAD			
City/PO: PO BOX 284, PLAINVILLE		State: NEW YORK	Zip Code: 13137
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:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 34.267 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?		_____ 84.5 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			

	NO	YES	N/A
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 checked="" type="checkbox"/>	<input 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: _____ LOT 2 HAS WELL LOT 1 USED FOR FARMING	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ LOT 2 HAS EXISTING SEPTIC LOT 1 USED FOR FARMING	<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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<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 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 checked="" 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input type="checkbox"/>	<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	<input checked="" type="checkbox"/>	<input 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 <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: DOUGLAS JAY REITH Signature: <u><i>Douglas J. Reith</i></u> Date: 04/03/2017		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No

TOWN OF LYSANDER
8220 Loop Rd
Baldwinsville, NY 13027

Planning Board
(315) 638-4819

AGRICULTURAL DATA STATEMENT

This statement is required by Section 283-a, New York State Town Law, for any proposed project that would occur (a) on property within an Agricultural District containing a farm operation, or (b) on property with boundaries within 500 feet of a farm operation located with an Agricultural District.

A. Name of applicant: CNY Crops Plainville, LLC
Mailing address: 8521 Plainville Road, P.O. Box 284
Plainville, New York 13137

B. Description of the proposed project: To cut of 2.8 Acre lot around existing building structures (lot 2). The remainder (lot 1) to be used for agricultural purposes

C. Project location: 8686 Avery Road

D. Tax Map number: 27-02-41.2

E. Number of acres involved with project: 34.267

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

G. Is any portion of the project site currently being farmed?
Yes If so, how much? 19± Acres
No

H. Please identify name and address of who is farming the project site and/or any sites within 500 feet.
CNY Crops, 8521 Plainville Road, Plainville NY. 13137

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

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

owner will maintain Lot 1

new owner will maintain Lot 2

K. Other Project Information. Please include information about the existing land cover of the site, any known impacts on existing storm water drainage (including field tiles), or other significant plant materials:

