

*Collington
Pointe
East*

TOWN OF LYSANDER
PLANNING BOARD
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Town of Lysander Planning Board will hold a Public Hearing at 7:00 p.m. on Thursday, June 8, 2017 at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York, to consider the application of Bella Casa Builders, Inc. for an eighty-nine (89) lot Preliminary Major Subdivision, on property located at Patchett Road, Tax Map No. 073.1-01-38, 073.1-01-40.3 and 073.1-01-41, Baldwinsville, New York.

The applicant's proposal is to subdivide 89 residential building lots from a parcel of approximately 89 acres. The remnant piece will remain open space. Maps of the proposed subdivision are on file at the Town Building.

At such time all persons interested in said application will be given an opportunity to be heard by the Planning Board.

Dated: May 25, 2017

John Corey, Chairman
Lysander Planning Board

Collington

Application to the Planning Board

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

Date: 5-5-2017
 Information Only
 Preliminary
 Final

Name of proposed development: Collington Pointe

Applicant: Plans prepared by: Est

Name Bella Casa Builders

Name CITA CONSULTING

Address _____

Address 441 S. SALINA ST

SYRACUSE, NY 13210

Telephone: (315) 243-7083

Telephone: (315) 471-3920

Owner of record:

Ownership intentions:

Name Bella Casa Builders

Name _____

Address 4750 Woodland Way

Address _____

LIVERPOOL, NY 13088

Telephone: _____

Telephone: (315) 243-7083

Farm Lot No. NA

Proof of ownership attached: _____

Tax Map No. 073.1-01-38, 40, 3, 41

Site Location:

PATCHEN ROAD

Current Zoning AR-40 / IZ

Is site in an Agricultural Tax District? NO

Area of land 76 1/2 acres.

Proposed use(s) of site:

SINGLE FAMILY RESIDENTIAL

Plans for sewer and water connections:

PUBLIC SEWERS &

WATER

Current use & condition of site:

VACANT / RESIDENTIAL

Character of surrounding

RESIDENTIAL

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

JAMES TRASHAN
Name of Owner or Representative

[Signature]
Signature



Joanna M. Mahoney
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 31, 2017
OCPB Case # S-17-39

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a **PRELIMINARY SUBDIVISION** from the Town of Lysander Planning Board at the request of **Bella Casa for the property located at Patchett Road; and**
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of actively farmed land in an Agricultural District; and
- WHEREAS, the applicant is requesting subdivision approval for a revised project utilizing the Town of Lysander's Incentive Zoning Overlay on land zoned Agricultural Residential (AR-40) to subdivide 76.349 acres into 94 lots including 89 single-family residential building lots (previously 122 lots proposed); and
- WHEREAS, the Board previously recommended Disapproval in August 2016 (Z-16-310) for application of the Town of Lysander's Incentive Zoning Overlay to develop the same site with 122 single-family lots, citing prior recommendations and comments relative to the Town's Incentive zoning projects, including concerns regarding the cost of sewer and other improvements and impacts to agriculture; the Board also previously offered No Position With Comment on concurrent referrals to amend the Town's Subdivision Regulations, Zoning Regulations, and Zoning Map (Z-15-142, Z-15-146, and Z-15-147), and on the Town's Draft Comprehensive Land Use Plan (CLUP) update (Z-15-25), and adoption of the Town of Lysander Zoning Map to include Incentive Zoning Overlay locations (Z-15-323); the Board also recommended Disapproval on two Incentive Zoning applications (Z-15-413 and 415); in its recommendations, the Board expressed significant concern about the costs of extending sewers and other publicly-funded infrastructure assets without further analysis and public outreach, and emphasized that cost/benefits should be carefully weighed, townwide tax implications should be examined, and fiscal analysis should include the entire useful life of both local and regional infrastructure assets; the Board also noted strong public opinion favoring preservation of open space and farmland over residential development during initial plan outreach, and the Board expressed concern that the development strategy will affect the viability of remaining farmland on the Peninsula; and
- WHEREAS, the site is located in the area of Lysander known as the Peninsula, and is adjacent to the existing Collington Pointe residential subdivision, wooded and agricultural land; the site is largely vacant and wooded with a single house (presumed to be removed) at the front of one of the three parcels; the land contains a pond, wetland areas and slopes down to the back of the parcel; three roadside residences along Patchett Road are surrounded by the project site; one of the subject parcels as well as several area parcels are enrolled in the New York State Agricultural District; and
- WHEREAS, existing zoning would allow for 45 single-family lots under AR-40 zoning, per a previously submitted Concept Plan from the applicant; the Preliminary Plan for

Collington Pointe East dated May 10, 2017 shows 89 proposed single-family lots of various sizes (generally 10,000-20,000 sq ft), to be built in 7 phases over approximately 10 years, per the Environmental Assessment Form; and

