

Rocco
Doyle & Olive

Application to the Planning Board

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

Date: January 23, 2018
 Information Only
 Preliminary
 Final

Name of proposed development: Penn Subdivision

Applicant:

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

Owner of record:

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

Proof of ownership attached: Yes

Site Location:
3626 & 3630 Doyle Road
Baldwinsville, NY 13027

Proposed use (s) of site:

Single family Residential

Current use & condition of site:

Residential/Vacant land

Plans prepared by:

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

Ownership intentions:

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

Farm Lot No. 97

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

Current Zoning AR-40

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

Plans for sewer and water connections

Proposed septic. Existing water in area

Character of surrounding:

Residential

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Bob Rocco
Name of Owner or Representative

[Signature]
Signature

Application to the Planning Board

Melvin Farms

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

Date: 5-7-18
_____ Information Only
_____ Preliminary
_____ Final

Name of proposed development: _____

Applicant:

Name MARIO D'ARRIGO
Address 7513 MORGAN RD
LIVERPOOL NY 13090

Telephone: 315 380 4081 (CELL)

Owner of record:

Name KEN RAYMOND OWNER
DAN BARGABOS/MARIO D'ARRIGO
Address ALBANY NY CONTRACT VENDED

Telephone: _____

Plans prepared by:

Name STEVE CHOCERENCO
Address 7519 MORGAN RD
LIVERPOOL NY 13090

Telephone: 315-214-5861

Ownership intentions:

Name _____
Address _____

Telephone: _____

Proof of ownership attached: _____

Site Location: 293 Acres MELVIN FARM
ROUTE 370/HAYS RD

Farm Lot No. _____

Tax Map No. _____ 1

Current Zoning _____

Is site in an Agricultural Tax District? NO

Area of land 293 acres.

Plans for sewer and water connections:

OCWA WATER

SEPTIC SYSTEMS

Proposed use(s) of site:

RESIDENTIAL SUBDIVISION

Current use & condition of site:

FARM

Character of surrounding

RURAL RESIDENTIAL

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

MARIO D'ARRIGO
Name of Owner or Representative

[Signature]
Signature

060-01-14.1
-01-16.2
-01-18
-01-21
-01-23
064-03-02.1

The use for this land if rezoned for commercial use would become the shop and staging area for equipment for Flat Rock Hardscapes Inc. Flat Rock Hardscapes is a company that performs landscape and hardscape installation and maintenance as well as snow plowing in the winter. That work entails building patios, walkways outdoor kitchens and fire pits etc. Also helping customers with pool areas for outdoor living spaces. There would be around 4-5 company pick-up trucks along with around 6 trailers of different types essential to landscaping. We would like to place a sign in front to advertise our business. For now just being able to park our trucks and equipment and have a place for our employees to show up will help us be closer to the majority of our work in Baldwinsville. There would be 5-6 employees parking there as of now. Employees would get into company equipment and leaving until returning from work at the end of the day. There may be occasional returning during the day to resupply. We would neatly stockpile bulk material for use on the job, not for resale. There would be delivery trucks on occasion bringing those bulk materials. There would be a need for a dumpster there all the time. Typical business hours are 7am-5pm.

Future development- As our business grows, we would like to build a barn to store our equipment and supplies and attach a small office space for the management of the business. Also build a small display area for our potential customers to view our work and see what we have to offer. We plan to work with and support local businesses in our operation and want to provide a quality service to this community.



C.N.Y. LAND SURVEYING LLC

DOUGLAS J. REITH, L.S.

N.Y.S. LICENSE 049904

PROPOSED DESCRIPTION

PART OF LOT 2, JC PEACEFUL ACRES SUBDIVISION

TOWN OF LYSANDER

PAGE 1 OF 2

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Lysander, County of Onondaga and State of New York and being a part of Lot 57 in said Town and being more particularly described as follows:

BEGINNING at a point in the centerline of Oswego Road (NYS Route 48), said point being N.00°43'32"W., 500.37 feet, N.00°09'13"W., 400.48 feet, N.16°16'20"E., 81.15 feet, N.86°46'34"E., 33.00 feet and N.03°13'26"W., 431.26 feet from the intersection of the northerly line of Church Road and the westerly line of Interstate Route 690, said point being the northeast corner of Lot 1 and the southeast corner of Lot 2, JC Peaceful Properties Subdivision as filed in the Onondaga County Clerk's Office, Map # 11624;

thence S.86°46'34"W., along the common line between said Lots 1 and 2, passing at 33.00 feet an iron rod with cap set and continuing for a total distance of 600.00 feet to a point for corner;

thence N.03°13'26"W., a distance of 353.81 feet to a point for corner;

thence N.86°46'34"E., a distance of 254.29 feet to a point for corner in the northerly line of lands now or formerly owned by Roger and Kathleen Haskins as recorded in the Onondaga County Clerk's Office in Liber of deeds #4243, Page #326;

thence S.03°13'26"E., along the northerly line of said Haskins property, a distance of 65.00 feet to a iron pipe found for corner;

thence N.86°46'34"E., along the southerly line of said Haskins property, passing at 317.61 feet an iron pipe found and continuing for a total distance of 345.71 feet to a point for corner in the centerline of said Oswego Road;



**PROPOSED DESCRIPTION
PART OF LOT 2, JC PEACEFUL ACRES SUBDIVISION
TOWN OF LYSANDER
PAGE 2 OF 2**

thence S.03°13'26"E., along the centerline of said Oswego Road, a distance of 288.81 feet to the **POINT OF BEGINNING. CONTAINING 4.357 acres** of land more or less.

The hereinbefore described parcel of land is subject to any and all easements and/or rights of ways of record.

**#13.028 Lot 3
01 April 2013**