Lot 1- farm land, wetlands, some woods

Lot 2 - house & barn

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

M. Description of farm operation: Property currently farmed with corn
and/or soybean

~~~~~  
**FARM NOTE**

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

Douglas J. Keith, L.S.
Name and Title of Person Competing Form

4/3/2017
Date

FOR TOWN USE ONLY --- Has this Agricultural Data Statement been referred to the Onondaga

County Planning Agency? Yes _____ No _____

If yes, please give date of referral: _____

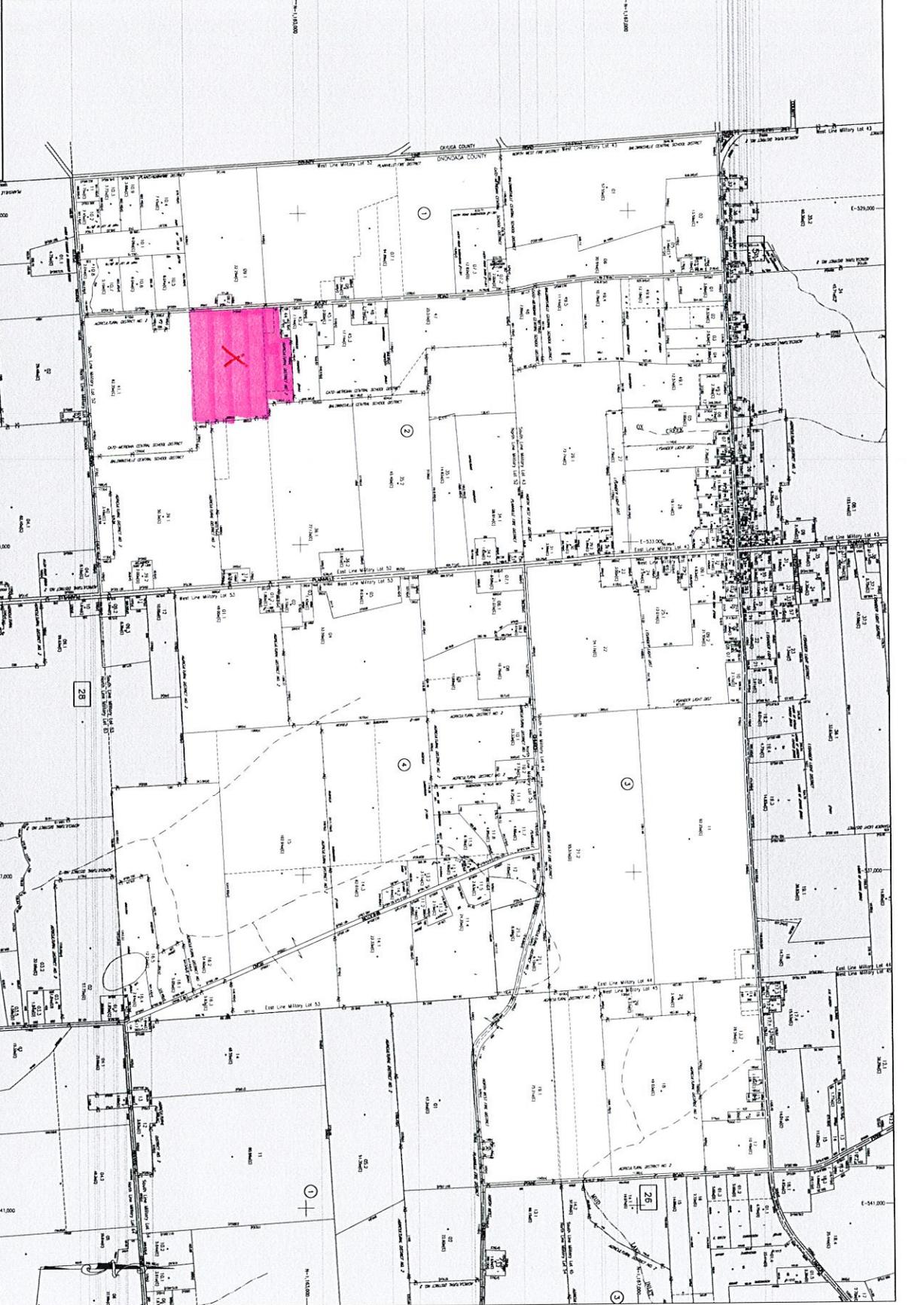
If yes, please give County Referral Number: _____

If no, please state reason: _____

ONONDAGA COUNTY FINANCE DEPARTMENT
 PREPARED MARCH 1, 2016

SPECIAL DISTRICT INFORMATION	
LOCAL DISTRICT NO.	00000-1
LOCAL DISTRICT NAME	UNASSIGNED
LOCAL DISTRICT TYPE	UNASSIGNED
LOCAL DISTRICT STATUS	UNASSIGNED
LOCAL DISTRICT DATE	UNASSIGNED
LOCAL DISTRICT AREA	UNASSIGNED
LOCAL DISTRICT PERCENTAGE	UNASSIGNED
LOCAL DISTRICT VALUE	UNASSIGNED
LOCAL DISTRICT TAXES	UNASSIGNED
LOCAL DISTRICT FEES	UNASSIGNED
LOCAL DISTRICT CHARGES	UNASSIGNED
LOCAL DISTRICT OTHER	UNASSIGNED
LOCAL DISTRICT TOTAL	UNASSIGNED

SECTION MAP 27
 TOWN OF LYSANDER
 ONONDAGA COUNTY, NY



SCALE : 1" = 400'
 FOR TANKING PURPOSES ONLY
 NOT TO BE USED FOR CONFORMANCE

*Coniber
Cross Lake*

Application to the Planning Board

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

Date: April 6, 2017
 Information Only
 Preliminary
 Final

Name of proposed development: Resubdivision of Lot No. 2 Lands of Coniber and Additional Lands

Applicant:

Name Constance J. Coniber

Address 7381 Cross Lake Road

Memphis, NY 13112

Telephone: (315)-857-3559

Owner of record:

Name Constance J. Coniber & Cheryl L. Poindexter

Address 7381 Cross Lake Road, Memphis, NY 13112

37 Baratier Road, Hasting, NY

Telephone: (315) 857-3559

Proof of ownership attached:

Site Location: 7381 Cross Lake Road

Memphis, NY 13112

Proposed use (s) of site:

Residential

Current use & condition of site:

Residential. Site is wooded.

Plans prepared by:

Name Ianuzi & Romans Land Surveying, P.C.

Address 5251 Witz Drive

North Syracuse, NY 13212

Telephone: (315)-457-5700

Ownership intentions:

Name Constance J. Coniber & Cheryl L. Poindexter

Address 7381 Cross Lake Road, Memphis, NY 13112

37 Baratier Road, Hastings, NY

Telephone: (315) 857-3559

Farm Lot No. 91

Tax Map No. 36.-01-5.2 & 6.1

Current Zoning A Agricultural District

Is site in an Agricultural Tax District? Yes

Area of land 34.20 acres.

Plans for sewer and water connections

Existing private sewer and water

Character of surrounding:

Residential, Agricultural

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Tim Coyer, L.S.
Name of Owner or Representative


Signature

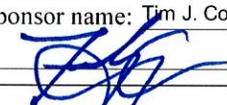
617.20
Appendix B
Short Environmental Assessment Form

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: Resubdivision of Lot 2 Lands of Coniber & additional lands			
