

Bogawitch

Application to the Planning Board

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

Date: 3/5/15
 Information Only
 Preliminary
X Final

Name of proposed development: BOGAWITCH FARM

Applicant:

Name ALEX BOGAWITCH

Address 127 COLE ROAD
FULTON, N.Y. 13069.

Telephone: 561-1632

Owner of record:

Name SAME

Address _____

Telephone: _____

Proof of ownership attached: NO

Site Location:

SOUTHWEST CORNER
OF KIBBY & PRINE
ROADS

Proposed use(s) of site:

SINGLE FAMILY DETACHED
RESIDENCE

Current use & condition of site:

SAME AS ABOVE

Plans prepared by:
APPLIED EARTH TECHNOLOGIES

Name STEPHEN SEHNERT, LS

Address 8 CANTON STREET
BALDWINVILLE, NY

Telephone: 635-5197

Ownership intentions:

Name NA

Address _____

Telephone: _____

Farm Lot No. 36

Tax Map No. 15-04-09

Current Zoning AGRICULTURAL

Is site in an Agricultural
Tax District? NO

Area of land 28.5 acres.

Plans for sewer and water
connections:

WELL & SUBSURFACE
SEWAGE DISPOSAL

Character of surrounding

RURAL

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

STEPHEN SEHNERT, LS
Name of Owner or Representative

Stephen Sehnert
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.

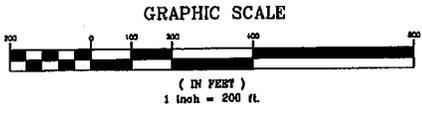
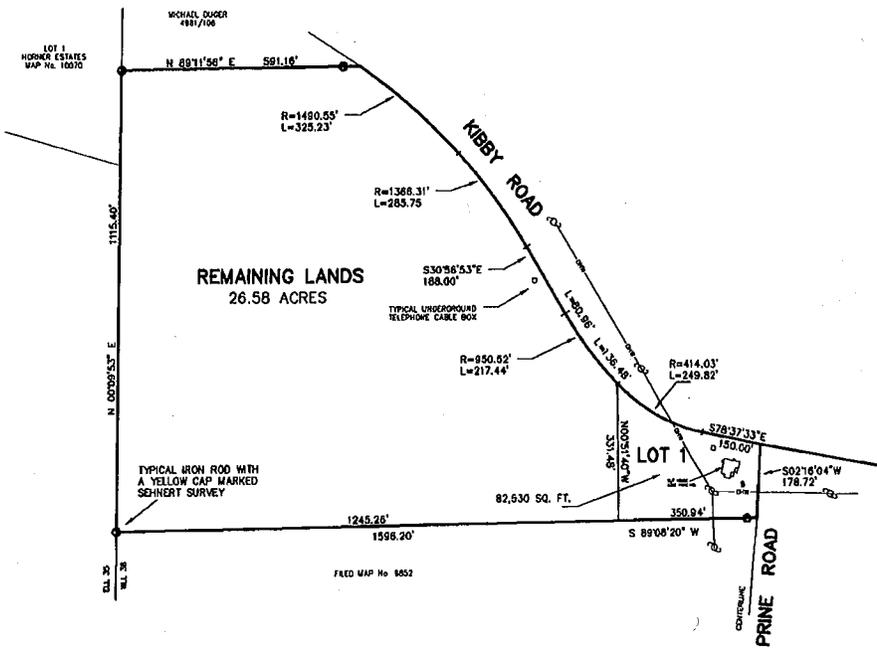
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: BOGAWITZ FARM			
Project Location (describe, and attach a location map): MAP ATTACHED			
Brief Description of Proposed Action: DIVIDE SINGLE FAMILY RESIDENCE AND 2 ACRES FROM 28.5 ACRES			
Name of Applicant or Sponsor: ALEX BOGAWITZ		Telephone: 561-1632	
Address: 127 COLE RD		E-Mail:	
City/PO: FULTON		State: NY.	Zip Code: 13069
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	YES
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	YES
3.a. Total acreage of the site of the proposed action?		<u>28.5</u> acres	
b. Total acreage to be physically disturbed?		<u>0</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>28.5</u> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>STEPHEN SEHNERT LS</u> Date: <u>3/5/15</u>		
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"/>



NOTE:
 ZONE - AGRICULTURAL
 NO FRESH WATER WETLANDS
 NO 100 YEAR FLOOD HAZARD AREA
 NO AGRICULTURAL DISTRICT

APPROVED: _____

ALEX BOGAWTCH - OWNER
 127 COLE ROAD
 FULTON, NEW YORK 13069

FOR HEALTH DEPARTMENT USE ONLY

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS MAP IS MADE FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON COMPLETED SEPTEMBER 12, 2008

J. STEPHEN SEHNERT
 LAND SURVEYOR
 No. 45023

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

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

FINAL PLAN OF
BOGAWTCH FARM
 LOT 36
 TOWN OF LYSANDER
 ONONDAGA COUNTY, NEW YORK

DECEMBER 3, 2014
 226 5 2173.3 P

Client project: C:\projects\onondaga\sehnert\2014\12\14\1214031.dwg 03/25/2015 09:40:41 AM EST



Syracuse SMSA
Verizon

NIXON PEABODY LLP
ATTORNEYS AT LAW

NIXONPEABODY.COM
@NIXONPEABODYLLP

Robert J. Brenner
Associate
T 585-263-1035
rbrenner@nixonpeabody.com

1300 Clinton Square
Rochester, NY 14604-1792
585-263-1000

April 1, 2015

VIA FEDERAL EXPRESS

Planning Board
Town of Lysander
8220 Loop Road
Baldwinsville, New York 13027
Attn: Karen Rice

RE: Application by Syracuse SMSA Limited Partnership d/b/a Verizon Wireless for the Approvals Necessary to Construct and Operate a 190' Wireless Telecommunications Tower Adjacent to 8456 Smokey Hollow Road (Tax Map No. 055.-02-04.0) in the Town of Lysander, New York (Verizon Wireless' "Baldwinsville North" Cell Site) (the "Project")

Dear Members of the Planning Board:

By application dated November 26, 2014 and supplemental submission dated March 12, 2015 (the "Application"), Syracuse SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless" or "Applicant") applied to the Town of Lysander for the necessary zoning approvals to construct and operate the above-referenced Project in the Town of Lysander.

Thereafter, at the March 16 Planning Board meeting, the Applicant received a request from the Planning Board to submit additional supplemental application materials.

Accordingly, this booklet shall serve as a supplement to Verizon Wireless' November 26, 2014 and March 12, 2015 application materials. To that end, the Applicant has enclosed the following exhibit/enclosure in response to the Town's request for additional information (lettered to follow Exhibits A-N submitted previously):

Exhibit O: 11" x 17" copy of the revised Project plan set (revision 3, last dated March 18, 2015);

Exhibit P: Short form environmental assessment form;

Exhibit Q: Detail regarding the ANSI/TIA 222-G wind speed standards; and

Exhibit R: Structural integrity letter.

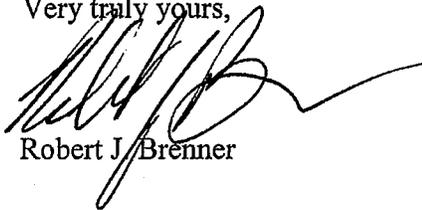
Town of Lysander
April 1, 2015
Page 2

- Ten (10) copies of this supplemental application booklet; and
- Ten (10) copies of a full-size copy of the revised Project plan set.

We look forward to appearing before the Planning Board at its April 20, 2015 meeting. Please ensure that these materials are forwarded to the Onondaga County Planning Department ("**County Planning**") as soon as possible to allow County Planning sufficient time to review and comment on these materials prior to the April 20, 2015 Planning Board meeting.

Thank you.

Very truly yours,



Robert J. Brenner

RJB/mg
Enclosures

cc: Kathy Pomponio
David Herbowy
Robert W. Burgdorf, Esq.



ZONING DRAWINGS

VERIZON WIRELESS

SITE NAME: BALDWINSVILLE NORTH

PROJECT NUMBER: 2006185401

LOCATION CODE: 173902

8456 SMOKEY HOLLOW ROAD
LYSANDER, NY 13027

C&S PROJECT: F42.001.003

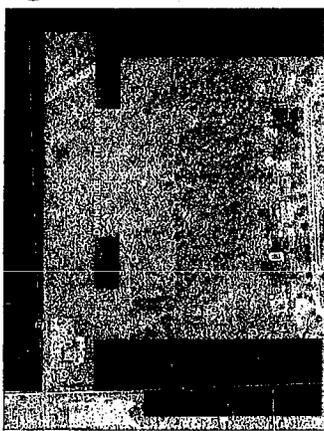
OCTOBER 2014



TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS IN COMPLIANCE WITH THE NEW YORK STATE LAW AND REGULATIONS GOVERNING PROFESSIONAL ENGINEERING AND ARCHITECTURE. WE DO NOT WARRANT THE ACCURACY OF ANY INFORMATION OR DATA PROVIDED TO US BY YOU OR ANY OTHER PARTY. WE ARE NOT PROVIDING ANY DESIGN OR CONSTRUCTION SERVICES TO YOU UNDER ANY OTHER CONTRACT OR AGREEMENT. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE WRITTEN CONSENT OF C&S COMPANIES. STATE EDUCATION LAW

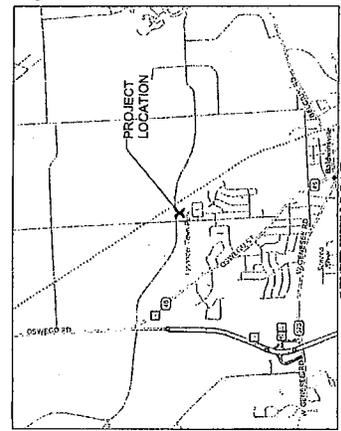
SHEET NO.	TITLE	REV	DATE
GENERAL			
G-001	TITLE SHEET	3	3-18-15
SP-001	ADJACENT OWNER PROPERTY PLAN AND INFORMATION	3	3-18-15
CIVIL			
C-100	OVERALL SITE PLAN	3	3-18-15
C-101	GRADING PLAN	3	3-18-15
C-102	COMPOUND PLAN	3	3-18-15
C-201	TOWER ELEVATION	3	3-18-15
C-501	DETAILS	3	3-18-15
C-502	EQUIPMENT SHELTER DETAILS	3	3-18-15
C-503	FENCE DETAILS	3	3-18-15
APPROVALS			
VERIZON PROJECT MANAGER			DATE

<p>PROJECT INFORMATION</p> <p>LANDLORD NAME: LEATHERSTOCKING MEDIA GROUP 100 WEST 10TH STREET COOPERSTOWN, NY 13026</p> <p>APPLICANT: SYRACUSE SMSA LIMITED PARTNERSHIP 175 CALONS ROAD ROCHESTER, NY 14623</p> <p>SITE NAME: BALDWINSVILLE NORTH 8456 SMOKEY HOLLOW ROAD LYSANDER, NY 13027</p> <p>TAX MAP #: 055-03040 PROPERTY SIZE: 10.53 ACRES ZONING DISTRICT: AR-40 (AGRICULTURAL/RESIDENTIAL) AREA OF DISTURBANCE: 0.44 ACRES</p> <p>LATITUDE: N 43° 10' 46.69" LONGITUDE: W 75° 20' 20.35"</p> <p>GROUND ELEVATION: 410± ANSL PAD CENTER: 188'-0" AGL</p> <p>ZONING JURISDICTION: TOWN OF LYSANDER COUNTY: ONONDAGA TYPE OF SITE: PROPOSED 180'-0" SELF SUPPORT TOWER OVERALL HEIGHT: 192'-0" AGL</p> <p>DESCRIPTION OF WORK: CONSTRUCT 180'-0" SELF SUPPORT TOWER AND 75'-0" X 70'-0" FENCED COMPOUND. INSTALL FOUR (4) PROPOSED ANTENNAS PER SECTOR. PROVIDE EQUIPMENT SHELTER, PROPOSED 12'-0" WIDE GRAVEL ACCESS ROAD, APPROX. 350'-0" LONG.</p>	<p>PROJECT DIRECTORY</p> <p>APPLICANT: SYRACUSE SMSA LIMITED PARTNERSHIP 175 CALONS ROAD ROCHESTER, NY 14623 ROBERT COOPER (315) 345-6105</p> <p>CIVIL ENGINEERING FIRM: C&S ENGINEERS INC. 489 COL EILEEN COLLINS BLVD. SYRACUSE, NY 13212 ERIC N. KENNA P.E. (315) 465-2680</p> <p>POWER COMPANY: NATIONAL GRID PHONE: (800) 964-6729</p> <p>TELEPHONE COMPANY: VERIZON COMMUNICATIONS (800) 857-6998</p>
<p>GENERAL NOTES</p> <p>THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE. POST-CONSTRUCTION BMP-0601 IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.</p> <p>Dig Safety. 811 New York www.digsafetyny.com</p> <p><input type="checkbox"/> Call Before You Dig <input type="checkbox"/> Confirmed Utility Responses <input type="checkbox"/> Dig With Care</p>	



AERIAL MAP

DIRECTIONS TO SITE: FROM ROCHESTER TAKE I-190 EAST TO EXIT 38 TOWARDS I-690 NORTH. FOLLOW I-690 TO A RIGHT ONTO HENSACLE BLVD. FOLLOW HENSACLE BLVD TO SITE ON RIGHT.



VICINITY MAP



C&S Engineers, Inc.
 680 Col. Elliott Collins Blvd.
 Springfield, MA 01104
 Phone: 413-452-5000
 Fax: 413-452-5001
 www.ccs.com



VERIZON WIRELESS
 SITE NAME: BALDWINVILLE NORTH
 PROJECT NO.: 2006185401
 LOCATION CODE: 173902
 8456 SMOKEY HOLLOW ROAD
 LYSANDER, NY 13027

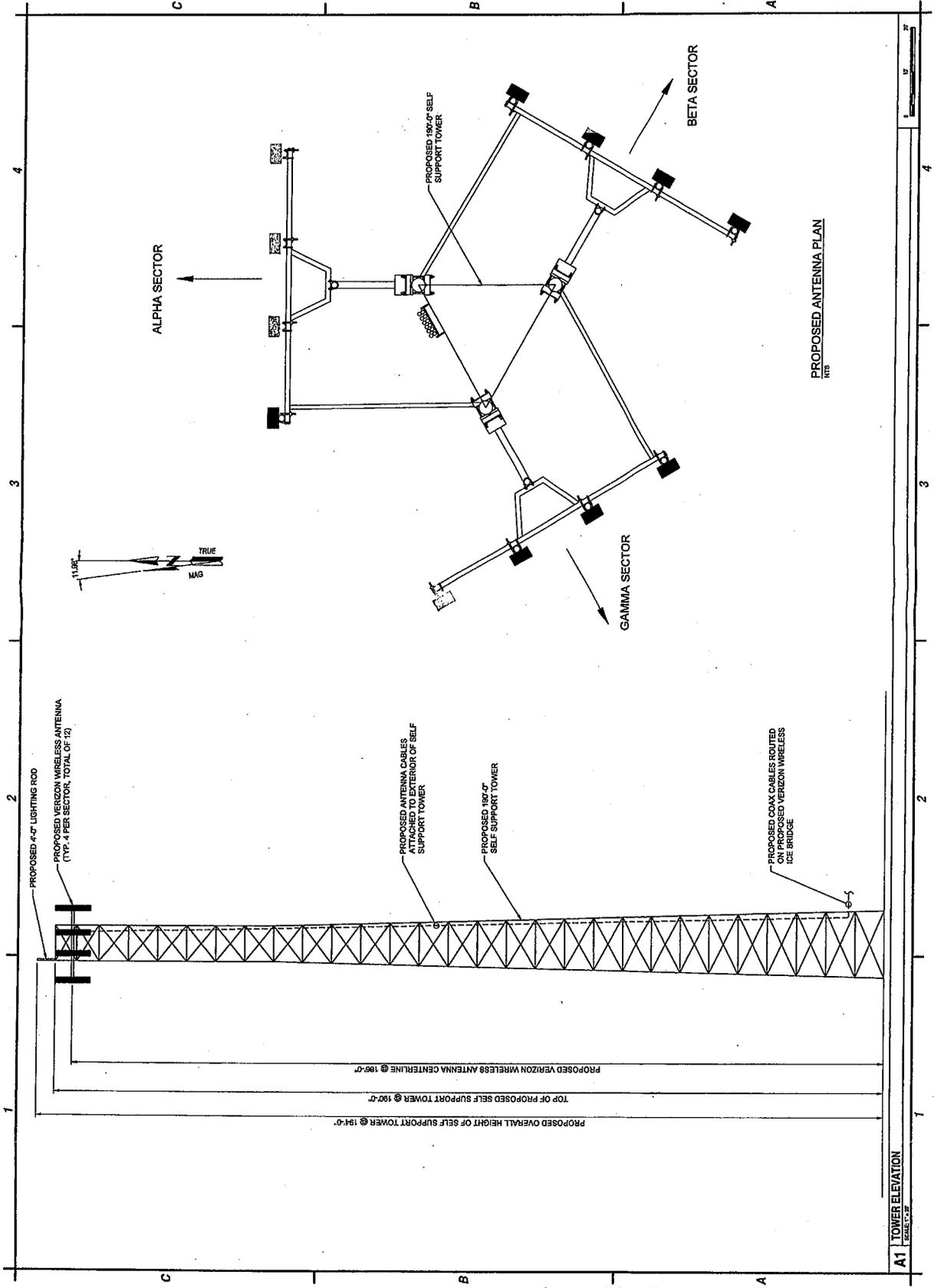
NO.	DATE	DESCRIPTION
1	10/20/11	ISSUED FOR PERMITTING
2	10/20/11	FINAL DRAWINGS

REVISIONS
PROJECT NO: F620100
DATE: OCTOBER 2011
DESIGNED BY: J. J. MURPHY
DRAWN BY: E. J. DEWANE
CHECKED BY: E. J. DEWANE
NO. APPROVALS FORWARDED: VERIZON
7000 FERRIS BLVD. SUITE 200
WILMINGTON, MA 01897
EXPIRES: 12/31/2012

