

TOWN of LYSANDER
8220 LOOP ROAD
BALDWINVILLE, NEW YORK 13027
(315) 638-4264

June 18, 2015

Supervisor John A. Salisbury &
Lysander Town Councilors
8220 Loop Road
Baldwinsville, NY 13027

Re: Whispering Oaks Phase IV

Subj: Incentive Zoning Application

Dear Supervisor Salisbury & Lysander Town Councilors:

I have completed my review of the recently submitted incentive zoning application for the Whispering Oaks Phase IV project. The attached letter was sent on to the developers engineer requesting some additional economic analysis information, revisions to the proposed sewer intended to serve the homes on Irene Drive and Emerick Road along with minor revisions to the long environmental assessment form submitted with the application.

At this time the Town Board will need to negotiate concessions from the developer for the requested increase in density. The one suggested concession I have asked the developer to include in the application is the extensions of sewer to serve the existing homes on Irene Drive. In addition to this concession the Board could also consider requesting a cash payment to be used for increasing the capacity of the Whispering Oaks pump station if sewers are ever extended to the Seneca Estates and River Bend subdivisions, or have the developer fund a sanitary sewer inflow and infiltration, I&I, study of the Village sewers to free up some additional capacity in the existing West Genesee pump station that the Whispering Oaks force main feeds into. The Board could also consider allowing the developer to not build any lots more than what is allowed under A the current AR-40 zoning with but allow narrower lot widths which would reduce the amount of utility infrastructure and roadway required for the project. This option has the potential to result in the preservation of open space, will preserve more of the existing Whispering Oaks pump station capacity and require construction of less public infrastructure.

Regards



Allen J. Yager, P.E.
Town of Lysander Engineer

enclosure

cc: Anthony Rivizzigno
Lisa Dell

TOWN of LYSANDER
8220 LOOP ROAD
BALDWINSVILLE, NEW YORK 13027
(315) 638-4264

June 15, 2015

Mr. Julian Clark, P.E.
8232 Loop Road
Baldwinsville, NY 13027

Re: Whispering Oaks Phase IV

Subj: Incentive Zoning Application Review

Dear Mr. Clark:

I have completed my review of the Incentive Zoning Application for the above referenced project. Additional information and some additional concessions/amenities may be required before the Town Board will be able to refer the application to the Planning Board and Zoning board of appeals for approval. Please address the following items with a revised application:

1. Show the names of all adjacent property owners on the maps.
2. Provide additional economic analysis including estimated revenue for both alternatives, estimate of debt reduction for the residents included in the Whispering Oaks and West Genesee Sewer districts.
3. A gravity sanitary sewer crossing of Emerick Road to serve the existing homes on Irene Drive will need to be shown between lots 24 & 25 on the proposed density sketch.
4. Page 5 of the LEAF the question concerning water will need to be revised to state that there are not existing lines which serve the site.
5. Page 6 of the LEAF the questions concerning sewer lines will need to be modified to indicate that sewer does not currently serve the site and that a sewer main extension will be required along with a sewer district extension.
6. Page 12 of the LEAF question m concerning predominant wild life should be changed to state typical rural wildlife and question q should be modified to state that hunting and trapping activities do occur on adjacent property and that once this project is completed these activities will need to take place at a distance greater than 500' form the proposed homes.

I would recommend that you and the developer plan on attending a Town Board work session for information purposes and to negotiate any additional amenities/concessions the Town Board may have in mind.

Feel free to contact me if you have any questions or require any additional information.

Regards



Allen J. Vager, P.E.
Town of Lysander Engineer

Cc: Lysander Town Board

Cc: Al Yager

Subject: work session

John,

Maintenance Barn Roof Repair

We have reached out to **Josall Syracuse Inc.** who has the county contract and they have quoted us to do the roof repairs for **\$2,240.00**

We are waiting on the quote for the roof replacement called on 6/5/15 and was told we'll have a fax on Monday, 6/8/15.

Hot Water Tank at Maintenance Barn is schedule to be installed on Monday 6/8/15.

Tony Burkinshaw

315-635-5999

Like us on Facebook:

Lysander Parks & Recreation

V a
(a-c)

March 2015 - May 2015 Assessors' Report

The Legal Notice concerning 2015 inventory and valuation data appeared in the Messenger for 2 weeks in early March as required by law.