Project Location (describe, and attach a location map): 7381 Cross Lake Road, Lysander, NY 13112			
Brief Description of Proposed Action: Lot line adjustment of two (2) existing tax parcels to create two (2) new tax parcels.			
Name of Applicant or Sponsor: Constance J. Coniber		Telephone: (315) 857-3559 E-Mail: cjconiber@yahoo.com	
Address: 7381 Cross Lake Road			
City/PO: Lysander		State: NY	Zip Code: 13112
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: Town of Lysander Planning Board, Onondaga County Dept. of Environmental Health, Onondaga County Planning			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		34.1+/- 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?		34.1+/- 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: _____ 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: <u>Tim J. Coyer, L.S. (for applicant)</u>		Date: <u>April 7, 2017</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?"

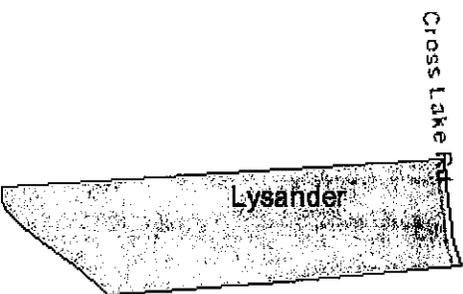
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use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

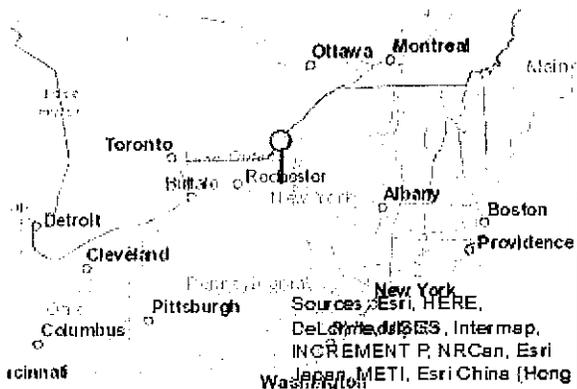
PRINT



Lysander

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

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.



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong)

- 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] Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
- Part 1 / Question 15 [Threatened or Endangered Animal] Yes
- Part 1 / Question 16 [100 Year Flood Plain] Yes
- Part 1 / Question 20 [Remediation Site] No

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: Constance Coniber

Mailing address: 7381 Cross Lake Road, Memphis, NY 13112

B. Description of the proposed project: Lot line adjustment of two (2) existing tax parcels into two (2) new tax parcels.

C. Project location: 7381 Cross Lake Road, Memphis, NY 13211

D. Tax Map number: 36.-01-5.2 & 6.1

E. Number of acres involved with project: 34.20+/-

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

G. Is any portion of the project site currently being farmed?
Yes X If so, how much? 20+/- Acres
No _____

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

Richard Schader

7235 Cross Lake Road, Memphis, NY 13112

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

Residential

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

N/A

K. Other Project Information. Please include information about the existing land cover of the site, any known impacts on existing storm water drainage (including field tiles), or other significant plant materials:

The site is about 30% farm field, the remaining 70% is wooded. There are no new proposed structures.

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

M. Description of farm operation: Neighboring farmer annually rents field, typically to plant feed corn.

FARM NOTE

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