TOWER ELEVATION

C-201

Copyright ©



PROPOSED ANTENNA PLAN
 NTD

PROPOSED 4'-0" LIGHTING ROD
 PROPOSED VERIZON WIRELESS ANTENNA
 (TYP. 4 PER SECTOR, TOTAL OF 12)

PROPOSED ANTENNA CABLES
 ATTACHED TO EXTERIOR OF SELF
 SUPPORT TOWER

PROPOSED 180'-0"
 SELF SUPPORT TOWER

PROPOSED COAX CABLES ROUTED
 ON PROPOSED VERIZON WIRELESS
 ICE BRIDGE

PROPOSED OVERALL HEIGHT OF SELF SUPPORT TOWER @ 194'-0"
 TOP OF PROPOSED SELF SUPPORT TOWER @ 190'-0"
 PROPOSED VERIZON WIRELESS ANTENNA CENTERLINE @ 186'-0"

A1 TOWER ELEVATION
 1. SCALE: 1/2"

Rev. 18, 2015 - 206m
 P:\p\m\142 - VERIZON\F420100 MOB 2012\p\m\142\Submittals\142\2006185401\Drawn_Tra\DWG\F420100.C-201.dwg



VERIZON WIRELESS
 SITE NAME: BALDWINVILLE NORTH
 PROJECT NO.: 2006185401
 LOCATION CODE: 173902
 8456 SMOKEY HOLLOW ROAD
 LYSANDER, NY 13027

NO.	DATE	DESCRIPTION
1	10/20/14	ISSUED FOR PERMITS
2	10/20/14	ISSUED FOR PERMITS
3	10/20/14	ISSUED FOR PERMITS

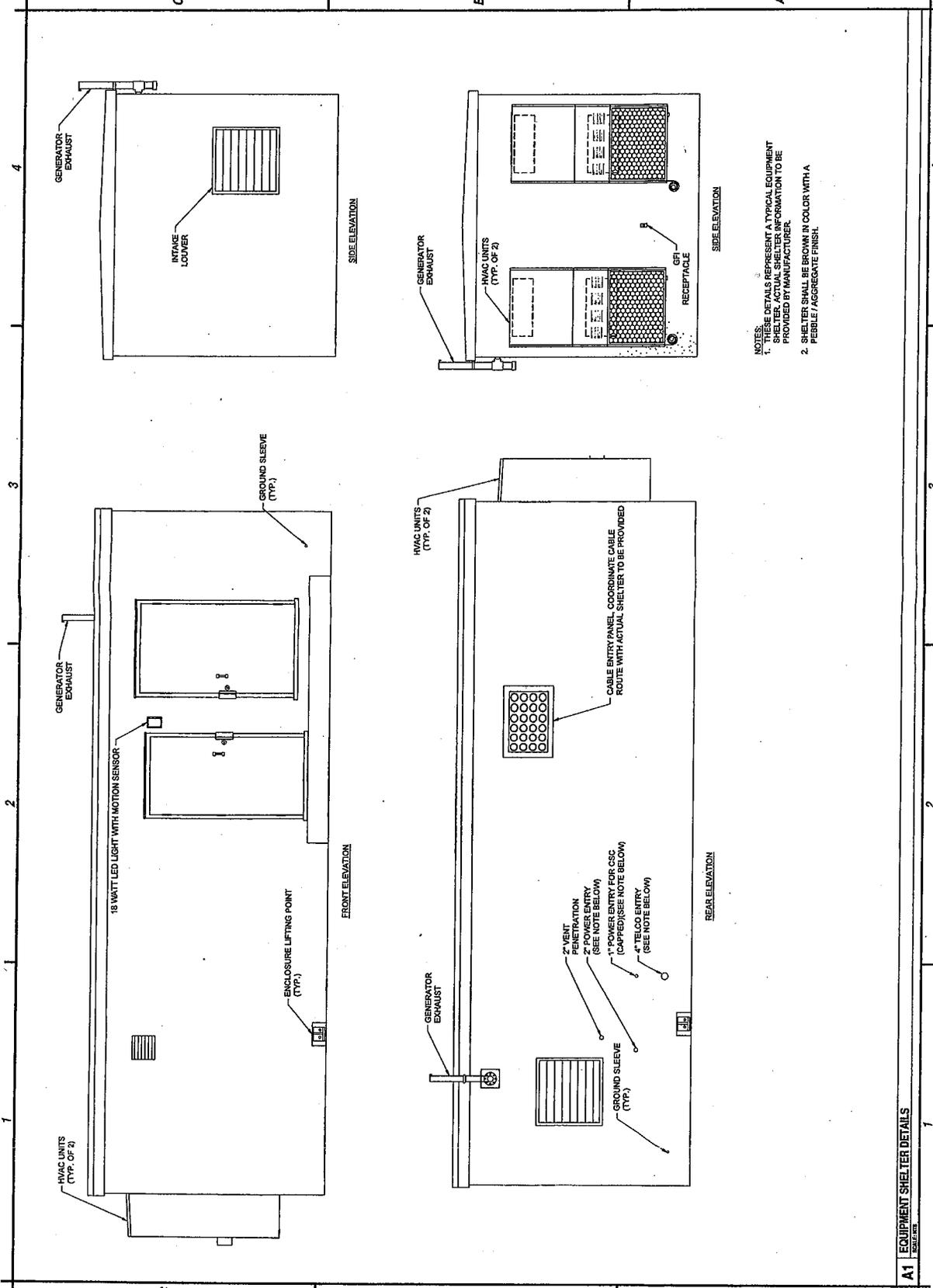
REVISIONS

PROJECT NO.: 2006185401
 DATE: OCTOBER 2014
 DRAWN BY: E. COLLINS
 CHECKED BY: E. COLLINS
 DESIGNED BY: E. COLLINS
 SCALE: AS SHOWN
 EXISTING: AS SHOWN
 EXPLANATION: SEE PERMITS SECTION 2 OF THE NEW YORK REGULATION LAW

EQUIPMENT SHELTER DETAILS

C-502

Copyright ©



A1 EQUIPMENT SHELTER DETAILS



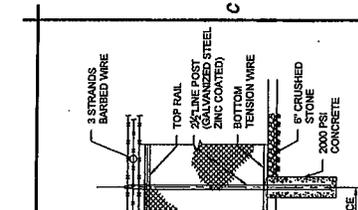
VERIZON WIRELESS

SITE NAME: BALDWINSVILLE NORTH
PROJECT NO.: 2006185401
LOCATION CODE: 173902
4565 SMOKEY HOLLOW ROAD
LYANDER, NY 13027

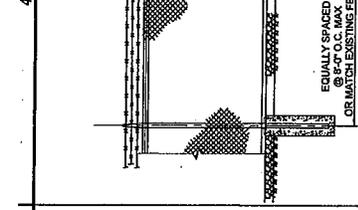
3	3/28/15	SITE LOCATION
2	3/26/15	FINAL DRAWINGS
1	10/22/14	ISSUE DESCRIPTION
REVISIONS		
PROJECT NO.	173902	
DATE	OCTOBER 2014	
DRAWN BY:	E. BURKHMAN	
CHECKED BY:	E. BURKHMAN	
NOT TO SCALE UNLESS NOTED OTHERWISE		
DRAWN BY: E. BURKHMAN		
CHECKED BY: E. BURKHMAN		
DATE: OCTOBER 2014		

DETAILS

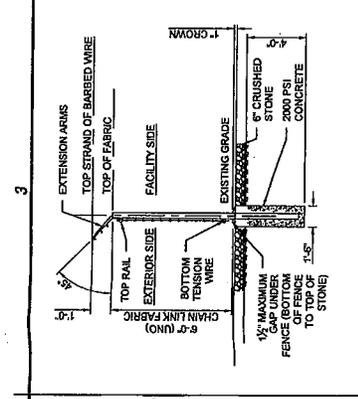
C-503



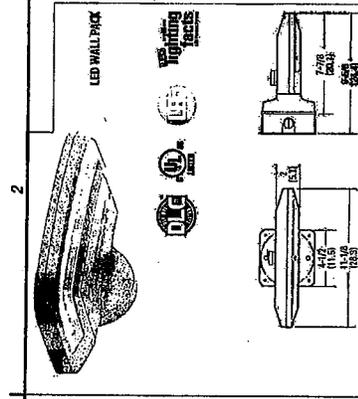
C1 NOT USED
 NOT TO SCALE



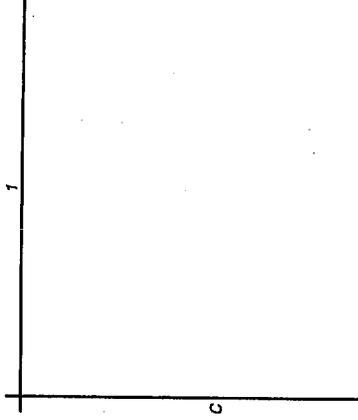
C2 LED LIGHT DETAIL
 NOT TO SCALE



C3 WOVEN WIRE FENCE DETAIL
 NOT TO SCALE



C4 WOVEN WIRE FENCE DETAIL
 NOT TO SCALE



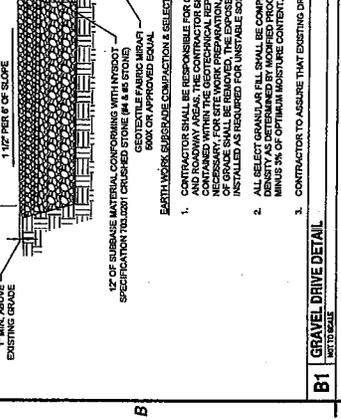
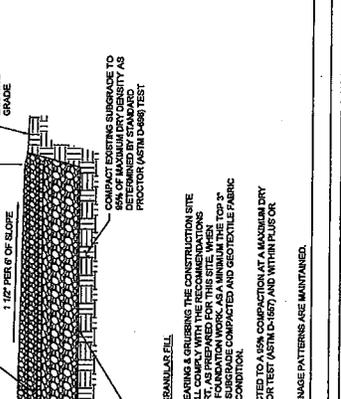
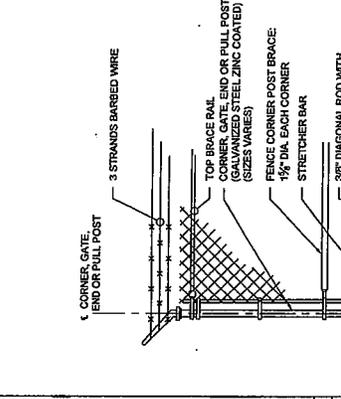
A1 WOVEN WIRE DOUBLE SWING GATE DETAIL
 NOT TO SCALE



A3 WOVEN WIRE CORNER, GATE, END OR PULL POST DETAIL
 NOT TO SCALE

A4 TYPICAL WOVEN WIRE FENCING NOTES

- (INSTALL FENCING PER ASTM F-567, SWING GATES PER ASTM F-900)
- GATE POST: 4" DIA. SCHEDULE 40 PER ASTM F 1083, GALVANIZED STEEL ZINC COATED.
- CORNER AND TERMINAL OR PULL POST: 3" DIA. SCHEDULE 40 PER ASTM F 1083, GALVANIZED STEEL ZINC COATED.
- LINE POST: 2 1/2" DIA. SCHEDULE 40 PIPE PER ASTM F 1083, GALVANIZED STEEL ZINC COATED.
- GATE FRAME: 1/2" DIA. SCHEDULE 40 PIPE PER ASTM F 1083, GALVANIZED STEEL ZINC COATED.
- TOP RAIL AND BRACE RAIL: 1/2" DIA. SCHEDULE 40 PIPE PER ASTM F 1083, GALVANIZED STEEL ZINC COATED.
- FABRIC: 9 GA. CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A332.
- TIE WIRE: MINIMUM 9 GA. GALVANIZED STEEL AT POSTS AND RAILS A MAXIMUM 12" INTERVAL.
- TENSION WIRE: 9 GA. MIN. GALVANIZED STEEL. SHOULD BE CONTINUOUS. EXISTING WIRE DOUBLE STRAND 12x2 O.D. TWISTED WIRE TO MATCH EXISTING WITH FABRIC 14 GA., 4 FT. BARBS SPACED ON APPROXIMATELY 5' CENTERS.
- GATE LATCH: 1-3/4" O.D. PLUNGER ROD WITH MUSHROOM TYPE CATCH AND LOCK, KEVED ALIKE FOR ALL SITES.
- LOCAL ORDINANCES OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED IF REQUIRED.
- HEIGHT = 6" VERTICAL (UNLESS NOTED OTHERWISE) OR MATCH EXISTING FENCE (IF APPLICABLE) AND 7" BARRED WIRE VERTICAL DIMENSION.
- MAXIMUM 1/2" GAP UNDER FENCE.
- ALL OPEN POSTS REQUIRE CAPS.



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			
Syracuse SMSA Limited Partnership d/b/a Verizon Wireless			
Name of Action or Project:			
Site Name: Baldwinsville North			
Project Location (describe, and attach a location map):			
8456 Smokey Hollow Road, Lysander, NY 13027			
Brief Description of Proposed Action:			
Syracuse SMSA Limited Partnership d/b/a Verizon Wireless (Verizon Wireless as the applicant) proposes the installation of an unmanned public utility / personal wireless service facility on the eastern side of Smokey Hollow Road, approximately 200 ft south of the intersection with Hencle Blvd.			
The project includes the construction of a 190 ft self-support tower (overall height of 194 ft including a 4 ft lightning rod) and associated 70' x 70' equipment compound. A 12'0" x 30'0" equipment shelter will be installed within the proposed compound. A 12'0" wide, gravel access drive, approximately 350' in length will be constructed from Smokey Hollow Road. Underground electric and telephone will be installed to the compound from the existing public ROW on Smokey Hollow Road. Twelve (12) wireless panel antennas will be installed on the proposed tower			
Name of Applicant or Sponsor:		Telephone: (585) 321-5435	
Syracuse SMSA Limited Partnership d/b/a Verizon Wireless		E-Mail: Kathy.Pomponio@VerizonWireless.com	
Address:			
175 Calkins Road			
City/PO:		State:	Zip Code:
Rochester		New York	14623
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
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.			YES
			<input checked="" type="checkbox"/>
			<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
Town Board - Subdivision / Site Plan Approval			<input type="checkbox"/>
Town Zoning Board of Appeals - Area Variance			<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 1.99 acres	
b. Total acreage to be physically disturbed?		_____ 0.25 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 1.99 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" 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 checked="" type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>CAS Engineers for Verizon Wireless</u> Date: <u>3/31/15</u>		
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:	<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

RESET

CHAPTER 1 GENERAL REQUIREMENTS

SECTION 101 TITLE, SCOPE AND PURPOSE

101.1 Title. These provisions shall be known as the *Building Code of New York State* and shall be cited as such and will be referred to herein as "this code."

101.2 Scope. The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

★ Exceptions:

1. Detached one-and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height above grade with separate means of egress and their accessory structures shall comply with the *Residential Code of New York State*.
2. Agricultural buildings, including barns, sheds, poultry houses and other buildings and equipment on the premises used directly and solely for agricultural purposes.
3. Construction trailers used as a temporary office for the purpose of monitoring construction at a construction site.

★ 4. Structures such as radio and television transmission, communication and wind generation towers not attached to buildings.

101.3 Purpose. This code is intended to provide minimum requirements to safeguard public safety, health and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment.

101.4 Referenced codes. The other codes listed in Sections 101.4.1 through 101.4.8 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.

101.4.1 Electrical. The provisions of Chapter 27 of this code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

101.4.2 Fuel gas. The provisions of the *Fuel Gas Code of New York State* shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

101.4.3 Mechanical. The provisions of the *Mechanical Code of New York State* shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

101.4.4 Plumbing. The provisions of the *Plumbing Code of New York State* shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system.

101.4.5 Property maintenance. The provisions of the *Property Maintenance Code of New York State* shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

101.4.6 Fire prevention. The provisions of the *Fire Code of New York State* shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

101.4.7 Energy. The provisions of the *Energy Conservation Construction Code of New York State* shall apply to all matters governing the design and construction of buildings for energy efficiency.