The exemption deadline for 2015 was March 1st, reminder post cards were sent for renewals and phone calls made. Denial notices were sent to property owners that did not renew.

Preliminary assessment notices were sent to 979 property owners in mid March. Informal meetings were scheduled for 3 weeks during March and April, including 2 evenings. A total of 139 property owners scheduled an informal meeting with the Assessor.

The Legal Notice for Tentative Roll filing and Grievance Day information appeared in the Messenger on April 29th.

The Tentative Assessment roll was filed on May 1st and an additional 211 change of assessment notices sent to property owners.

The Assessor "sat" with the Assessment Roll as required by RPTL for 4 days, also 2 hours after 6:00pm and 2 hours on Saturday.

Grievance Day was held on June 2nd by appointment only. A total of 50 Grievance filings were received for appointment or paperwork only. All hearings with the BAR were completed on June 2nd. Deliberations/decisions were completed on June 10th. Notices were mailed to property owners on June 12th.

The ORPTS has verified the Level of Assessment at 100% for the 2015 assessment roll. See attached

Notice of Tentative State Equalization Rate
for the 2015 Assessment Roll

Mr. John A. Salisbury , Supervisor
Town of Lysander
8220 Loop Road
Baldwinsville, NY 13027

County of Onondaga
Town of Lysander

Tentative Equalization Rate: * 100.00 *

HEARING DATE:
6/29/15 10:00 AM

HEARING PLACE: Office of Real Property Tax
Services
WA Harriman State Campus
Albany, New York

On 6/2/2015 the State Office of Real Property Tax Services established a tentative 2015 State equalization rate of 100.00 for your municipality. This equalization rate was computed using data from your municipality's tentative assessment roll. If final assessment roll data produces a significantly different rate, we will recompute the equalization rate and notify you.

The Office of Real Property Tax Services applauds your efforts to comply with the statutory standard of assessment by completing a reassessment in 2015. The tentative equalization rate is the same as the "local stated level of assessment (LOA)" declared by the assessor and displayed on your tax bills. The tentative equalization rate indicates the level at which a municipality is assessing property in relation to its full market value, as measured by the Office of Real Property Tax Services. The tentative equalization rate clearly supports your LOA.

A copy of the data reports showing the computation of the tentative State equalization rate is being sent to your assessor. If class equalization rates have been established for your assessing unit, they are provided on the attached list.

The full value standard of the tentative 2015 State equalization rate is the total full value as of July 1, 2014. The percentage change in the estimate of full value between the 2014 State equalization rate and the 2015 State equalization rate due to the change in full value standard for your municipality is 0.0%. The percentage change for the other municipalities in your county is shown on the enclosed report.

A written complaint and all evidence which you wish to submit in support of that complaint must be mailed or hand delivered to Darlene A. Maloney, Assistant to the State Board, at the Albany office of the State Board at the above address at least five days before the hearing date set forth above. The complaint must be made on the RP-6085 complaint form and signed by the chief executive officer or legal representative. Please refer to Subpart 8186-15 of the rules and the State Equalization Rate and Complaint Process booklet when preparing supporting documentation if you file a complaint. The complaint booklet is available on the Taxation and Finance website at http://www.tax.ny.gov/research/property/assess/rate_doc.htm or you may contact your ORPTS regional office or Brian Moon or Kim Lee in Equalization Support Services in Albany at (518) 474-5666.

THE COMPLAINT FORM AND SUPPORTING DOCUMENTATION DEADLINE IS: 6/24/2015

The hearing itself is not an adjudicatory proceeding. You will, however, have the opportunity to explain the written materials previously submitted, and/or to offer oral statements in support of your complaint. As the duly authorized representative of the State Board, the hearing officer will communicate your comments, in summary form, to the Board. Staff will review the written documentation you submitted in support of your complaint, to determine whether to recommend to the Board that changes be made in the calculation of the State equalization rate.