Tim Coyer, L.S. April 6, 2017
Name and Title of Person Competing Form Date

FOR TOWN USE ONLY --- Has this Agricultural Data Statement been referred to the Onondaga

County Planning Agency? Yes No

If yes, please give date of referral:

If yes, please give County Referral Number:

If no, please state reason:

NOTES

Total area .34132 acres to new road boundary.
 Location of underground utilities shown on this map. Proposed
 Present Zone: A (Agricultural District)
 Location of underground utilities shown on this map. Proposed
 Present Zone: A (Agricultural District)
 The Zone "A" (Area between limits of 100-year flood and 500-year flood)
 and Zone "A" (Area of 100-year flood zone flood protection
 Flood Insurance Program Flood Insurance Risk Map Community
 Flood Insurance Program Flood Insurance Risk Map Community
 Tax Map No. 35-D-05.2 & 05.1

TRACT MAP

By: Donald & Stephen C. Woods, P.C.
 Date: 4/21/2015
 Map No. 12007

LEGEND:

- indicates utility path, sewer & overhead lines
- indicates iron pipe and/or monument found
- indicates storm culvert
- indicates gas main, gas valve & gas line marker
- indicates water main, water valve & hydrant
- indicates iron rod set 4/2015
- indicates well (typical)

DONALD C. & STEPHEN C. WOODS, N.Y.
 (SEAL AND SIGNATURE REQUIRED)
 CONTACT: 61 WATER STREET, FARMINGDALE

LOT 1
 LANDS OF CONBER
 DATE FILED: APRIL 21, 2015
 MAP NO. 12007
 DAVID C. CONBER, N.Y.
 TAX MAP NO. 35-D-05.1
 AREA = 34.103 ACRES
 TAX MAP NO. 35-D-05.1
 (SHOWN FOR REFERENCE)

THIS LOT IS NOT A RESIDENTIAL BUILDING LOT UNDER
 ONONDAGA COUNTY HEALTH DEPARTMENT SUBDIVISION
 REGULATIONS FOR RESIDENTIAL USE. INDIVIDUAL SEWAGE
 DISPOSAL PLANS MUST BE APPROVED BY RESIDENTIAL
 BUILDING LOT AND ISSUANCE OF A BUILDING PERMIT.

LOT 2A
 AREA = 18.142 ACRES
 TO ROAD BOUNDARY

LOT 2
 LANDS OF CONBER
 DATE FILED: APRIL 21, 2015
 CONSTANCE J. CONBER &
 CHERYL L. POINDEXTER, N.Y.
 TAX MAP NO. 35-D-05.2
 AREA = 18.142 ACRES
 TO ROAD BOUNDARY

LOT 2B
 AREA = 18.142 ACRES
 TO ROAD BOUNDARY

FARRELL
 FILED: AUGUST 14, 1987
LOT 2
 SUBDIVISION
 MAP NO. 8501



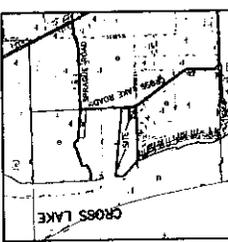
APPROVED: **TOWN OF LYSANDER PLANNING BOARD**
 DATE: _____ BY: _____
 APPROVED: **CONSTANCE J. CONBER**
 DATE: _____ BY: _____
 APPROVED: **CHERYL L. POINDEXTER**
 DATE: _____ BY: _____



PRELIMINARY/FINAL PLAN
 RESUBMISSION OF LOT No. 2
LANDS OF CONBER
 AND ADDITIONAL LAND
 PART OF FARRELL MAP NO. 8501
 TOWN OF LYSANDER
 ONONDAGA COUNTY, NEW YORK
 JANUZE & REYNOLDS
 LAND SURVEYORS, P.C.
 100 WEST WATKINS ST.
 SUITE 100
 FARMINGDALE, NY 11737
 TEL: (516) 337-7297
 FAX: (516) 337-9251
 SHEET NO.
 DATE: APRIL 7, 2015
 SCALE: 1" = 100'
 FILE NO. 12232.001

THE UNDERSIGNED HEREBY CERTIFIES
 THAT THIS MAP IS A TRUE AND
 CORRECT COPY OF THE ORIGINAL
 FILED IN THE OFFICE OF THE
 CLERK OF THE COUNTY OF
 ONONDAGA, NEW YORK, ON
 APRIL 21, 2015.

J. E. LAMBERT, LAND SURVEYOR



CROSS LAKE ROAD
 (C.R. No. 210)

CROSS LAKE