101.4.8 Existing buildings. The provisions of the *Existing Building Code of New York State* shall apply to all matters governing the repairs, alterations, change of occupancy, additions and relocation of existing buildings.

SECTION 102 APPLICABILITY

102.1 General. Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

102.2 Other laws and regulations. This code is part of the State Uniform Fire Prevention and Building Code (the Uniform Code) promulgated pursuant to Article 18 of the Executive Law. The provisions of the Uniform Code shall not be

ANSI/TIA-222-G

State	County	Min. Basic Wind Speed V (mph)	Max. Basic Wind Speed V (mph)	Min. Basic Wind Speed with Ice V _i (mph)	Max. Basic Wind Speed with Ice V _i (mph)	Min. Design Ice Thickness t _i (in.)	Max. Design Ice Thickness t _i (in.)	Design Frost Depth (in.)	Min. S _s	Max. S _s	Notes
NV	LINCOLN	90	90	30	30	0.00	0.00	30	0.37	1.09	-
NV	LYON	90	90	30	30	0.00	0.00	20	0.97	1.50	2
NV	MINERAL	90	90	30	30	0.00	0.00	20	1.16	1.66	2
NV	NYE	90	90	30	30	0.00	0.00	30	0.48	1.42	1
NV	PERSHING	90	90	30	30	0.25	0.25	30	0.59	1.15	-
NV	STOREY	90	90	30	30	0.00	0.00	20	1.23	1.50	-
NV	WASHOE	90	90	30	40	0.00	0.25	20	0.49	1.62	1,2
NV	WHITE PINE	90	90	30	30	0.00	0.25	30	0.34	0.71	-
NY	ALBANY	90	90	40	40	0.75	0.75	60	0.25	0.28	2
NY	ALLEGANY	90	90	40	40	0.75	0.75	60	0.16	0.27	2
NY	BRONX	95	105	50	50	0.75	0.75	50	0.42	0.43	1
NY	BROOME	90	90	40	40	0.75	0.75	50	0.18	0.20	2
NY	CATTARAUGUS	90	90	40	40	0.75	0.75	60	0.17	0.27	2
NY	CAYUGA	90	90	40	40	0.75	1.00	60	0.18	0.19	2
NY	CHAUTAUQUA	90	90	40	40	0.75	0.75	60	0.16	0.25	2
NY	CHEMUNG	90	90	40	40	0.75	0.75	50	0.17	0.18	2
NY	CHENANGO	90	90	40	40	0.75	0.75	60	0.18	0.22	2
NY	CLINTON	90	90	40	40	0.75	1.00	80	0.50	0.77	2
NY	COLUMBIA	90	90	40	40	0.75	0.75	60	0.28	0.27	1,2
NY	CORTLAND	90	90	40	40	0.75	0.75	60	0.18	0.19	2
NY	DELAWARE	90	90	40	40	0.75	0.75	50	0.18	0.25	2
NY	DUTCHESS	90	95	40	40	0.75	0.75	50	0.28	0.38	1
NY	ERIE	90	90	40	40	0.75	1.00	60	0.24	0.33	2
NY	ESSEX	90	90	40	40	0.75	1.00	70	0.37	0.58	2
NY	FRANKLIN	90	90	40	40	0.75	1.25	80	0.49	0.60	2
NY	FULTON	90	90	40	40	0.75	0.75	60	0.27	0.34	2
NY	GENESEE	90	90	40	40	1.00	1.00	60	0.27	0.33	-
NY	GREENE	90	90	40	40	0.75	0.75	50	0.24	0.26	2
NY	HAMILTON	90	90	40	40	0.75	0.75	70	0.30	0.51	2
NY	HERKIMER	90	90	40	40	0.75	1.00	70	0.23	0.43	2
NY	JEFFERSON	90	90	40	40	1.00	1.00	70	0.22	0.37	-
NY	KINGS	100	110	50	50	0.75	0.75	40	0.41	0.42	-
NY	LEWIS	90	90	40	40	0.75	1.00	70	0.24	0.36	-
NY	LIVINGSTON	90	90	40	40	0.75	1.00	60	0.22	0.29	2
NY	MADISON	90	90	40	40	0.75	1.00	60	0.19	0.23	2
NY	MONROE	90	90	40	40	1.00	1.00	60	0.21	0.28	-
NY	MONTGOMERY	90	90	40	40	0.75	0.75	60	0.26	0.29	2
NY	NASSAU	105	115	50	50	0.75	0.75	50	0.34	0.42	-
NY	NEW YORK	95	110	50	50	0.75	0.75	50	0.42	0.43	-
NY	NAGARA	90	90	40	40	1.00	1.00	60	0.26	0.33	-
NY	ONEIDA	90	90	40	40	0.75	1.00	70	0.21	0.32	2
NY	ONONDAGA	90	90	40	40	0.75	1.00	60	0.19	0.21	2
NY	ONTARIO	90	90	40	40	0.75	1.00	60	0.18	0.25	2
NY	ORANGE	90	90	40	40	0.75	0.75	50	0.27	0.40	1
NY	ORLEANS	90	90	40	40	1.00	1.00	60	0.24	0.31	-
NY	OSWEGO	90	90	40	40	1.00	1.00	70	0.19	0.28	-
NY	OTSEGO	90	90	40	40	0.75	0.75	60	0.19	0.26	2

Basic Wind Speed = 3 sec gust at 30' agl.



C&S Companies
499 Col. Eileen Collins Blvd.
Syracuse, NY 13212
p: (315) 455-2000
f: (315) 455-9667
www.cscos.com

January 30, 2015

Kathy Pomponio
Verizon Wireless
175 Calkins Road
Rochester, NY 14623

Re: Verizon Wireless Installation – Baldwinsville North
8456 Smokey Hollow Road
Baldwinsville, NY
Tower Design

Dear Ms. Pomponio:

Verizon Wireless is proposing the construction of a 190'0" self-support tower at the above referenced address. The design loading for the proposed tower shall include twelve (12) panel antennas and twenty-four (24) runs of coaxial cable for Verizon Wireless. Additionally, the design loading will include two potential future wireless carriers with twelve (12) antennas and twelve (12) runs of coaxial cable each. The tower shall be designed to support this loading with a 90 mph basic wind speed (no ice) and 1 inch minimum radial ice at 40 mph in accordance with TIA/EIA 222-G, "Structural Standards for Steel Antenna Towers and Antenna Supporting Structure". This is the standard currently referenced by the International Building Code. The tower shall be designed by a licensed New York State Professional Engineer meeting the aforementioned criteria.

If specifically ordered, the proposed tower can be designed for a reduced fall zone so that if a catastrophic event results in an overload of the structure, it will yield at the mid-height resulting in failure mode that allows the top half of the tower to collapse while the lower half remains upright. This specific type of design typically reduces the fall zone of the monopole to approximately one-half of the monopole height. This specific design is based on the top half of the monopole meeting the minimum design criteria and the lower half being intentionally over-designed to exceed the minimum criteria.

C&S is not involved in the ordering, purchasing or design of monopole towers. Any site specific requirements for this tower will be the responsibility of the tower purchaser. When ordering, detailed information on proposed and future loading and associated civil work should be included.

If you have any questions, please give me a call.

Very truly yours,

C&S ENGINEERS, INC.



Eric N. Kenna, P.E.
Department Manager

Horner

Application to the Planning Board

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

Date: _____
 Information Only
 Preliminary
 Final

Name of proposed development: Horner Estates Amended

Applicant:

Name Reginald J. Horner
Address 1595 Lamson Road
Phoenix NY. 13135
Telephone: 678-2237

Plans prepared by:

Name ENY Land Surveying, LLC
Address 2075 Church Road
Baldwinsville, N.Y. 13027
Telephone: 635-4614

Owner of record:

Name Reginald J. & Conella M. Horner
Address 1595 Lamson Road
Phoenix, N.Y. 13135
Telephone: 678-2237

Ownership intentions:

Name _____
Address _____
Telephone: _____

Proof of ownership attached:

Site Location:

814 Kibby Road

Farm Lot No. 35

Tax Map No. 15-04-7.1

Current Zoning Agriculture

Is site in an Agricultural Tax District? No

Area of land 127[±] acres.

Proposed use (s) of site:

4.38 Aves cut out around house
remainder to be farmed

Plans for sewer and water connections

Current use & condition of site:

farm, forest, wetlands

Character of surrounding:

Residential/Farm/Forest

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

REGINALD J HORNER
Conella M HORNER
Name of Owner or Representative

Reginald J. Horner
Conella M Horner
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: HORNER ESTATES AMENDED SUBDIVISION			
Project Location (describe, and attach a location map): 814 KIBBY ROAD, TOWN OF LYSANDER			
Brief Description of Proposed Action: TO CUT OUT A 4.38 ACRE LOT OUT OF LOT 1 OF HORNER ESTATES AROUND AN EXISTING HOUSE AND LEAVE THE REMAINING 124 ACRES FOR FARMING, WETLANDS AND FOREST.			
Name of Applicant or Sponsor: REGINALD AND CONEILLA M. HORNER		Telephone: 315-678-2237	
Address: 1595 LAMSON ROAD		E-Mail:	
City/PO: PHOENIX		State: NEW YORK	Zip Code: 13135
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:			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ 127 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? _____ 127 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			

<p>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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: REGINALD HORNER *Coneilla Horner* Date: *4-3-15*

Signature: *Reginald J. Horner* *Coneilla Horner*

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 Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, OpenStreetMap contributors, and the GIS User Community

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]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No



Northwest
YMCA

April 8, 2015

Town of Lysander Planning Board
c/o Karen Rice
8220 Loop Road
Baldwinsville, NY 13027

**RE: Northwest Family YMCA – Pavilion, Site Plan Application Modification
8040 River Road
Tax Map No. - 072-01-08.2
CHA Project No. 25163**

Dear Planning Board:

CHA, on behalf of Northwest Family YMCA, is pleased to provide ten (10) copies of the Application to the Planning Board for the above referenced project for inclusion on the Planning Board's April 20th meeting. The following documents are included in this submission:

- Application to the Planning Board
- Proof of Ownership
- Pavilion Plan
- Architectural Plan, Elevation, Sections, & Details
- PDF of above documents has been emailed to Karen Rice

The application is for a modification to the previously approved Site Plan for the Northwest YMCA within the Timber Banks PUD. A Full Environmental Assessment Form was completed as required during the zone change process therefore will not be included in this submission. Please notify us of any additional information required to proceed with this Approval Modification.

Should you require any additional copies of these items included, or have any questions related to the submission please do not hesitate to contact Amy Franco or myself at (315) 471-3920.

Very truly yours,

James F. Trasher, PE
Vice President

Enclosures

AMF

cc (via email): Hal Welsh, YMCA
Nate Podkaminer
Larry Apgar
Antonio Vitale
Kevin Bernstein
Gary Pooler

V:\Projects\ANY\K3\25163\Corres\Amended Site Plan - Pavilion\Cover-Letter_04-08-15.doc

Property Description Report For: 8040 River Rd, Municipality of Town of Lysander

No Photo Available

	Status:	Active
	Roll Section:	Taxable
	Swis:	313689
	Tax Map ID #:	072.-01-08.2
	Property #:	
	Property Class:	330 - Vacant comm
	Site:	RES 1
	In Ag. District:	Error
	Site Property Class:	330 - Vacant comm
	Zoning Code:	PUD
	Neighborhood Code:	00055
	School District:	Baldwinsville
	Total Assessment:	2014 - N/A
Total Acreage/Size:	11.75	
Land Assessment:	2014 - N/A	
Full Market Value:	2014 - N/A	
Equalization Rate:	----	
	Legal Property Desc:	YMCA at Timber Banks Lt Y-1 Map # 11839,5/12/14
Deed Book:	5288	Deed Page: 656
Grid East:	583920	Grid North: 1152863

Area

Living Area:	0 sq. ft.	First Story Area:	0 sq. ft.
Second Story Area:	0 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	0
Finished Rec Room	0 sq. ft.		

Structure

Building Style:	0	Bathrooms (Full - Half):	0 - 0
Bedrooms:	0	Kitchens:	0
Fireplaces:	0	Basement Type:	0
Porch Type:	0	Porch Area:	0.00
Basement Garage Cap:	0	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	0	Overall Grade:	
Year Built:			

Owners

YMCA of Greater Syracuse
INC
340 Montgomery St

Syracuse NY 13202

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
7/15/2014	\$0	311 - Res vac land	Land Only	The Timbers LLC	No	No	No	5288/656
5/22/2014	\$1	311 - Res vac land	Land Only	The Timbers LLC	No	No	No	5282/832

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Gas & elec	Heat Type:	0
Fuel Type:	0	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year
-----------	------	-------	-----------	------

Land Types

Type	Size
Primary	11.75 acres

Special Districts for 2014

No information available for the 2014 roll year.

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
------	-------------	--------	----------	----------	--------	--------	--------	-------

Taxes

Year	Description	Amount
------	-------------	--------

***Taxes may not reflect exemptions or changes in assessment**

Application to the Planning Board

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

Date: 2-27-13
 _____ Information Only
 _____ Preliminary
 _____ Final

Name of proposed development: Pavilion at Northwest Family YMCA

Applicant:

Name : Northwest Family YMCA

Address 340 Montgomery St.

Syracuse, NY 13202

Telephone: 315-474-6851 Ext. 362

Owner of record:

Name The Timbers, LLC

Address 783 Wangum Rd.

Fishers, NY 14453

Telephone: 585-924-5200

Proof of ownership attached: x

Site Location:

Timber Banks PUD off River Road

Proposed use (s) of site:

YMCA Facility

Current use & condition of site:

YMCA

Plans prepared by:

Name CHA

Address 441 S. Salina St., Syracuse, NY

Telephone: 315-471-3920

Ownership intentions:

Name _____

Address _____

Telephone: _____

Farm Lot No. _____

Tax Map No. Part of 072-01-08.1

Current Zoning PUD

Is site in an Agricultural Tax District? No

Area of land 11.6 acres.

Plans for sewer and water connections

Water – OCWA, Sewer – Existing facilities within Timber Banks

Character of surrounding:

Mixed use development (YMCA, apartments, single family, golf course, etc

SEE REVERSE SIDE FOR ADDITONAL SUBMITTAL REQUIREMENTS!

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


Signature

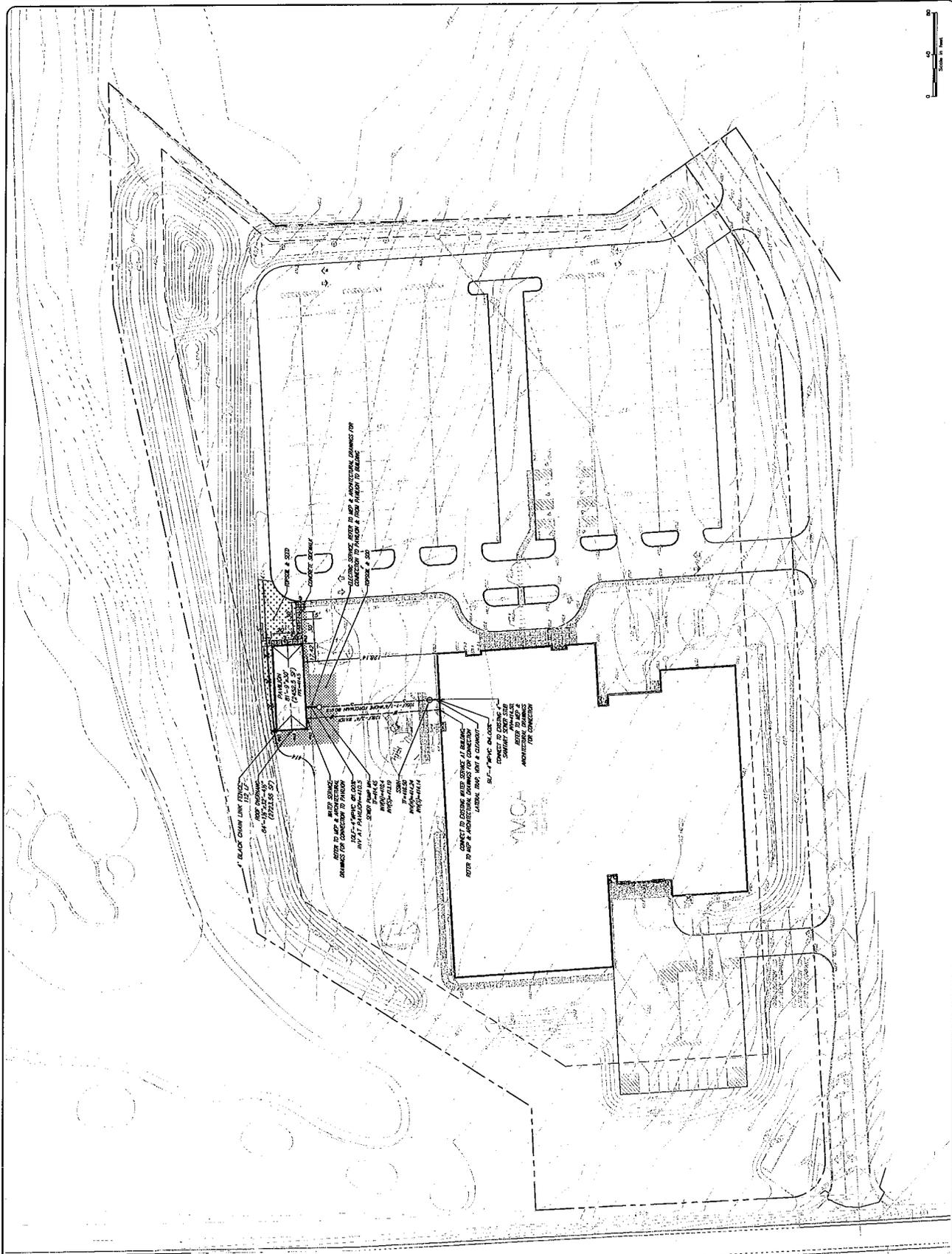
Overall Layout Plan
 TOWN OF LYSANDER, NY
 YMCA at Timber Banks