The State Board will meet on August 19, 2015 in Albany. We will notify you of the recommendation and the exact time and location of the Board meeting.

cc: Ms. Theresa Golden, Appointed Assessor
Town of Lysander
Assessor's Office
8220 Loop Road
Baldwinsville, NY 13027

Vc

New York State Department of Taxation and Finance
 Office of Real Property Tax Services
 WA Harriman State Campus
 Albany, New York 12227
 2015 Equalization Rate Status

City of Onondaga

Municipal Code	Municipal Name	(A) 2014 State Equalization Rate	(B) 2015 State Equalization Rate and Status	(C) Percentage Change in Estimate of Full Value
311500	City of Syracuse	81.50	81.50 Final	0.00%
312200	Town of Cicero	100.00	100.00 Tentative	0.00%
312400	Town of Clay	4.33	4.31 Tentative	0.46%
312600	Town of Dewitt	100.00	100.00 Tentative	0.00%
313200	Town of Geddes	93.00	92.00 Tentative	1.09%
313400	Town of LaFayette	97.00	93.00 Tentative	4.30%
313800	Town of Manlius	100.00	100.00 Tentative	0.00%
314000	Town of Marcellus	100.00	100.00 Tentative	0.00%
314200	Town of Onondaga	100.00	100.00 Tentative	0.00%
314400	Town of Otisco	2.17	2.17 Tentative	0.00%
314800	Town of Salina	100.00	100.00 Tentative	0.00%
315000	Town of Skaneateles	100.00	100.00 Tentative	1.09%
315200	Town of Spafford	100.00	100.00 Tentative	0.00%
315400	Town of Tully	100.00	100.00 Tentative	0.00%
319902	Onondaga County C.A.P. #2 Town of Fabius Town of Pompey	100.00	100.00 Tentative	0.00%
319903	Onondaga County C.A.P. #3 Town of Lysander Town of Van Buren	100.00	100.00 Tentative	0.00%
319904	Onondaga County C.A.P. #4 Town of Camillus Town of Elbridge	100.00	100.00 Tentative	0.00%

Column C is the percentage change in the estimate of full value between the 2014 State equalization rate and the 2015 State equalization rate due to the change in full value standard.

This percentage change is important because county and school taxes are apportioned according to a municipality's share of the full value of the county or the school. A municipality will be apportioned a larger share of the tax levy if its full value increases by a larger percentage than others, or if its full value decreases less than the decrease for other municipalities in the county or school.

The information shown in columns B and C is subject to change as the other tentative rates are established in the county and as rates are finalized after the completion of rate complaint processing. You will be sent a complete report when we have established 2015 State equalization rates for all municipalities in your county.

Item B,
(1-3)

Memo

June 16, 2015

To: Supervisor John Salisbury and the Lysander Town Board

From: Gene Dinsmore, Highway Superintendent

Subject: Highway Law Section 284

Please resolve (at the next board meeting) to authorize signature of the 284 document for the Town Clerk's official file.

Thank you,



Gene Dinsmore
Highway Superintendent

Agreement for the Expenditure of Highway Moneys

AGREEMENT between the Town Superintendent of the Town of Lysander, Onondaga County, New York, and the undersigned members of the Town Board.

Pursuant to the provisions of Section 284 of the Highway Law, we agree that moneys levied and collected in the Town for the repair and improvement of highways, and received from the State for State Aid for the repair and improvement of highways, shall be expended as follows:

- 1. GENERAL REPAIRS. The sum of \$ 848,324 shall be set aside to be expended for primary work and general repairs upon 15.759 miles of town highways, including sluices, culverts and bridges having a span of less than five feet and boardwalks or renewals thereof.
- * 2. PERMANENT IMPROVEMENTS. The following sums shall be set aside to be expended for the permanent improvement of Town highways:

(a) On the road commencing at _____ and leading to _____, a distance of _____ miles, there shall be expended not over the sum of \$ _____.

Type _____
 Width of traveled surface _____
 Thickness _____
 Subbase _____

***All repairs and improvements according to our Cornell pavement Management Plan, 2015 List attached.**

(b) On the road commencing at _____ and leading to _____, a distance of _____ miles, there shall be expended not over the sum of \$ _____.

Type _____
 Width of traveled surface _____
 Thickness _____
 Subbase _____

Executed in duplicate this _____ day of _____, 20____

Supervisor

Councilman

Councilman

County Superintendent of Highways

Councilman

Councilman

Councilman
Gene Sumner

Town Superintendent of Highways

Note: This agreement should be signed in duplicate by a majority of the members of the Town Board and by the Town Superintendent. Both copies must be approved by the County Superintendent. One copy must be filed in the Town Clerk's office and one in the County Superintendent's office. COPIES DO NOT HAVE TO BE FILED IN ALBANY.