Engineer
CHA
 CHA, INC.
 400 West 10th Street, Suite 100
 York, PA 17403
 Phone: 717-765-1100
 Fax: 717-765-1101
 Email: info@cha.com

Architect & Designer
the Y
at
YSAARCHITECTS
 1000 North 10th Street, Suite 100
 York, PA 17403
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 Fax: 717-765-1101
 Email: info@yarchitects.com



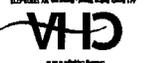
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13	08/15/2013	DAK	Initial Design
12	08/15/2013	DAK	Final Design
11	08/15/2013	DAK	Final Design
10	08/15/2013	DAK	Final Design
9	08/15/2013	DAK	Final Design
8	08/15/2013	DAK	Final Design
7	08/15/2013	DAK	Final Design
6	08/15/2013	DAK	Final Design
5	08/15/2013	DAK	Final Design
4	08/15/2013	DAK	Final Design
3	08/15/2013	DAK	Final Design
2	08/15/2013	DAK	Final Design
1	08/15/2013	DAK	Final Design



RIVER ROAD

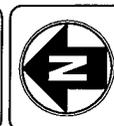
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YMCA at Timber Banks
TOWN OF LYSANDER, NY
LAYOUT PLAN - PAVILION
Project No. 25153
Date: 04/15/2013

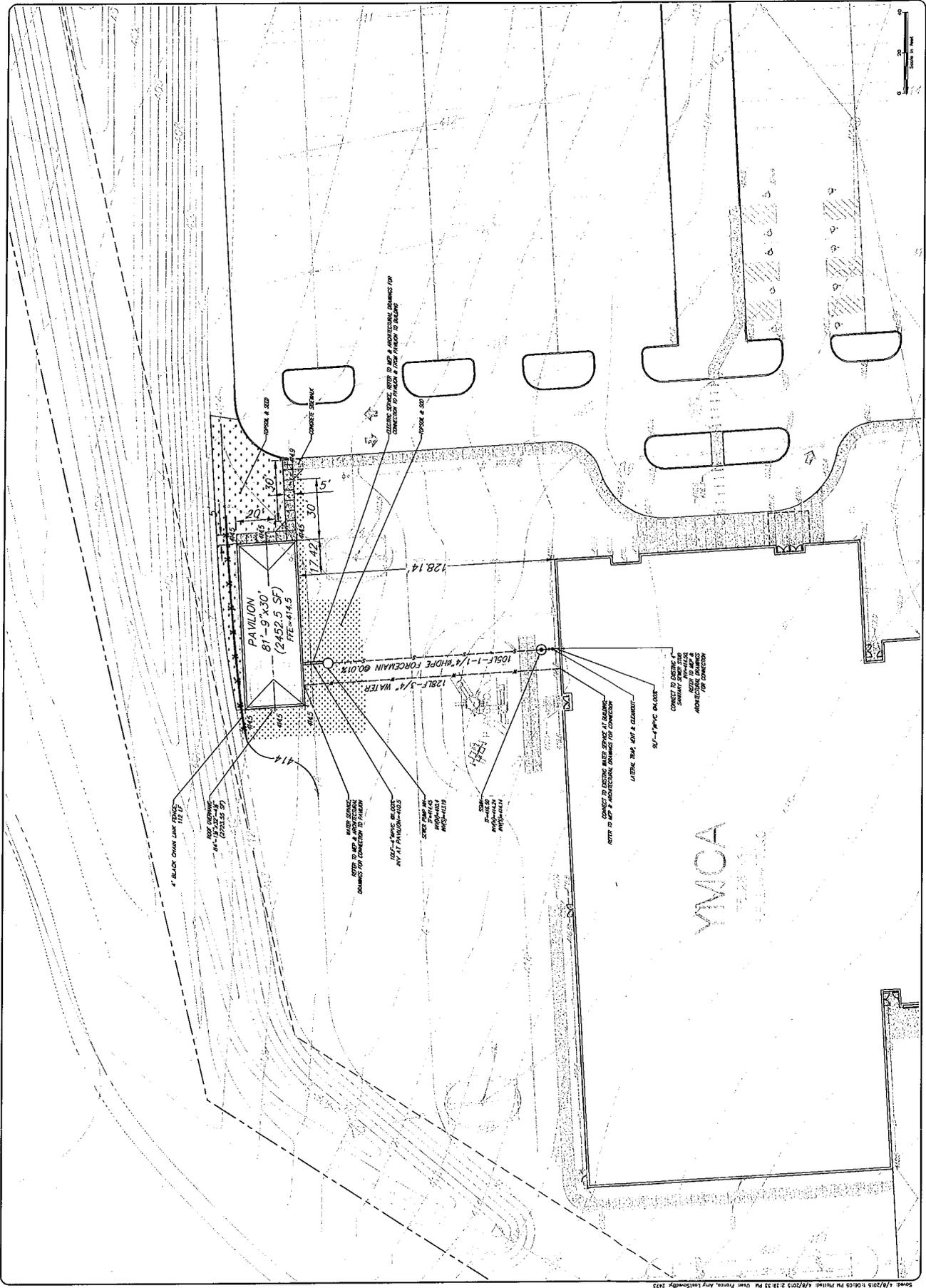
Engineer

 Design: PBY, Drawn: PBY, CMT: JFT
 400 West Street, Suite 100, Lysander, NY 13110
 Phone: 315.785.1100, Fax: 315.785.1101

Architect & Designer

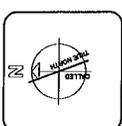
 1000 South Ave, Suite 100, Lysander, NY 13110
 Phone: 315.785.1100, Fax: 315.785.1101



NO.	DATE	DESCRIPTION
1	04/15/13	Issue for Review
2	04/15/13	Issue for Review
3	04/15/13	Issue for Review
4	04/15/13	Issue for Review
5	04/15/13	Issue for Review
6	04/15/13	Issue for Review
7	04/15/13	Issue for Review
8	04/15/13	Issue for Review
9	04/15/13	Issue for Review
10	04/15/13	Issue for Review



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RSAArchitects
 1054 James Street, Syracuse, New York 13203
 Robinson Strong Appur Architects, P.C.

DETAILS
PAVILLION PLAN, ELEVATIONS SECTIONS, &
 GREATER SYRACUSE YMCA
 NORTHWEST YMCA AT TIMBER BANKS
 840 RIVER ROAD, TOWN OF LYSANDER, NY

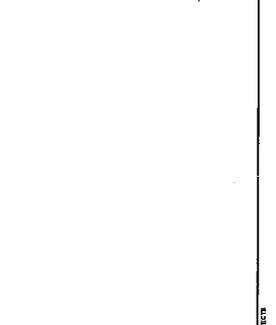
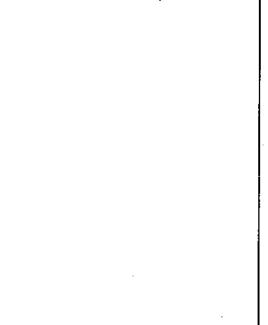
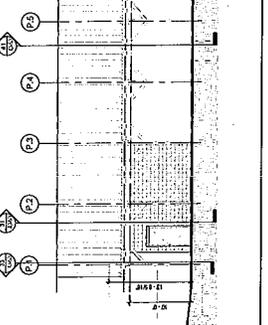
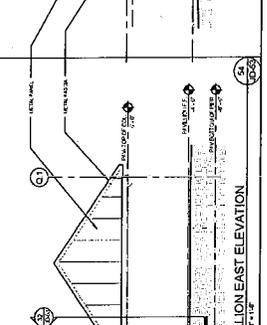
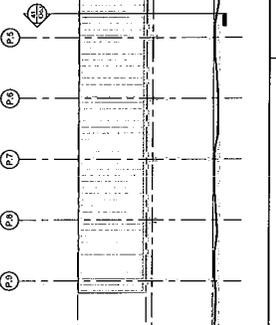
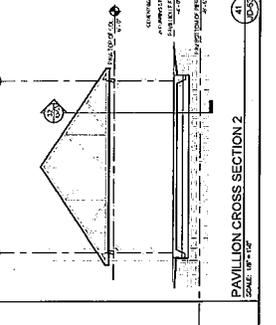
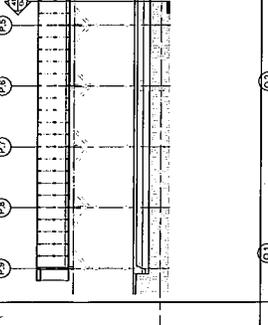
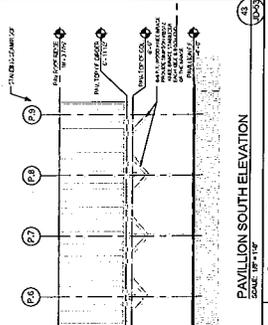
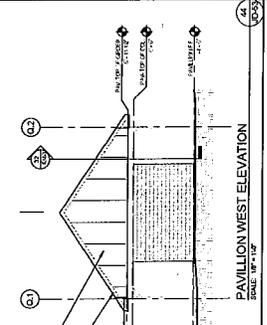
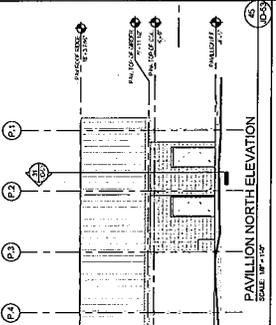
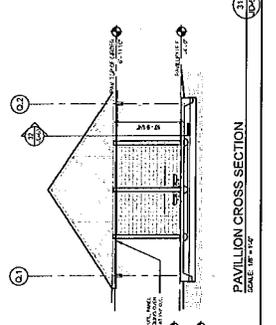
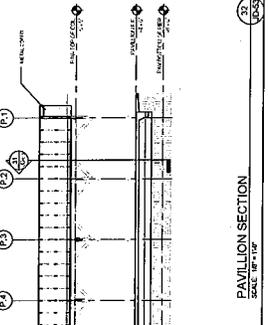
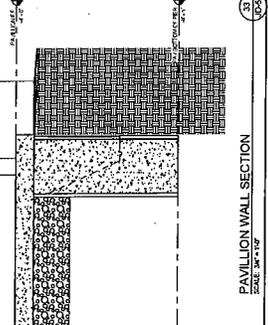
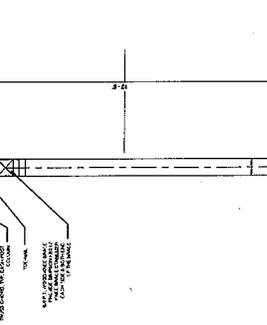
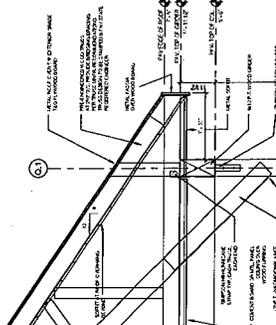
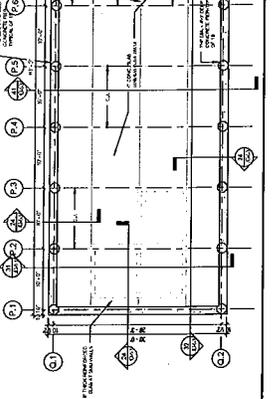
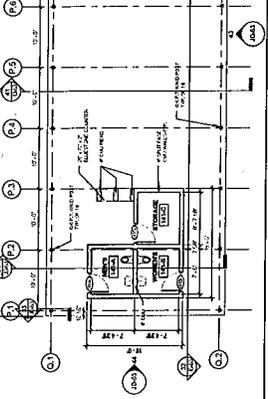
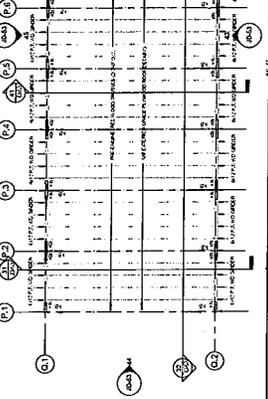
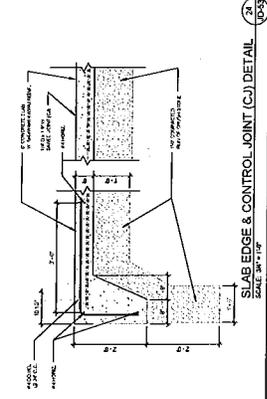
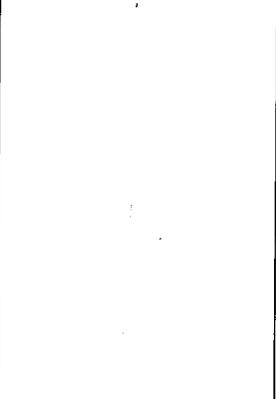
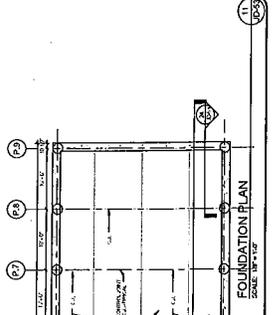
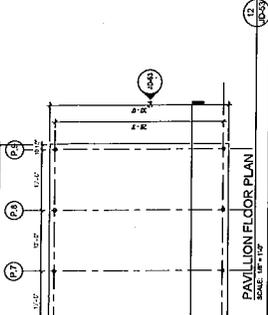
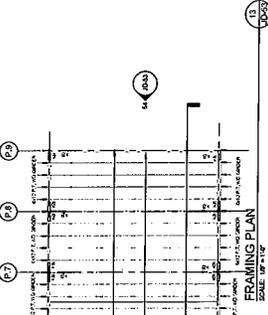
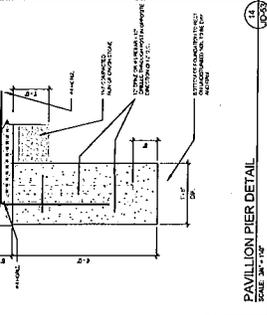
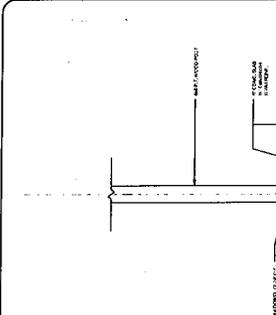
DESIGNED BY: KCV
 REVIEWED BY: LCA

RECORD DATE:
 04.07.2015

PROJECT NUMBER:
 101.01010101

JD-53

JOB NUMBER:
 0734



HEATH

Application to the Planning Board

For: Subdivision of Land
 Number of Lots 1
 Controlled Site Use
 Site Plan Approval

Date: 4-13-2015
 Information Only
 Preliminary
 Final

Name of proposed development: HEATH SUBDIVISION

Applicant:

Name David Heath

Address 7445 Morgan Rd #5-1

Liverpool, NY 13090

Telephone: 315 256-5741
315 214-3940

Owner of record:

Name David Heath
Address 7445 Morgan Rd #5-1
Liverpool, NY 13090

Telephone: 315 256-5741
315 214-3940

Proof of ownership attached: _____

Site Location:

706 Kirby Rd
Liverpool, N.Y.

Proposed use(s) of site:

Build Home

Current use & condition of site:

VACANT LAND

Plans prepared by:

Name John Domiano

Address 275 County Rd 26
Swegon, NY 13216

Telephone: (315) 343-9252

Ownership intentions:

Name _____

Address _____

Telephone: _____

Farm Lot No. 35

Tax Map No. 015-03-03

Current Zoning Ag.

Is site in an Agricultural Tax District? within 500'

Area of land 25 acres.

Plans for sewer and water connections:

Private

Character of surrounding

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

David Heath
Name of Owner or Representative

[Signature]
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			
Heath Subdivision			
Name of Action or Project: David Heath			
Project Location (describe, and attach a location map): 700 W. 10th St. Liverpool, MS 38770			
Brief Description of Proposed Action: Subdivide 5 Acres from 25 Acres to build a house.			
Name of Applicant or Sponsor: David Heath		Telephone: 315-214-3940 E-Mail: (C) 315-256-7871	
Address:			
City/PO:		State:	Zip Code:
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 YES
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 YES
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 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			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		X	
b. Consistent with the adopted comprehensive plan?			
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
			X
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	
	X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	X		
b. Are public transportation service(s) available at or near the site of the proposed action?			
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			
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	
	X		
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: <u>private</u>	NO	YES	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO	YES	
	X		
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?	NO	YES	
	X		
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: _____	NO	YES	
	X	X	
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?	NO	YES	
	X		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	X		
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 checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	X	X	

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
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
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
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>David Heath</u>	Date: <u>4-13-15</u>	
Signature: <u>David Heath</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?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
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?		
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?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	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?		
11. Will the proposed action create a hazard to environmental resources or human health?		

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.

- 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.
- 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)

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: David Heald

Mailing address: 7475 Morcel Rd #5-1
Liverpool, N.Y. 13090

B. Description of the proposed project: _____
Subdivide 5 acres.

C. Project location: 708 Kibb Rd.

D. Tax Map number: 015-03-03

E. Number of acres involved with project: 2.5

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? 5 Acres
No _____

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

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

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

Self

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:

tree & fields

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: SOY BEANS

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.

[Signature]

4-13-15

Name and Title of Person Competing Form

Date

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

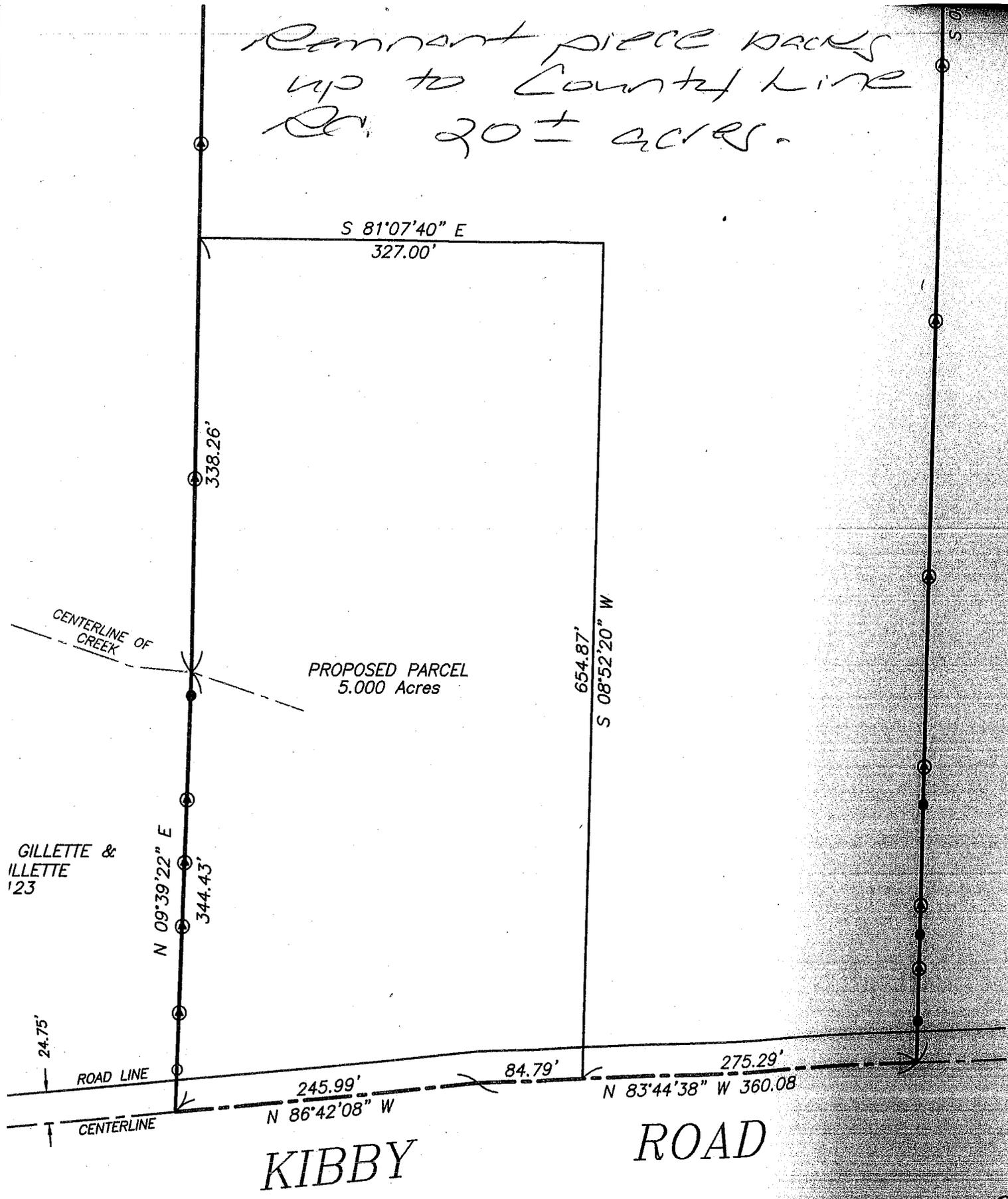
County Planning Agency? Yes _____ No _____

If yes, please give date of referral: _____

If yes, please give County Referral Number: _____

If no, please state reason: _____

Remnant piece backs
up to County Line
Or. 20± acres.



617.20
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Short Environmental Assessment Form

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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: SITE IMPROVEMENTS- FORMER BALL PLASTICS FACILITY			
Project Location (describe, and attach a location map): 2900 McLANE DRIVE BALDWINSVILLE, NY 13027			
Brief Description of Proposed Action: The project involves the construction of a new driveway for tractor trailer access to the existing facility, along with the addition of an employee/ visitor parking lot. The driveway and parking lot will be constructed to the east of the existing facility. Some tree clearing and land grading will take place to accommodate the development and associated stormwater management areas.			
Name of Applicant or Sponsor: ORANGEBALL LLC ATTN: GEORGE HICKER		Telephone: (818) 789-5600 E-Mail: GEORGE@CARDINDUST.COM	
Address: 15260 VENTURA BLVD. STE 1120			
City/PO: SHERMAN OAKS		State: CA	Zip Code: 91403
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: NYS DEC- SPDES PERMIT FOR CONSTRUCTION ACTIVITIES		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		39.34 acres	
b. Total acreage to be physically disturbed?		±5.0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		39.34 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			

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: _____ A stormwater management basin is proposed to control the additional runoff associated with the development. The basin is sized to provide water quality and quantity protection, while meeting discharge rates of the pre-developed condition.	NO	YES
	<input type="checkbox"/>	<input checked="" 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>Dennis Hennessy</u>		Date: <u>4-13-15</u>
Signature: <u>Dennis Hennessy</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?"

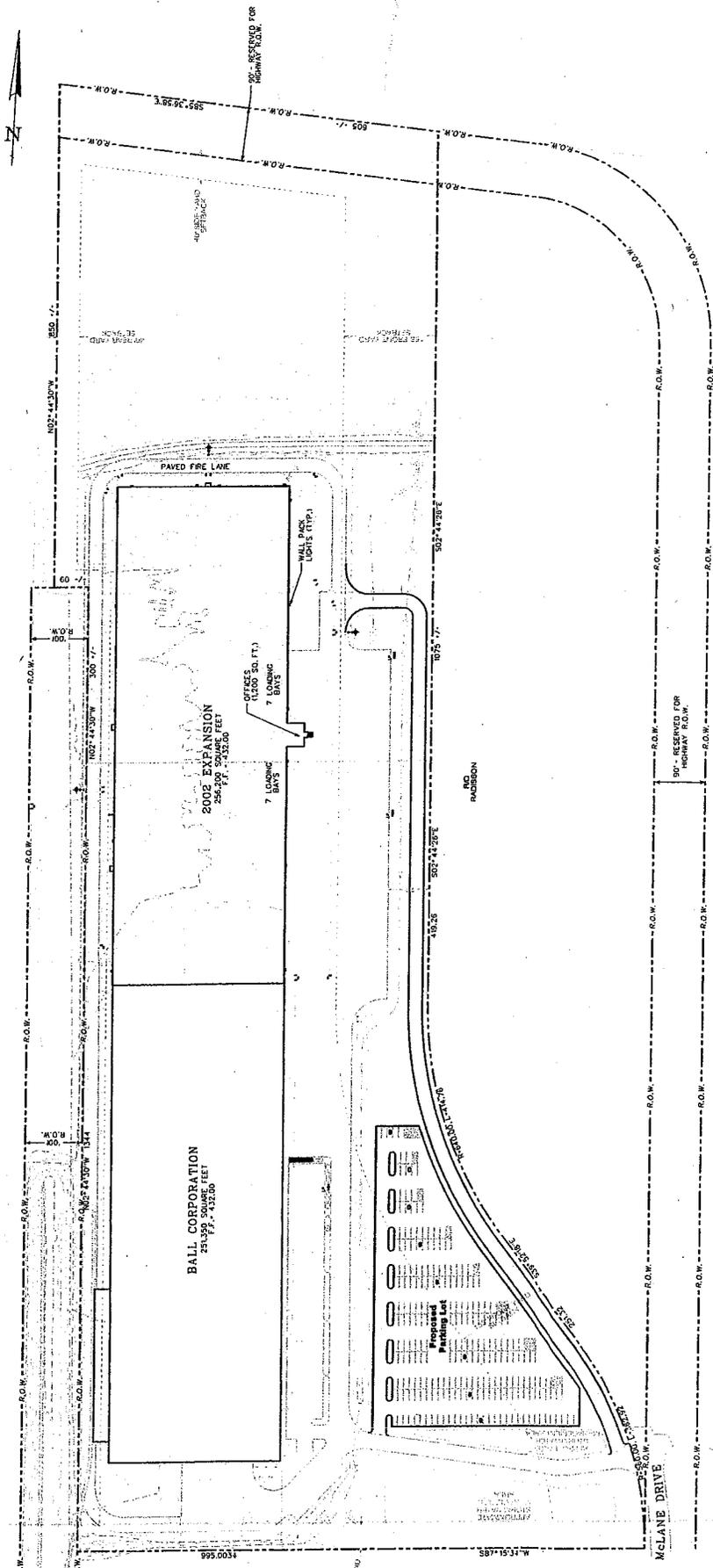
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use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



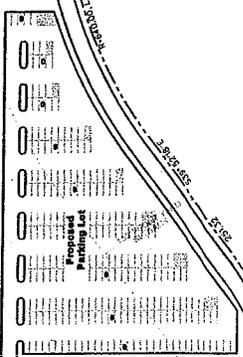
BALL CORPORATION
 254,950 SQUARE FEET
 77'-432.00'

2002 EXPANSION
 254,200 SQUARE FEET
 77'-432.00'

OFFICES (1200 SQ. FT.)
 7 BANKING BAYS

WALL PACK LIGHTS (TYP.)

PAVED FIRE LANE



RAILROAD

MCLANE DRIVE

MCLANE DRIVE



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>HABS ZONE CHANGE</u> <u>DAVID HAYS</u>			
Project Location (describe, and attach a location map): <u>BARRE</u>			
Brief Description of Proposed Action: <u>9386 OWEGO RD,</u> <u>RE ZONE</u> <u>CON</u> <u>BUY</u> <u>TO AGRICULTURAL</u>			
Name of Applicant or Sponsor: <u>DAVID R HAYS</u>		Telephone: <u>315 652-6523</u>	
		E-Mail: <u>AGLASSZRI@AOL.COM</u>	
Address: <u>8189 CONSTARLE</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 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 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? <i>NOT CURRENTLY</i>	NO	YES	N/A
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input checked="" 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? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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: <i>WELL</i>	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: <i>SEPTIC</i>	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? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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? 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"/>	
	<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	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 checked="" type="checkbox"/> NO <input 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 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.

- 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.
- 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

LEGEND

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

48

ROUTE
(68' WIDE)

N.Y.S.

N 24° 30' 00" E
390.82' MEAS.
(382' DEED)

GRANITE DRIVEWAY
185' 00" 30" W
BLACKTOP DRIVEWAY
300.00'
METAL SIDED STORAGE BUILDING
705
108' 16"
N 04° 55' 21" E
108' 16"
ONE STORY FRAME HOUSE
NO. 9240
GARAGE OVER 1.5'

GENEVA L. BAILEY
SURVEYOR
BOOK 248 OF DEEDS, PAGE 374

SEYMOUR W. WARETTI
SURVEYOR
BOOK 248 OF DEEDS, PAGE 346

DAVID E. HAYES SURVEYING CO., L.L.C.
100 W. 100' OF DEEDS, PAGE 25

PAUL E. LEONARD AND
DOMINIC E. LEONARD
SURVEYORS
BOOK 383 OF DEEDS, PAGE 277

S 88° 03' 24" E
1,995.38'

19.88 ACRE PARCEL OF LAND

1,992.55'

N 89° 09' 36" W

APPROXIMATE LOCATION OF EASEMENT
FOR BURIED NATURAL GAS LINE

491.00'

S 02° 27' 42" W

PAUL E. LEONARD AND
DOMINIC E. LEONARD
REPUTED OWNERS



— LANDS OF —

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

— BOUNDARY SURVEY MAP —

- NOTES
1. ALL PLANNING 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 7209 SUBDIVISION 2 OF THE N.Y.S. EDUCATION LAW.
 3. VALID ONLY WHEN MARKED WITH THE LAND SURVEYOR'S ORIGINAL SEALED SEAL AND SIGNATURE IN RED INK.
 4. NO CONTIGUOUS, UNLITLANDS 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, 2006 AND THAT BOTH PERSEVERE AND MAP ARE CORRECT.

[Signature]
ROBERT M. BURLEIGH LICENSED LAND SURVEYOR

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

ROBERT M. BURLEIGH
LICENSED LAND SURVEYOR
10 PLAZA, NEW YORK 13260
PHONE (315) 995-2233
FAX (315) 995-2235

SCALE: ONE INCH = 100 FEET
DATE: APRIL 26, 2006
FILE # 09-1004

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

BOOK 4155 PAGE 0266

T. TAX: \$48.00

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

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

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

grantor
LYSANDER
grantee

RECEIVED
REAL ESTATE
MAY 9 1997
REGISTER TAX
ONONDAGA COUNTY

COPY

RECORD AND RETURN TO: David E. Hayes, 8189 Constable Drive, Liverpool, N.Y. 13090
Subena 40569-T
04239

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 Deed, Recorded on the
day of May, 1997 at
3:47 P.M. in Book 4155 Page 266.
as amended.

M. Ann Clavin
County

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, AND the said grantor covenants as follows:

- 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 ss.:
On the day of 19, before me personally came to me known, 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 SCHICHTANO
Notary Public in the State of New York
Qualified in Onondaga County No. 4600549
My Commission Expires 4-30-99

NOTARY PUBLIC

25

Subdivision
Rgs.

RECEIVED

APR 8 2015

TOWN OF LYSANDER
PLANNING & ZONING

Title.

These rules and regulations shall be known and may be cited as the "Town of Lysander Subdivision Regulations of 1977 as amended 1977." in 2015

ARTICLE II

§ 117-2 Authority to approve plats; approval required.

By virtue of a resolution adopted by the Town Board of the Town of Lysander on the second day of May 1957, pursuant to the provisions of Article 16 of the Town Law, the Planning Board of the Town of Lysander has the power and authority to approve plats of a subdivision or resubdivision of land, with or without streets or highways within that part of the Town of Lysander outside the limits of the Village of Baldwinsville. Such approval shall be in accordance with the procedures and regulations set forth below and is prerequisite to the filing of any plat for the subdivision or resubdivision of land, as defined herein, in the office of the Onondaga County Clerk. Subdivision approval in accordance with these regulations shall be prerequisite to the issuance of any building permit or certificate of occupancy for construction or use of subdivided land.

Editor's Note: See also Article XII, Policy on Residential Subdivision Development, of this chapter.

§ 117-3 Declaration of policy.

It is hereby declared to be the policy of the Town of Lysander that the subdivision and development of land for agricultural, residential, commercial and industrial purposes shall be guided and regulated in such a manner as to meet the following requirements for orderly and harmonious growth:

- A. Land to be subdivided or developed shall be of such character that it can be used safely without danger to health or peril from fire, flood, erosion, excessive noise or smoke or other menace.
- B. Proper provisions shall be made for drainage, water supply, sewerage and other appropriate utility services.
- C. The proposed streets shall provide a safe, convenient and functional system for vehicular circulation and shall be properly related to the Comprehensive Land Use Plan Master Plan of the area.
- D. Streets shall be of such width, grade and location as to accommodate prospective traffic as determined by existing and probable future land and building uses.

MUNICIPALITY OF
SHERBORNE & DISTRICT

E. Buildings, lots, blocks and streets shall be so arranged as to afford adequate light, view and air to facilitate fire protection and to provide ample access for fire-fighting equipment to buildings.

F. Land shall be subdivided or developed with due regard to topography so that the natural beauty of the land and vegetation shall be protected and enhanced to the satisfaction of the Planning Board.

G. Provisions shall be made for open land, including sites for schools, parks, pathways, playgrounds and other community services as determined by the Planning Board.

H. Where appropriate, utilization of Incentive Zoning by the Town Board and Planning Board to preserve open space and farmland and or the provision of public infrastructure and the extensions there of.

ARTICLE IV Definitions and Word Usage (§ 117-4 - § 117-4)

§ 117-4 Definitions and word usage.