2015 Road Maintenance and Construction Projects

Annual Budget:

\$850,000

Name	Length	Width	PCI	Repair Type	Repair Cost	Budget Year
Crego ST	0.28	26	56	Full Depth Recon W/ Under Dra	\$166,823	0
Killoe RD	0.864	24	65	Mill and 1.5" Overlay	\$139,316	0
Warriors Path	0.25	24	58	mill & 1.5" overlay	\$29,146	10
Glacier Ridge R	0.151	34	64	Mill and 1.5" Overlay	\$24,939	0
Willett Parkway	1.299	48	58	Cape Seal	\$108,643	1
Brundage RD	0.688	36	45	Mill and 1.5" Overlay	\$120,314	6
Highland Drive	0.18	20	64	Chip Seal	\$3,232	1
Woodland DR	0.33	20	46	Chip Seal	\$5,925	0
Vicki Lane	0.183	22	59	Cut Shoulders & Chip Seal	\$3,865	0
Willowbend DR	0.08	24	53	Chip Seal	\$1,724	0
Glenbrook DR	0.29	24	37	chip seal	\$6,248	0
Swamp RD	0.96	22	63	Chip Seal	\$18,958	0
Phosphate Alley	0.131	18	75	Chip Seal	\$2,352	0
Shuba RD	0.49	22	62	Cut Shoulders & Chip Seal	\$11,384	0
Runnymede DR	0.28	24	54	chip seal	\$6,032	10
Runnymede RD	0.24	24	38	chip seal	\$5,171	7
Fallen Timber P	0.09	24	53	chip seal	\$1,939	9
Sourwood Road	0.1	24	57	chip seal	\$2,155	9
Sourwood Rd	0.37	24	63	chip seal	\$7,971	10
Carolwood LA	0.1	24	47	chip seal	\$2,155	10
Bendigo DR	0.32	24	92	Crack Repairs	\$2,434	0
Lincoln Ave	0.03	20	69	Crack Repairs	\$191	0
Coppernoll RD	1.12	22	69	Chip Seal	\$22,117	0
Avery RD	1.46	20	83	Chip Seal	\$26,210	0
Frenchmans Cre	0.23	24	67	Mill and Fill 1.5"	\$29,146	0
Glen Abbey Terr	0.27	24	70	Mill and Overlay 1.5"	\$31,478	11
Braewood DR	0.349	28	66	Nova Chip & Fiber Mat	\$31,622	1
Amberlea LN	0.127	26	76	Nova Chip & Fiber Mat	\$10,622	1
Hayfield Lane	0.072	26	75	Nova Chip & Fiber Mat	\$6,022	3
Hidden Lake DR	0.238	24	86	Crack Repairs	\$1,810	1
Alleta CIR	0.184	24	90	Crack Repairs	\$1,399	1
Warming Spring	0.91	24	88	Crack Repairs	\$6,919	1
Jayhawk Cir	0.34	24	88	Crack Repairs	\$2,586	1
Rock Rose Cir	0.1	24	90	Crack Repairs	\$761	1
Kerryman CIR	0.1	24	92	Crack Repairs	\$761	1
Potter RD	0.36	35	90	Crack Repairs	\$3,878	1
Oberon Drive	0.273	28	72	Crack Repairs	\$2,076	1
				Total=	\$848,324	

TOWN OF LYSANDER
Crego Street Reconstruction Drainage Improvements
BID OPENING
June 19, 2015 @ 10:00 A.M.

COMPANY NAME	BASE BID AMOUNT	ADDITIVE BID	BID BOND ATTACHED
D. E. Tarolli, Inc.	\$274,740.00	\$94,620	Yes
Central Paving, Inc.	\$212,440	\$75,530	Yes
Paul Vitale, Inc.	\$241,160	\$70,550	Yes
LaFleur Constructors, Inc.	\$198,000	\$69,720	Yes
Savanah Civil Site Work, LLC	\$225,180	\$81,000	Yes
J. K. Tobin Construction	\$175,706	\$65,279.50	Yes