A. Words in the singular include the plural, and words in the plural include the singular. The word "person" includes a corporation, unincorporated association and a partnership as well as an individual. The word "building" includes "structure" and shall be construed as if followed by the words "or part thereof." The word "street" includes "road," "highway," and "lane," and "watercourse" includes "drain," "ditch" and "stream." The words "shall" or "will" are mandatory and not directive; the word "may" is permissive.

B. Unless otherwise expressly stated, the following terms shall, for the purpose of these regulations, have the meanings indicated:

DIVISION OF LAND – Includes the following:

[Pursuant to Home Rule Law Section 10 and 22, to the extent necessary, any and all references to Division of Land in this Chapter 117 is intended to supersede the provisions of Section 276 of Town Law setting forth the procedures for subdivision]

(1) Division of land involving a mere adjustment of existing lot lines or lot lines shown on an approved final subdivision map, without the creation of new streets, curb cuts, infrastructure or building lots.

(2) Division of land including the elimination of existing lot lines so as to consolidate one or more lots into a lesser number and not involving the creation of new streets, curb cuts, infrastructure or building lots (also may be referred herein as Resubdivision).

(3) Division of land for agricultural purposes into two or more lots where the resulting lots are each five acres or more in area and where such division does not involve the creation of a new street or highway.

SUBDIVISION

The division of a parcel of land into two or more lots, blocks or sites, with or without streets or highways, for the purpose of conveyance, lease or building development. A "subdivision" shall include all contiguous land owned by the same person. A "subdivision" shall not include the ~~division of~~ Division of ~~land as defined herein for agricultural purposes into lots in excess of five acres each unless it involves the creation of a new street. The term "subdivision" includes "resubdivision."~~ (Note: The word "person" is defined in the regulations to include corporations, unincorporated associations, partnerships and individuals.)
[Amended 4-3-1986]

(1) MINOR SUBDIVISION

— A subdivision, or a subdivision and a resubdivision or resubdivisions within a ten-year period, dividing a parcel of land into four or fewer lots or subparcels each containing at least the minimum frontage on existing public streets required by the Zoning Ordinance

~~[Editor's Note: See Ch. 139, Zoning] and requiring no new streets nor the creation or extension of improvement districts for the supply of water, sewer or drainage facilities and having no substantial adverse effect upon, access to, use or development of the remainder of the parcel or adjoining parcels.~~

[Amended 4-3-1986]

(2) MAJOR SUBDIVISION

— Any subdivision not classified as a "minor subdivision."

ARTICLE V Procedures for Subdivision Approval and Division of Land Approval (§ 117-5 - § 117-110)

§ 117-5 Summary of procedures.

Planning Board approval of any subdivision shall be evidenced by a final plat containing all required signatures, filed in the Onondaga County Clerk's office, which approval shall be prerequisite to the issuance of any building permit or a certificate of occupancy for residential construction or use of land. Such approval shall hereafter be initiated and processed in accordance with the following procedure:

A. The ~~applicant developer~~ shall file a sketch plan, which shall be ~~discussed~~ reviewed by the Planning Board with the ~~developer applicant~~ at the next available meeting for purposes of classification and initial discussion concerning layout, availability of utilities, services and responsibility for required improvements.

B. If the proposed subdivision is classified by the Planning Board as a "minor subdivision," the Planning Board will entertain the ~~applicant~~ developer's formal

application for subdivision approval and schedule a public hearing on the final plat, upon its submission with required fee, in accordance with the terms and conditions imposed by the Planning Board in its review of the sketch plan. Final approval shall be subject to fulfillment of all conditions imposed by the Planning Board in its review of the sketch plan. [Pursuant to Home Rule Law Section 10 and 22, to the extent necessary, any and all references to subdivision procedures that may conflict with Section 276 of the Town Law are intended to supersede the provisions of Section 276 of Town Law setting forth the procedures for subdivision]

C. If the proposed subdivision is classified as a "major subdivision," the developer applicant shall obtain the Planning Board's approval or disapproval of a preliminary plan following a public hearing and shall either install all required street and utility improvements or provide a bond for their completion [DO WE WANT TO KEEP THE BONDING PROVISION IN HERE I'M TOLD WE DON'T USE IT?] as a condition to obtaining final approval of the final plat.

§ 117-5.1. Division of Land procedure.

The Division of Land, as identified in Section 117-4(B) above, shall be governed by the following administrative review process:

A. Upon receipt of a request for Division of Land, including a location survey plan map showing all buildings, easements, existing infrastructure, existing and proposed lot lines, as well as receipt of the fee therefore as specified by the Town Board, the Town Codes Enforcement Officer-Town Planning Board Attorney shall review such request and may approve the same, providing that the proposed Division of Land complies with all Town zoning and other laws, rules and regulations.

B. In the event that such Division of Land does not comply with all of the Town zoning and other laws, rules and regulations, the Codes Enforcement Officer-Town Planning Board Attorney shall disapprove such request and advise of the nature of the defect.

C. Upon approval of the Division of Land, the Codes Enforcement Officer-Town Planning Board Chairman shall endorse the map indicating the new lot line boundaries and require the applicant to file said map with a deed indicating the new metes and bounds description of any lot affected by the Division of Land and provide such proof of filing to the Codes Enforcement Officer.

D. The applicant for the Division of Land shall provide such number and type of copies of the approved plan as the Codes Enforcement Officer-recommended by the Planning Board Clerk shall specify for the Town's records.

IMPROVEMENTS

Those physical additions and changes to the land to be subdivided that may be necessary to produce usable and desirable lots (including, but not limited to, grading, paving, curbing, fire hydrants, water mains, sanitary sewers, storm sewers and drains, sidewalks, crosswalks, street shade trees, street signs, streetlighting standards and monuments).

LOT

A parcel of land intended for transfer of ownership, lease or building development, that is presently occupied or capable of being occupied by one principal building or use and by those buildings or uses accessory to the principal buildings or uses and having as a minimum such open spaces as required by the Planning Board and provisions of the Town of Lysander Zoning Ordinance of 1974, as amended in 2015 and as may be further amended.

Editor's Note: See Ch. 139, Zoning.

PLANNING BOARD

The Planning Board of the Town of Lysander.

PLANS AND PLATS

(1) SKETCH PLAN

— An informal plan, not necessarily to exact scale, indicating salient existing features of a tract and its surroundings and the general layout of a proposed subdivision. Where applicants property is located in the Incentive Overlay District and the applicant is requesting the Town to utilize Incentive Zoning for a project the developer shall do a cost benefit analysis benefit regarding the benefits proposed for the Town in return for the modified zoning requirements.

(2) PRELIMINARY PLAN

— A tentative subdivision plan, in lesser detail than the final plat, indicating the approximate proposed layout of a subdivision as a basis for study and consideration prior to preparation of the final plat. (For the purpose of the public hearing, the "preliminary plan" shall be regarded as the plat on which the hearing shall be held.)

(3) FINAL PLAT

— The final map, plat, plan or drawing on which the exact subdivision plan is presented for approval and which, if approved, will be submitted to the County Clerk for recording.

[The terms plan(s), plat(s) and map(s) herein may be used interchangeably]

STREETS

A way for vehicular traffic, whether designated as a street, highway, thoroughfare, parkway, road, avenue, boulevard, lane, drive, place or other similar designation. "Streets" shall be classified as follows:

(1) ARTERIAL STREETS

— Those which are used primarily for fast or heavy traffic, usually with complete or partial control over access from abutting property.

(2) COLLECTOR STREETS

— Those which carry traffic from local streets to the major system of arterial streets and highways.

(3) LOCAL STREETS

— Those which are used primarily for access to the abutting properties.

(4) MARGINAL ACCESS STREETS

— Local streets which are parallel to and adjacent to arterial streets and highways and which provide access to abutting properties and protection from through traffic.

(5) CUL-DE-SAC STREETS

— Local streets with one end open for public vehicle and pedestrian access and the other end terminating in a vehicular turnaround. The length of a cul-de-sac street shall be measured along the center line from its intersection with the center line of the street from which it runs to the center of the point of curvature of the entrance to the cul-de-sac turnaround.

(6) SERVICE DRIVES

— Private ways which are used primarily for vehicular service access to the back or the side of properties otherwise abutting on a street.

(7) PRIVATE STREETS

— Those which are required or permitted at the discretion of the Planning Board so long as they are built to Town standards. Private streets shall only be permitted with the formation of a Home Owners Association filed the New York State Attorney Generals Office.

E. Notwithstanding anything contained in this Section, the Codes Enforcement Officer Planning Board Attorney may, in his sole discretion, refer any such request for a Division of Land to the Planning Board for its advice and approval.

§ 117-6 Sketch plan procedure.

The developer-applicant may obtain copies of these Subdivision Regulations and application forms from the Town Planning Board Clerk. The developer-applicant shall prepare and distribute copies of the sketch plan to the Town Clerk, the Planning Board Secretary-Clerk and the Town Planning Consultant. At the next available Planning Board meeting, as determined by the Chairman of the Planning Board Clerk, occurring more than seven days after such distribution, the Planning Board shall receive informal comments, questions and recommendations, if any, from the Planning Consultant applicant and or its professionals and shall discuss with the developer-applicant the classification of the subdivision, recommended changes, if any, and subsequent procedure for subdivision approval before the Planning Board.

§ 117-7 Minor subdivision procedure.
[Amended 4-3-1986; 11-16-1987]

Upon classification of the proposed subdivision as a minor subdivision, the developer applicant shall prepare and file with the Planning Board a formal application for approval of the final plat, accompanied by the original final plat. The developer applicant shall also supply to the Planning Board four (4) duplicates of the application and final plat for distribution to the Planning Board Secretary-Clerk, the Syracuse — Onondaga County Planning Agency [two] if necessary, and the Town Engineer. The final plat shall be prepared and certified as accurate by a licensed land surveyor, in accordance with the requirements of Article IX of these regulations and the conditions, if any, imposed by the Planning Board in classifying the tract as a minor subdivision. Unless Unless, within three days following such distribution of the formal application and final plat, the Planning Board Secretary-Clerk is advised or is of the opinion that the submission does not substantially comply with the Planning Board's review and approval of the sketch plan, the application shall be scheduled and advertised for a public hearing at the next available meeting of the Planning Board, but in no instance more than 6452 days after receipt of the completed application by the Town Clerk/Planning Board Secretary-Clerk. The Secretary-Clerk shall cause 405 days' notice of the hearing to be published in the official town newspaper and shall, to the extent possible, mail written notice to the developer-applicant and all neighboring residents and property owners within 300 feet of the boundaries of the tract, as shown on the current town tax rolls (DO WE WANT TO KEEP THE RESIDENT NOTICE REQUIREMENT?). Such written notice to the neighbors is a courtesy and f-Failure of such written notice shall not invalidate the hearing or any action taken thereafter on the subdivision thereon. All interested parties shall be given opportunity to be heard at the public hearing based on rules to be set by the Chairman of the Planning Board. Verbatim minutes need not be taken except upon request of the developer, an aggrieved property owner or in the discretion of the Planning

~~Board.~~ Following the public hearing and within ~~45~~62 days thereafter, the Board shall approve, approve with modifications or disapprove the application unless, by mutual consent of the Planning Board and the applicant, the time may be extended.

[Pursuant to Home Rule Law Section 10 and 22, to the extent necessary, any and all references to subdivision procedures that may conflict with Section 276 of the Town Law are intended to supersede the provisions of Section 276 of Town Law setting forth the procedures for subdivision]

~~The Onondaga County Planning Agency requires signature and filing in the Onondaga County Clerk's office within 60 days of the approval date.~~

§ 117-8 Major subdivision procedure.

A. Upon classification of the proposed subdivision as a "major subdivision," the ~~developer~~ applicant shall prepare and supply to the Planning Board five duplicates of the proposed preliminary plan in the form specified in § 117-29 for distribution to the Town Clerk, the Planning Board ~~Secretary~~ Clerk, the Syracuse — Onondaga County Planning Agency [two], if necessary, and the Town Engineer. The applicant and one or more representatives of the Town as designated by the Planning Board Chairman shall conduct an onsite walk through of the property to evaluate the proposed development relative to the Town's Comprehensive Land Use Plan. This shall be done as soon as reasonably possible after submittal of the Sketch-plan.

[Amended 4-3-1986]

B. The Planning Board shall receive comments, questions and recommendations, if any, on the proposed preliminary plan from the Onondaga County planning staff, when necessary, the Town Engineers and the ~~Planning Consultant Professionals~~ and shall discuss with the ~~developer~~ applicant at the first available meeting of the Planning Board, ~~occurring more than 10 days subsequent to the distribution of such plan but not more than 30 days thereafter,~~ the alterations, omissions or additions, if any, which it deems necessary to meet the requirements of these regulations. Engineering and legal requirements and procedures for the installation, maintenance, financing and ownership of all required utilities and improvements in the tract shall be established prior to formal filing of the preliminary plan for approval. If the tract is to be developed in sections, the Board shall approve the number and location of lots in each section, which shall be designated in the preliminary plan.

C. The ~~developer~~ applicant shall prepare and file with the Planning Board the original and five duplicates of the ~~completed formal~~ application for preliminary subdivision approval, which application shall include the revised preliminary plan and all of the supporting data required by § 117-29 of these regulations.

[Amended 4-3-1986]

D. The application shall be scheduled and advertised for a public hearing at the next available meeting of the Planning Board occurring more than 20 days after the filing of the application with the ~~Town Planning Board~~ Clerk. The ~~Secretary~~ Planning Board Clerk shall cause ~~40~~510 days' notice of the hearing to be published in the official town

newspaper and shall, to the extent possible, mail written notice to the developer-applicant and all neighboring residents and property owners within 300 feet of the boundaries of the tract, as shown on current town tax rolls. Such written notice to the neighbors is a courtesy and failure of such written notice shall not invalidate the hearing or any action taken thereafter on the subdivision thereon. All interested parties shall be given opportunity to be heard at the public hearing based on rules to be set by the Chairman of the Planning Board. Verbatim minutes need not be taken except upon request of the developer-applicant, an aggrieved property owner or in the discretion of the Planning Board Chairman. Following the public hearing and within 4562 days thereafter, the Planning Board shall disapprove or approve, with or without modifications, the application unless, by mutual consent of the Board and the applicant, the time may be extended.

E. In the event of disapproval, the grounds of such disapproval shall be specified in the resolution; and in the event of approval, there shall be specified in the resolution the precise prerequisites-conditions for approval of the final plat, including the improvements to be required and the amount of the performance bond which may be furnished at the Town Boards Descretions in lieu of the complete installation of such improvements before final approval ~~[THIS CONTEMPLATES A BOND IN LIEU OF THE FINAL IMPROVEMENTS - DO WE WANT TO KEEP THIS?]~~. The Planning Board may waive, subject to appropriate conditions and guaranties, for such period as it may determine, the provision of any or all such improvements as, in its judgment of the special circumstances of a particular plat or plats, are not requisite in the interest of the public health, safety and general welfare or which, in its judgment, are inappropriate because of inadequacy or lack of connecting facilities adjacent or in proximity to the subdivision. A certified copy true-copy of the resolution shall be mailed to the developer applicant at his address set forth in his formal application within 10 days after its adoption.

F. Within the period set forth in the approval of the preliminary plan of a subdivision and before final plat approval, the developer-applicant shall construct all of the improvements required to serve the subdivision, including streets, water, sanitary and drainage utilities, trees, sidewalks, trails, monuments and other improvements shown on the preliminary plan, and The applicant shall submit the final plat prepared in accordance with § 117-30 of these regulations, together with as-built engineering drawings certifying the proper location and installation of such improvements, bills of sale to all utilities, tender of dedications and deeds to all streets and easements to be accepted by the Town. Private Streets shall not be dedicated to the Town but must receive approval of the Town Engineer and Attorney and approval of the required homeowners association by the New York State Attorney Generals office. and easements.

G. Alternatively to F above, the developer-applicant may submit the final plat with tender of dedication and deeds to all Town streets and easements prior to installation of all required improvements, upon entering into an agreement with the Town Board for the developer's-applicant's subsequent completion of such improvements, secured by an adequate performance bond or other security to assure proper and timely installation.

H. The final plat shall be scheduled and advertised for a public hearing within ~~45-62~~ days of its submission in final form unless the Planning Board deems the final plat to be in substantial agreement with the approved preliminary plat, in which case it may waive such public hearing. The Planning Board shall approve, conditionally approve with or without modifications or disapprove the final plat within ~~4562~~ days of either the public hearing or, if the Planning Board has waived the hearing, receipt of the final plat by the Planning Board Secretary, unless, by mutual consent of the Planning Board and the applicant, the time is extended.

I. If the Planning Board conditionally approves the final plat, the applicant is not entitled to immediately file the plat with the County Clerk but must first fulfill ~~the any~~ conditions set forth by the Planning Board. Upon fulfillment of these conditions, ~~the plat is endorsed by the Chairman of the Planning Board, at the direction of the Board~~ my endorse the map and it may be filed. The applicant has 180 days to fulfill the conditions of approval, extendable by the Planning Board for an additional 180 days at its sole discretion.

J. An approved plat must be filed in the office of the Onondaga County Clerk within ~~602~~ days of the final endorsement by the Chairman. If it is not, such approval by the Planning Board shall have expired.
[Amended 11-16-1987]

K. The cost of subdivision improvements shall generally be borne by the ~~developer applicant~~. The Town Board shall determine the basis and the legal entity upon which it will accept title and future responsibility for subdivision improvements.

L. The installations, improvements and development of any subdivision shall be subject to inspection at all stages by ~~representatives of the Planning Board or the Town of~~ Lysander Engineer and, for such purpose, free access shall be accorded, and requested information shall be promptly submitted.

M. Performance bond.

(1) Any performance bond furnished in lieu of the installation of the required improvements shall be in the amount fixed by resolution of the Town Board, shall be secured by such cash deposit of the ~~developer applicant~~ or issued by such bonding or surety company as shall be approved by the Town Board and shall be approved by the Town Board as to form, sufficiency and manner of execution. The bond shall assure the complete installation of the required improvements within such period, not longer than three years, as shall be fixed by the Town Board. The Town Board, with the consent of all parties to the bond, may extend such period upon written application of the ~~developer applicant~~ filed with the Town Clerk prior to the expiration of such period or upon its own motion at any time prior to a declaration of a default in the bond by the Town Board.

(2) The Planning Board, with the approval of the Town Board and upon findings either that the extent of building development that has taken place in the subdivision is not

sufficient to warrant all the improvements covered by such bond or that the required improvements have been installed in sufficient amount to warrant reduction in the face amount of such bond, may modify its requirements. Such modification shall not take place until after a public hearing of which notice is published and mailed as provided in Subsection D of this § 117-8.

(3) Except as provided in the preceding subsection, the bond shall be released only upon complete installation of the required improvements and the submission of the certified as-built drawings as required in Subsection F of this § 117-8.

(4) If the required improvements are not completely installed within the period fixed or extended by the Planning Board, the Town Board may declare the performance bond in default and collect the amount payable thereunder. Upon receipt of such amount, the ~~Town shall have the authority to~~ install such improvements as were covered by the bond and are commensurate with the extent of building development which has taken place in the subdivision, not exceeding in cost, however, the amount collected upon the bond.

N. Maintenance bond or security. The ~~developer applicant~~, prior to the time of acceptance by the Town Board, shall provide a maintenance bond or other acceptable security for the value of completed streets, water, sanitary and drainage utilities and other improvements shown on the final plat in such form and amount as the Town Board shall determine. The bond or other security shall be conditioned upon the faithful performance by the ~~developer applicant~~ of the repair or replacement on account of any and all deficiencies of or damage to the streets, utilities or other improvements from the time of acceptance by the Town Board to the time of completion of construction on the last building lot in the subdivision, but in no case longer than three years. ~~[IS THREE YEARS ENOUGH?]~~

[Added 11-16-1987]

~~§ 117-9 Letf intentionally blank Section intentionally left blank Special procedure for subdivision of lands located in business, business transitional and industrial use districts. I DON'T UNDERSTAND THIS SECTION!~~

~~Because of the impracticality of designating interior lot lines of business and industrial subdivisions prior to establishing the lot size and configuration required for each specific business and industrial use to be developed in the tract, the Planning Board will approve preliminary plans of such subdivisions without the designation of interior lot lines, in accordance with the procedures and requirements of these regulations. Thereafter, the developer applicant shall submit a final plat of the subdivision in one or more sections, containing the addition or alteration of interior lot lines, for Planning Board approval and filing in the Onondaga County Clerk's office without the necessity for further public hearing, unless, in the judgment of the Planning Board, the revised lot configuration might adversely affect adjoining or neighboring lots or properties. The final plat of the last section of the subdivision shall include all of the lots and sections previously filed. [Pursuant to Home Rule Law Section 10 and 22, to the extent necessary, any and all references to subdivision procedures that may conflict with Section 276 of the Town Law~~

~~are intended to supersede the provisions of Section 276 of Town Law setting forth the procedures for subdivision]~~

§ 117-10 Applications for subdivision approval.
[Added 4-3-1986]

Applications for subdivision approval shall be made on a form prescribed by the Planning Board. All such applications shall be made by and shall bear the signature of the owner of the property proposed to be subdivided or by the owner's duly authorized agent. If the subdivision application is signed by an agent, the Planning Board may require such agent to provide written evidence of his authorization by the owner to apply for and obtain subdivision approval.

ARTICLE VI Design Standards (§ 117-11 - § 117-16)

§ 117-11 General requirements.

In the layout, development and improvement of a subdivision, the ~~developer applicant~~ shall comply with all standards, specifications, codes and ordinances of the ~~€Town~~ and, in addition, ~~he the applicant~~ shall meet, as minimums, the standards of design and principles of land subdivision set forth in this section. If the Planning Board finds that because of unusual features or conditions of the area to be subdivided or its immediate environs the minimum standards set forth herein are insufficient to effectuate the purposes and requirements of § 117-3, the Planning Board may impose such ~~higher-different~~ standards as ~~necessary well as to~~ satisfy the purposes of § 117-3.

§ 117-12 Flood hazard areas.
Editor's Note: See also Ch. 75, Flood Damage Prevention.

Land ~~subject-prone~~ to flooding and land deemed by the Planning Board to be uninhabitable shall not be platted for residential occupancy nor for such other uses as may involve danger to health, life or property or aggravate the flood hazard, but such land within the area of the plan shall be set aside for such uses as shall not be endangered by periodic or occasional inundation. ~~[WHAT IF A WETLAND PERMIT IS GRANTED AND THE LAND IS MADE HABITABLE?]~~

§ 117-13 Streets and roads.

A. Street system.

(1) The development plan shall conform to such plan or plans for the ~~€Town~~ as shall have been prepared and adopted by the Planning Board.

(2) Local streets in a new development shall be so laid out as to discourage through traffic, but provision for the extension and continuation of major streets into and from adjoining areas is required, to the extent possible. If the subdivision abuts a present or proposed arterial street, marginal access streets running parallel to the thoroughfare should be provided, to the extent deemed necessary to the Planning Board.

(3) ~~At all times,~~ The street layout should be logically related to the topography of the land.

(4) Where the center lines of local streets opening into opposite sides of a collector street are within 200 feet of each other, they shall be made to coincide by curving or angling the local streets. ~~{I DON'T UNDERSTAND THIS} JL~~

(5) If the lots resulting from the original development are large enough for further subdivision ~~resubdivision~~ or if a portion of the tract is not subdivided, suitable access and street openings for such an eventuality ~~should~~ be provided at the Planning Board's request.

(6) Cul-de-sac in the local street system shall not exceed 500 ~~(STILL A GOOD NUMBER OR INCREASE?)~~ feet in length and must be designed with a turnaround having an outside roadway diameter of at least 130 feet and a street property line diameter of at least 160 feet. Upon the showing of good cause and after consultation with the appropriate fire department personnel relevant to the applicants property, the Planning Board may waive this the length restriction.

B. Street alignment.

(1) The minimum radius at the center line for curves on arterial streets shall be 800 feet; for collector streets, 300 feet; and for local streets, 150 feet. ~~JL~~

(2) Local streets shall have a tangent of at least 100 feet measured at the center line between reverse curves. All other streets shall have a tangent of at least 200 feet, except for arterial streets which shall have a tangent of at least 300 feet. ~~JL~~

(3) Proper sight distances should be provided with respect to both horizontal and vertical alignment. Sight distances shall be measured Measured along the center line of the street., the sight distance should be 400 feet for arterial streets; 200 feet for collector streets; and 100 feet for local streets. ~~JL~~ Sight distances shall be in accordance with the American Society of Highway Traffic Officials (ASHTO) design standards.

C. Street grades.

(1) There shall be a minimum grade of at least 1/2 of 1% on all streets; a maximum grade of 6% on arterial streets and collector streets; and 10% on local streets for maximum distances of ~~4,500~~ 400 feet. ~~JL~~

(2) Vertical curves shall be used in changes of grade exceeding 1% and should be designed for maximum visibility. Intersections shall be approached on all sides by leveling areas. Such leveling areas shall extend for a distance of 100 feet from the point of intersection of the center lines of the intersecting streets and within which no grade shall exceed a maximum of 1% on arterial streets, 2% on collector streets and 3% on all other streets and roads. The grade of actual intersections shall not exceed 1% in any direction. ~~HL~~

D. Street and pavement widths.

(1) The minimum street width shall be 60 feet, except for collector streets which shall have a right-of-way width of 80 feet, and the minimum pavement width for local streets shall be 24 feet and 30 feet for collector streets exclusive of any gutter. Where divided pavements are proposed, as in arterial roads, the minimum street width shall be 120 feet, and the minimum pavement width shall be ~~26-28~~ feet. ~~HL~~

(2) Additional widths may be required by the Planning Board upon finding that the same are required for:

- (a) Public safety and convenience.
- (b) Parking in commercial, industrial or public use areas.
- (c) Old roads which do not provide the proper widths and where, as a consequence, additional dedication is necessary.
- (d) Or as required as a result of any incentive zoning application.

E. Street intersections.

(1) Multiple intersections involving the junction of more than four roadways shall be avoided, and, where such avoidance is impossible, such intersections shall be designed with extreme care for both vehicular and pedestrian safety. ~~??~~

(2) Right angle intersections are ~~mandatory~~ desireable when arterial or collector streets are involved. When they are not, there shall be no intersection angle, measured at the center line, of less than 80° nor greater than 100°. ~~HL~~

(3) Street curb intersections shall be rounded by a tangential ~~arc~~ arc with a minimum radius of ~~25-30~~ feet for local streets and ~~30-35~~ feet for intersections including collector streets and arterial streets. ~~HL~~

F. Other requirements.

(1) The dedication of half streets at the edge of a new subdivision is prohibited, i.e. single lane streets. ~~?? If circumstances render this impracticable, adequate provision for the concurrent dedication of the remaining half of the street must be furnished by the subdivision. The existence of a half street in an adjoining subdivision will require the provision of the remaining half in the proposed subdivision.~~

(2) Reserve strips controlling access or egress are prohibited, unless specifically approved for good cause by the Planning Board~~prohibited~~. New streets shall be provided through to the boundary lines of the development especially if it adjoins a ~~ereage~~ to the greatest extent possible.

~~(3) Streets that are extensions of, or obviously in alignment with, existing named streets shall bear the names of the existing streets, subject to the approval of the Planning Board. Street names shall be cleared with County Planning Department and the representatives designated by the Town Board [DO WE HAVE A REPRESENTATIVE OF THE TOWN BOARD?] to avoid duplication or use of similarly sounding names.~~

(3) All streets constructed in the Town shall conform to all of the specifications set forth in the Town Street Specifications, chapter A 148 of the Town Code, including private streets constructed in the AR-40 Zone.

§ 117-14 Blocks and lots.

A. Blocks.

(1) All blocks in a subdivision shall have a minimum length of at least 500 feet with a maximum length of 1,200 feet. Such blocks containing individual lots shall be at least two lot depths in width. Modifications of the above requirements are possible in commercial and industrial developments. ~~HL~~

(2) In large blocks with interior parks, in exceptionally long blocks or where access to a school or shopping center is necessary, a crosswalk with a minimum right-of-way of 12 feet and a paved walk six feet in width shall be provided. ~~HL~~

B. Lots.

(1) The minimum lot size and road frontage shall be controlled by the provisions of the ~~1974 current~~ Zoning Ordinance of the Town of Lysander, as amended and as may be further amended.

Editor's Note: See Ch. 139, Zoning.

(2) All lots shall abut on a street, but double-frontage lots are prohibited except where the lots abut an arterial or a collector street on which access is not permitted. To the greatest extent possible, all lot lines, to the greatest extent possible, shall be at right angles to the street or to a tangent of the arc of a curved street. If, after subdivision, there exist remnants of land, they shall be merged into ~~included in~~ proposed or existing lot areas.

(3) Corner lots shall be at least 1 1/2 times the width of single-frontage lots. ~~HL~~

(4) Lot depth shall ~~should~~ not exceed four times the lot width, unless approval is granted by the Planning Board. ~~JL~~
[Amended 4-3-1986]

§ 117-15 Building lines; utilities; alleys.

A. Building lines. The minimum building setback shall be controlled by the provisions set forth in the 1974 ~~current~~ Zoning Ordinance of the Town of Lysander, as amended and as may be further amended.
Editor's Note: See Ch. 139, Zoning.

B. Utilities.

(1) Where sanitary sewer, storm sewer, open drainage facilities water, gas, electrical, streetlighting or other public utility facilities are to be located within the street right-of-way, their location and installation shall be coordinated so that they may be added to, repaired or enlarged at minimum cost. They shall be located underground as the Planning Board may require to the greatest extent possible.

(2) If easements are used at the rear of lots to provide such facilities, an easement shall be required having a minimum width of at least ~~20-30~~ feet. (Where lots back up to each other and the applicant proposes to straddle the boundary line, this would require a ~~tenfifteen~~-foot easement from each lot.)

C. Alleys (~~DEFINE~~). Alleys are prohibited in residential developments. In commercial or industrial districts without expressly designed loading areas, alleys with a minimum width of 22 feet shall be required. Where such alleys dead end, they shall be provided with a turnaround having an outside roadway diameter of not less than 75 feet. ~~JL~~

§ 117-16 Reservation and dedication of lands for public use.

A. In the event that the Planning Board determines that reservation of land of adequate size and suitable purpose cannot be practically located in a proposed subdivision, the Board may condition its approval of the subdivision upon payment to the Town of a fee of \$150 per lot for minor subdivisions and \$350 dollars per lot for major subdivisions, which sum shall constitute a trust fund of the town to be used exclusively for the acquisition and development of parks, playgrounds, recreation, community trails or open land areas in the town.

BA. The Town Board, after due consideration and as a result of the continued residential development of the Town, hereby finds that all further residential development shall include a provision for parkland. ~~(THIS REALLY NEEDS TO BE BEEFED UP. YOU CAN'T REQUIRE RESERVATION OF LAND UNLESS THE TOWN BOARD MAKES A FINDING THAT SUCH RESERVATION IS NEEDED TO ACCOMMODATE THE GROWTH IN THE TOWN).~~ To meet the requirements of

§ 117-3G, the Planning Board shall require reservation and dedication of at least 8% of the area of land to be subdivided for park, playground, recreation, community walk waystrails, bicycle paths, open land or other public purposes. In locating lands to be reserved and dedicated, the Board shall consider preservation of special environmental and geographic features, unsuitability of certain lands for building purposes, future expansion of public-use lands upon development of adjoining areas, the most appropriate type of public land use for the area and the conditions necessary to preserve access, use and maintenance of such lands for their intended purpose.

CB. Such lands ~~will~~ may be retained in ~~private~~ the ownership of a homeowners association registered with the New York State Attorney General, ~~absent a determination to the contrary by the Town Board~~ provided that they are permanently dedicated and maintained for their intended use by recorded covenant and security deemed adequate to the Town Board. Alternatively, lands may be offered to the Ttown as a gift to be accepted at the discretion of the Town Board.

~~C. In the event that the Planning Board determines that reservation of land of adequate size and suitable purpose cannot be practically located in a proposed subdivision, the Board may condition its approval of the subdivision upon payment to the Ttown of a fee of \$100 per lot (SEEMS VERY LOW), which sum shall constitute a trust fund of the town to be used exclusively for the acquisition and development of parks, playgrounds, recreation or open land areas in the town, as near as practicable in the general vicinity of and for the benefit of occupants of the subdivision from which such sum was derived.~~

~~D. Do we want to create an exemption for smaller subdivisions (5 lots or less) or for a subdivision that will not be used for commercial development (family members subdividing property).~~

ARTICLE VII Required Improvements (§ 117-17 - § 117-28)

§ 117-17 List of improvements to be installed.

The following is a complete list of required improvements to be installed either by the developerapplicant or by the Ttown with the developerapplicant paying the cost as outlined in § 117-28.

§ 117-18 Tract grading.

Before grading and improving land to be subdivided, the developerapplicant shall obtain Ttown approval of grading plans which shall assure adequate protection against excessive grades, surface water runoff, ponding and soil erosion, both during and after completion of tract development. Compliance, with approved grading plans, shall be assured by undertaking and security acceptable to the Town Board. REFERENCE SWPPP REQUIREMENTS and in accordance with all requirements set forth in Town Code section 139-69.

§ 117-19 Street grading.

All streets shall be graded to the grades shown on the street profile and cross-section plans as submitted and approved with the preliminary plan. Where installed by the developer/applicant, they shall be inspected and checked for accuracy by the town or its representatives. All land within the street right-of-way shall be graded toward the pavement at a minimum slope of 2% and a maximum slope of 15%. When installed by the developer/applicant, an as-built center-line profile shall be furnished prior to acceptance. ~~JL~~

§ 117-20 Pavement.

The pavement for all streets shall be installed as shown on the preliminary plan. All pavements shall conform to the then current road construction specifications of the Town of Lysander. [Editor's Note: See Ch. A 148, Street Specifications] Curbs or gutters shall be required on both sides of all streets. ~~JL~~

~~§ 117-21 Sidewalks. This section left intentionally blank.~~

~~A. Sidewalks shall be installed as the Planning Board may require, depending upon local conditions of public safety.~~

~~B. If sidewalks are required, Sidewalks they shall be constructed to the following minimum specifications: Sidewalks shall be 3,000 pounds minimum strength concrete, one to two to four mix or better, with a minimum width of four feet thickness of four inches, except at driveway crossings where the sidewalk shall be increased to a thickness of six inches. ~~JL~~~~

§ 117-22 Storm and surface drainage.

All storm sewers and drainage facilities, such as gutters, catch basins, bridges and culverts, shall be installed and the land graded for adequate drainage as shown on the grading plan submitted and approved with the preliminary plan. These also shall be inspected and checked for adequacy by the town or its representatives. Stormwater shall not be carried overland in roadside gutters or ditches for a distance of more than 400 feet. REFERENCE SWPPP REQUIREMENTS

§ 117-23 Sanitary sewers.

All plans for sanitary sewers and sewage disposal facilities shall conform to the Onondaga County Code and shall be approved by both the Onondaga County Department of Health and the Town. Individual septic system tanks, if permitted, shall be inspected and approved by the Onondaga County Department of Health. ~~JL~~

§ 117-24 Water supply.

All plans for municipal or individual water supplies shall conform to the Onondaga County Department of Health and the town. Fire hydrants shall be placed along all water mains at maximum intervals of 800 feet and shall be located for easy access by the Fire Department. Waterline sizes and fire hydrant locations shall be subject to Fire Department approval. ~~JL~~

§ 117-25 Plantings.

Adequate tree planting shall be completed by the ~~developer~~ applicant as directed by the Planning Board. Street trees shall be a minimum of 35 feet and a maximum of 50 feet apart. ~~Tentative tree species will be indicated on the preliminary plan will not be permitted within the street right of way.~~ Trees shall not be less than two inches in diameter at waist height at time of planting. ~~They may be planted on either side of the sidewalk unless the planting strip is less than eight feet, in which case they shall be planted in the lawn area.~~ Trees must be adequately supported by guy wires until firmly rooted. Trees selected for planting shall be in accordance with the Onondaga County recommended tree species. ~~IS THIS SOMETHING WE WANT TO KEEP IN??? DO WE FOLLOW THIS???~~

§ 117-26 Monuments.

A. Permanent reference monuments of precast concrete with iron or steel reinforcement rods at least four inches in width or diameter and at least 36 inches in length shall be set about three inches below final grade at all corners and angle points of the boundaries of the original tract to be subdivided and at all street intersections and such intermediate points as may be required so that, upon completion of all improvements and building construction, each monument will be intervisible with another. ~~JL ANY NEW WAYS TO DO THIS???~~

B. All lot corner markers shall be at least a three-fourths-inch metal pin with a minimum length of 30 inches and shall be permanently located in the ground to final grade and shall be capped and legibly stamped or imprinted to identify the land surveyor who set them. ~~JL ANY NEW WAYS TO DO THIS???~~

§ 117-27 Street signs.

A. Permanent street signs, of the same specifications as those of the Town Highway Department, showing the names of the intersecting streets shall be erected at each intersection.

B. All street signs, including but not limited to street name signs, speed limit signs, stop signs, yield signs and any other signs required by the New York State Manual of Uniform Traffic Control Devices or by the Planning Board shall be provided by the ~~developer~~ applicant and installed in accordance with the approved sign plan.

[Added 11-16-1987]

§ 117-28 Construction of streets and utilities.

The developer/applicant shall either construct all sanitary sewers, waterlines, drainage facilities and streets and turn them over to the Town at no cost or expense for operation and maintenance or he may request the Town to install the improvements and make a cash payment to the Town prior to construction in an amount to be determined by the Town Board.

ARTICLE VIII Preliminary Plan (§ 117-29 - § 117-29)

§ 117-29 Submission of preliminary plan; contents. ~~IL DO WE REQUEST ALL THIS INFORMATION EVEN FOR MINOR SUBDIVISIONS???~~

The developer/applicant shall submit to the Planning Board a preliminary plan of the proposed subdivision, complete topography of the area at two-foot intervals, unless otherwise specified for profiles and cross sections. These shall all be submitted in triplicate at a scale of not less than 100 feet equals one inch and shall contain the following information:

- A. The proposed subdivision name or identifying title and the tract in which the subdivision is located. A location map at a small scale showing the subdivision in relation to, and the distance from, major roads or other landmarks.
- B. The name and address, personally signed, of the record owner, developer/applicant and designer of the preliminary plan in India ink.
- C. A deed description and map of survey of the tract boundary made and certified by a licensed surveyor, to be a closed and balanced traverse and showing the location of property lines, existing easements, buildings, watercourses and other essential features.
- D. The names of all subdivisions immediately adjacent and the names of owners of record for adjacent acreage.
- E. The location and size of any existing sewers, water or gas mains, culverts and drains on the property to be subdivided.
- F. Sanitary sewers, detailed as follows:
 - (1) Plan and profile of all sewers showing all special features such as inverted siphons, extra-strength pipe, sewer bridges, stream crossings, etc.
 - (2) Figures showing the manhole stationing, size of sewers, surface and sewer invert elevations at manholes and the grade of all sewers between two adjacent manholes must be shown on the profiles. All sewers are to be sufficiently deep to serve adjacent basements except where otherwise noted on the plans.

(3) Details of all ordinary sewer appurtenances, such as manholes, drop manholes, inspection chambers and inverted siphons, as well as of any special appurtenances or structures, such as regulators, tide gates, sewer bridges, pumping stations, etc.

G. Storm drainage and sewers, detailed as follows:

(1) All details required for the collection and disposal of surface drainage shall be the same as that required for sanitary sewers.

(2) Details of catch basins, open channels, culverts, conduits, ditches and headwalls.

(3) A summary of design data for all storm drainage shall be furnished if requested by the town.

H. The location, names and existing widths of present and proposed streets, highways, easements, building lines, alleys, parks and other public open spaces.

I. The width, location, grades and street profiles of all proposed streets or other public ways.

J. Typical cross sections of the proposed grading of the roadways and sidewalks and the topographic conditions. Additional cross sections at points where cut or fill exceeds three feet or multiples of three feet.

K. The zoning regulations for the area with zoning district boundaries affecting the area. All parcels of land proposed to be dedicated to public use and the conditions of such dedication.

L. The date, scale and true North point.

M. All proposed lot lines with approximate dimensions and building setback lines.

N. The proposed location of and type of sidewalks; the location and species of street trees; the location, size and types of curbs and gutters; the location and size of water, gas and electrical mains and lines; the character, width and depth of pavement and subbase.

O. All necessary easements to service public areas.

P. When and if the subdivision covers only a portion of the developer/applicant's entire holding, a sketch of the prospective future street system of the entire area shall accompany the preliminary plan. In addition, the sketch shall show all prospective sewer and drainage facilities with sizes, slope, location and area served.

Q. All preliminary plans must be submitted as one of the following sized drawings: 18 inches by 24 inches, 24 inches by 36 inches or 36 inches by 48 inches. A suitable border line shall be placed on all drawings with a margin of not less than 1/2 inch on all sides.

R. A stormwater pollution prevention plan (SWPPP) consistent with the requirements of §§ 139-70 and 139-71 of the Zoning Law shall be required for preliminary subdivision plat approval. The SWPPP shall meet the performance and design criteria and standards in §§ 139-70 and 139-71 of the Zoning Law. The preliminary subdivision plat shall be consistent with the provisions of §§ 139-70 and 139-71 of the Zoning Law.
[Added 2-11-2008]

ARTICLE IX Final Plan (§ 117-30 - § 117-30)

§ 117-30 Submission of final plan; contents.

The developer/applicant shall submit two ~~cloth mylar prints (MYLAR???)~~ and three paper prints, and a pdf electronic file of the final subdivision plan clearly and legibly drawn at a scale of not more than 100 feet equals one inch. The final plan shall include the following.

- A. The proposed subdivision name or identifying title and the name of the tract in which the subdivision is located; the name and address of the record owner and subdivider; the name, license number and seal of the registered professional surveyor.
- B. Street lines, pedestrianways, lots, reservations, easements and areas dedicated to public use.
- C. Sufficient data to determine readily the location, bearing and length of every street, lot line and boundary line and to reproduce such lines upon the ground.
- D. The length and bearing of all straight lines, the deflection angles, radii, length of curves and central angles of all curves, tangent distances and tangent bearings shall be given for each street. All dimensions of the lines of each lot shall be shown in feet and decimals of a foot. The property boundaries, location, scale and North points shall also be shown.
- E. The final plan shall also show, by proper designation thereon, all public open spaces for which deeds of dedication are included. All offers of dedication shall bear the certificate of approval of the Town Attorney as to their legal sufficiency.
- F. Lots within a subdivision shall be numbered. In addition, house numbers shall be shown in accordance with the Town of Lysander House Numbering Plan.
- G. Permanent reference monuments shall be shown.
- H. Where improvements have been installed by the developer/applicant, three copies of as-built drawings shall be submitted, together with a certification by the developer/applicant's engineer that all utilities were properly constructed in accordance with approved plans and Health Department regulations. As-built drawings shall show

final rim and invert elevations and the final stationing of all catch basins and manholes, physical ties to all manholes and water valves, location and length to the property line of all house connections and any other necessary information for the proper maintenance and operation of the system.

I. Certification of approval by the appropriate public agency, when and where required, as well as such other certificates, affidavits, endorsements or other agreements as may be required by the Planning Board in the enforcement of these regulations.

J. A stormwater pollution prevention plan (SWPPP) consistent with the requirements of §§ 139-70 and 139-71 of the Zoning Law shall be required for final subdivision plat approval. The SWPPP for the final subdivision plat may, in the discretion of the Planning Board, be the same as the SWPPP submitted for the preliminary plat approval if there have been no significant changes to the final plat from the preliminary plat. The SWPPP shall meet the performance and design criteria and standards in §§ 139-70 and 139-71 of the Zoning Law. The final subdivision plat shall be consistent with the provisions of §§ 139-70 and 139-71 of the Zoning Law.

[Added 2-11-2008]

ARTICLE X ~~Variations~~ Waiver (§ 117-31 - § 117-32)

~~§ 117-31 Variations from regulations authorized.~~ Waiver from regulations authorized.

Where the Planning Board finds that ~~extraordinary hardships~~ may be a result from strict compliance with these regulations, it may ~~vary~~ waive the regulations so that substantial justice may be done and the public interest secured, provided that such ~~variation~~ waiver will not have the effect of nullifying the intent and purpose of the ~~Official Current Zoning Map, Current Comprehensive Land Use Plan and this Chapter 117-the Zoning Ordinance~~ [Editor's Note: See Ch. 139, Zoning.] or these regulations. Nothing contained herein shall be construed to provide the Planning Board with the authority to provide ~~variances~~ waiver from dimensional requirements set forth in Chapter 139 of the Lysander Town Code.

~~§ 117-32 Large-scale development.~~ Planned Unit Developments

The standards and requirements of these regulations may be modified by the Planning Board in the case of a plan and program for a Planned Unit Development ~~new town, a complete community or a neighborhood unit~~ which, in the judgment of the Planning Board, provide adequate public spaces and improvements for the circulation, recreation, light, air and service needs of the tract when fully developed and populated and which also provide such covenants or other legal provisions as will assure conformity to and achievement of the plan.

ARTICLE XI Fees (~~§ 117-33 - § 117-33~~)

[Amended 4-3-1986; 9-16-1991]

~~Editor's Note: This resolution also provided that it shall take effect immediately for new applications and that pending applications shall be subject to the new final approval and inspection (for minor subdivisions) or inspection and review fees (for major subdivisions) incurred on or after January 1, 1992, if final approval has not been granted on or before December 31, 1991.~~

§ 117-33 Schedule of fees and deposits for expert fees shall be established by the Town Board at their annual organizational meeting. Ozzie needs to review

The Town of Lysander subdivision fees shall be as follows:

A. Minor subdivisions fees shall be established by the Town Board at their annual organizational meeting:

- ~~(1) Application fee: \$75, payable at time of application.~~
- ~~(2) Final approval fee: \$125, payable prior to public hearing.~~
- ~~(3) Inspection fee: \$100, payable prior to public hearing.~~

B. Major subdivisions fees shall be established by the Town Board at their annual organizational meeting:

- ~~(1) Application fee: \$75, payable at time of application.~~
- ~~(2) Final approval fee: \$125, payable at time of final approval.~~
- ~~(3) Inspection and review fees.~~

~~(a) The subdivider applicant shall make an initial deposit with the Town in an amount established by the Town Board at their annual organizational meeting and include the following. the following amount, payable upon application for preliminary subdivision approval:~~

- ~~[1] Basic deposit: \$100 amount per lot in proposed subdivision, up to a maximum of \$2,500,000 per lot;~~
- ~~[2] New roads required: additional \$1,000;~~
- ~~[3] Town water system: additional \$1,000; plus~~
- ~~[4] Public sanitary sewers (wet or dry): additional \$1,000.~~
- [5] Storm Sewers

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- [4] Public sanitary sewers (wet or dry): additional \$1,000.
- [5] Storm Sewers

(b) Said deposits shall be used by the Town to fund the Planning Board Budget for the payment of fees of engineers, attorneys or other consultants retained by the town in connection with the review of the subdivision application and all related submissions; the inspection of the subdivision and improvements therein; the establishment or extension of improvement districts for the subdivision; and other consulting services rendered to the Town Planning Board or Town Board in connection with the subdivision review process. Additional deposits for the payment of fees and expenses retained or employed by the town including engineers, attorneys or other consultants retained by the town in connection with the review of the subdivision application and all related submissions; the inspection of the subdivision and improvements therein; the establishment or extension of improvement districts for the subdivision; and other consulting services rendered to the Town Planning Board or Town Board in connection with the subdivision review process. ~~may be requested of and shall be paid by the subdivider applicant, when and if required. Initial and additional deposits shall be held in a separate account for each subdivision and any balance remaining shall be refunded to the subdivider applicant after final approval of the last section of the subdivision, or when the subdivision application is denied. Failure to make deposits when due shall be grounds for denying the subdivision application.~~ (HAVE WE BEEN PAYING ATTORNEY FEES FROM THESE DEPOSITS???)

(c) Withdrawals from deposit accounts shall be made only after approval by the Town Board and Planning Board Chairman (or designee in his absence) of a statement for services rendered and voucher from the consultant in accordance with usual town procedures. Consultant's statements shall contain a brief description of services rendered, date for such service, the number of hours expended or other basis for the charge and the hourly rate if applicable. Rates charged for services to be reimbursed from deposit accounts shall not exceed rates charged to the Town by consultants for comparable contractual services in other matters. The subdivider applicant shall be entitled, upon request and the payment of any applicable copying charge, to a copy of vouchers and statements reflecting charges reimbursed from the subdivider's applicant's deposit account and to a copy of town records reflecting the balance in the subdivider's applicant's deposit account.

ARTICLE XII Policy on Residential Subdivision Development (§ 117-34 - § 117-34)
[Added 7-16-1984; Editor's Note: This policy was ratified by resolution 4-4-1996]

§ 117-34 Issuance of building permits and certificates of occupancy; street acceptances.

A. Building permits may be issued for construction in residential subdivisions prior to final subdivision approval and prior to acceptance of streets, but only if preliminary subdivision approval has been obtained and reasonable access from a public road to the construction site is provided.

(b) Said deposits shall be used by the Town to fund the Planning Board Budget for the payment of fees of engineers, attorneys or other consultants retained by the town in connection with the review of the subdivision application and all related submissions; the inspection of the subdivision and improvements therein; the establishment or extension of improvement districts for the subdivision; and other consulting services rendered to the Town Planning Board or Town Board in connection with the subdivision review process. Additional deposits for the payment of fees and expenses retained or employed by the town including engineers, attorneys or other consultants retained by the town in connection with the review of the subdivision application and all related submissions; the inspection of the subdivision and improvements therein; the establishment or extension of improvement districts for the subdivision; and other consulting services rendered to the Town Planning Board or Town Board in connection with the subdivision review process. ~~may be requested of and shall be paid by the subdivider/applicant, when and if required. Initial and additional deposits shall be held in a separate account for each subdivision and any balance remaining shall be refunded to the subdivider/applicant after final approval of the last section of the subdivision, or when the subdivision application is denied. Failure to make deposits when due shall be grounds for denying the subdivision application.~~ (HAVE WE BEEN PAYING ATTORNEY FEES FROM THESE DEPOSITS???)

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B. No certificate of occupancy shall be issued and no structure shall be occupied as a residence until final subdivision approval has been obtained and streets accepted by the Town. (This means streets are completed or, if incomplete, streets must be passable and plowable, and a performance bond must be posted to ensure completion.)

C. A cash deposit or irrevocable letter of credit from a banking institution may be accepted by the Town Board in lieu of the maintenance bond specified in Section 2.6 of the Town of Lysander Highway Specifications Ordinance.
[Editor's Note: See Ch. A148, Street Specifications.]

The amount of such bond, deposit or letter of credit shall be specified by resolution of the Town Board but shall in no event be less than 25% nor more than 100% than the value of the completed street.

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