WHEREAS, the Layout Plan shows curvilinear local roads with two road access points onto Patchett Road, a town road, and one road leading to the existing Collington Pointe; the road connections to Patchett Road would occur between and adjacent to existing roadside homes; a 10' landscape buffer is shown between the new and old sections of Collington Pointe; and

WHEREAS, proposed Lots 1A, 91, and 92, which make up the frontage of the parcels on Patchett Road (approximately 200' deep), are labeled as Green Space, to presumably remain undeveloped; Lot 93 (1.87 acres) at the interior of the residential development adjacent to the existing Collington Pointe subdivision is also labeled as Green Space and contains a pond area; proposed Lot 94 encompasses the rear 33 acres of the and contains open lands and includes an 8.6 acre Wetland A with 100' buffer, and Wetland F (0.02 acres) at the rear of the site; small isolated wetland areas within the residential portion of the site are to be removed, with the EAF citing no permitting is required; and

WHEREAS, GIS mapping shows FEMA floodplains crossing the site, along an intermittent stream leading to a wetland area to the north; the floodplain boundary is not noted on the Preliminary Plan, however notes on the plan indicate portions of the site are within Zone A, and therefore may be subject to floodplain regulations, ordinances and flood insurance requirements; several proposed residential lots appear to encroach within the floodplain area; structures in the floodplain may require elevation or other mitigation, and flood insurance policies for homes or parcels in the floodplain; buildings within the floodplain can be a danger to residents and can also negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the Town's Comprehensive Land Use Plan (CLUP) cites "Incentive Zoning provisions will be applied to create amenities such as park land and to preserve open space and farmland as well as wastewater conveyance subject to fiscal impact analysis and coordination and concurrence with regional infrastructure providers"; the CLUP also cites "As a part of the Incentive Zoning process the Town Planning Board must take an active role in working with the developer to best assure that fiscal analysis is proper for the scope of the entire development not just for capital expense but must include life cycle analysis as well. This analysis must ensure that the Town is making sound investments that it and its residents can sustain long term. The life cycle cost analysis should be used by the Town as the basis to build a reserve for the ongoing maintenance and ultimate replacement cost of the public infrastructure."; and

WHEREAS, per the Collington Pointe East Incentive Zoning Application letter dated August 3, 2016, Bella Casa Builders offered the following direct benefits in return for increased density: 1) Patchett Road improvements (2' gravel shoulders along 4,900' from River Road to the intersection of Collington Pointe Way including stormwater facilities in existing ditch locations) at a value of \$308,000 in 4 phased payments; 2) a cash contribution of \$1,400 per lot (Cabbage Patch contribution contemplated at \$1,600/lot) to be set aside to provide sewers to the properties in the Red Rock and Hayes Road neighborhoods, which is noted "will also accommodate OCDWEP's requirement on any sanitary sewer offsets", for an approximate value of \$183,000 in three phases; 3) a stone dust walking trail around the existing and proposed stormwater management areas for the

development, to be maintained by the town; and 4) the developer will design deed restrictions or covenants on the project that require the homeowners to install two trees within the face of the house and the front yard setback within one year from the date of Certificate of Occupancy; per the prior 2016 applicant letter, community benefits due to implementation would include: 1) long-term infrastructure cost reduction (larger number of owners reduces cost per property); 2) improved water quality in the Seneca River (cash payments to provide sewers to properties currently on septic systems which may not meet NYS Department of Health standards); 3) additional recreational opportunities (trail access from Collington Pointe and Collington Pointe East developments for resident use); 4) retain open spaces and wetland areas (through deed restrictions, required to retain open space with minimum number of trees, and restrictions within 100' wetland buffer zone); and 5) increased tax base (45 lots @\$500,000 = \$22.5m versus 122 lots @ \$300,000 = \$36.6m in assessed taxable value); and

WHEREAS, in the Onondaga County Planning Board review of the Comprehensive Land Use Plan update and subsequent referrals, the Board noted several areas of sensitivity, including the capacity of roadways in the area to accommodate such intensive housing growth, the difficulty in financing new infrastructure, limitations of the wastewater conveyance and treatment systems, balancing housing growth without negatively impacting commercial and industrial capacities, affordable housing provisions, and the strong support for preservation of agricultural lands; and

WHEREAS, the entirety of the Town within the boundary of the Onondaga County Sanitary District is tributary to the Baldwinsville-Seneca Knolls Treatment Plant; during the comprehensive plan development process as well as more recently, the Onondaga County Department of Water Environment Protection met with town representatives and offered several items for consideration in relation to town development objectives and the Incentive Zoning Overlay, including:

- 1.) Biochemical Oxygen Demand (BOD) loading and capacity constraints are on the horizon for the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area, and although highly dependent on current and potential industrial users, additional residential development also consumes constrained capacity;
- 2.) the Baldwinsville-Seneca Knolls Treatment Plant is subject to significant wet weather extraneous flows due to the substantial age and deteriorated condition of portions of the Town and Village sanitary system infrastructure in the service area, which adversely impacts the quality and cost of wastewater treatment, and therefore the Town should implement a "Fix It First" plan to mitigate this extraneous flow before it approves and acquires additional infrastructure;
- 3.) the Towns of Lysander, Van Buren and Village of Baldwinsville are encouraged to work cooperatively to identify an allocation strategy for the limited remaining capacity within the county system, to ensure capacity is used for the most beneficial land uses for the communities and the region, especially job-creating entities;
- 4.) the Department estimates the costs related to providing new Town service to Peninsula shoreline properties, existing dry sewer areas and homes currently on septic systems, in addition to this proposed new development focused on single-family homes only, would be significant and likely exceed the cost willing to be borne by the development community, and therefore the Town should think critically about the costs and benefits of such an expansion strategy, and the value of such incentives, prior to approval of the proposed Incentive Overlay development;

5.) the operational and long-term repair/replacement costs of pump stations serving a limited residential tax base can be excessive, and WEP encourages cost-benefit analyses, construction standards, and assurances such as performance bonds, maintenance guarantees, and spare parts as part of the development review process; and

WHEREAS, the proposed project may disturb one acre or more of land and must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001) and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the DEC Bureau of Water Permits; the proposed project is located within a designated Municipal Separate Storm Sewer System (MS4) municipality, and the applicant must consult with the municipal engineer to ensure conformance of construction plans with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the New York State Department of Environmental Conservation Bureau of Water Permits; and

WHEREAS, the Environmental Assessment Form and/or EAF Mapper indicate that the site of the proposed action may contain a species of animal, or associated habitats, listed by the state or federal government as threatened or endangered; a permit may be required from the New York State Department of Environmental Conservation (NYS DEC) if the species is listed as endangered or threatened and the NYS DEC determines that the project may be harmful to the species or its habitat; and the project site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the New York State Historic Preservation Office archaeological site registry; the municipality is advised to contact the New York State Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the SEQR process; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The New York State Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic figures, and any required mitigation must be shown on the plan prior to Town approval.

The Board also offers the following comments:

1. A significant area of the intended development may likely be within a FEMA floodplain, and should be explored more and confirmed by FEMA prior to development. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect property owners or drainage patterns in or near the floodplain.
2. Responsibility for ownership, maintenance and liability of stormwater management areas, open space and designated Green Space parcels should be formally established and funded.
3. The applicant and Town are encouraged to incorporate at least one road

extension point to connect to the parcel to the east, in order to foster an interconnected roadway network for any long-term future development to the east.

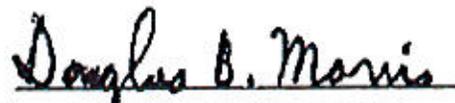
4. The Board continues to advocate for additional community discussion and analysis of the long term fiscal, land use, and infrastructure impacts of projected buildout of single-family residential development on the Peninsula.

5. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-5402 x225 early in the planning process to determine sewer availability and capacity.

6. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. The Board encourages the applicant and town to explore innovative approaches and opportunities on lands labeled as Green Space, to serve as a functional as well as aesthetic feature in the neighborhood.

For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-2260.

7. The applicant should contact Will Kehoe at the Syracuse-Onondaga County Planning Agency at (315) 435-2611 for approval of street names and addresses prior to filing the subdivision, as per Local Law # 5-1972.



Douglas B. Morris, Chairman
Onondaga County Planning Board
Transmittal Date: 05-31-2017

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

Date: 2/8/17
_____ Information Only
x _____ Preliminary
_____ Final

Name of proposed development: Emmi Farms Solar Array

Applicant:

Name Solar Liberty Energy Systems, Inc
Address 6500 Sheridan Dr., Suite 120
Buffalo, NY 14221

Telephone: 716-634-3780 x124

Owner of record:

Name Emmi Farms, LLC
Address 275 Elwood Davis Rd
Liverpool, NY 13088

Telephone: 315-374-1917

Proof of ownership attached: x

Site Location:

1390 Vann Rd.
Baldwinsville, NY 13027

Proposed use (s) of site:

Solar Array

Current use & condition of site:

Farming

Plans prepared by:

Name Solar Liberty Energy Systems, Inc
Address 6500 Sheridan Dr., Suite 120
Buffalo, NY 14221

Telephone: 716-634-3780 x124

Ownership intentions:

Name Emmi Farms, LLC
Address 275 Elwood Davis Rd
Liverpool, NY 13088

Telephone: 315-374-1917

Farm Lot No. _____

Tax Map No. 032.-02-06.1

Current Zoning AG

Is site in an Agricultural Tax District? yes

Area of land 38.52 acres.

Plans for sewer and water connections

N/A, SWPPP will be conducted prior to building project

Character of surrounding:

Farm land

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Name of Owner or Representative

Katie Jablonicky, Solar Liberty Energy Systems, Inc.

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.

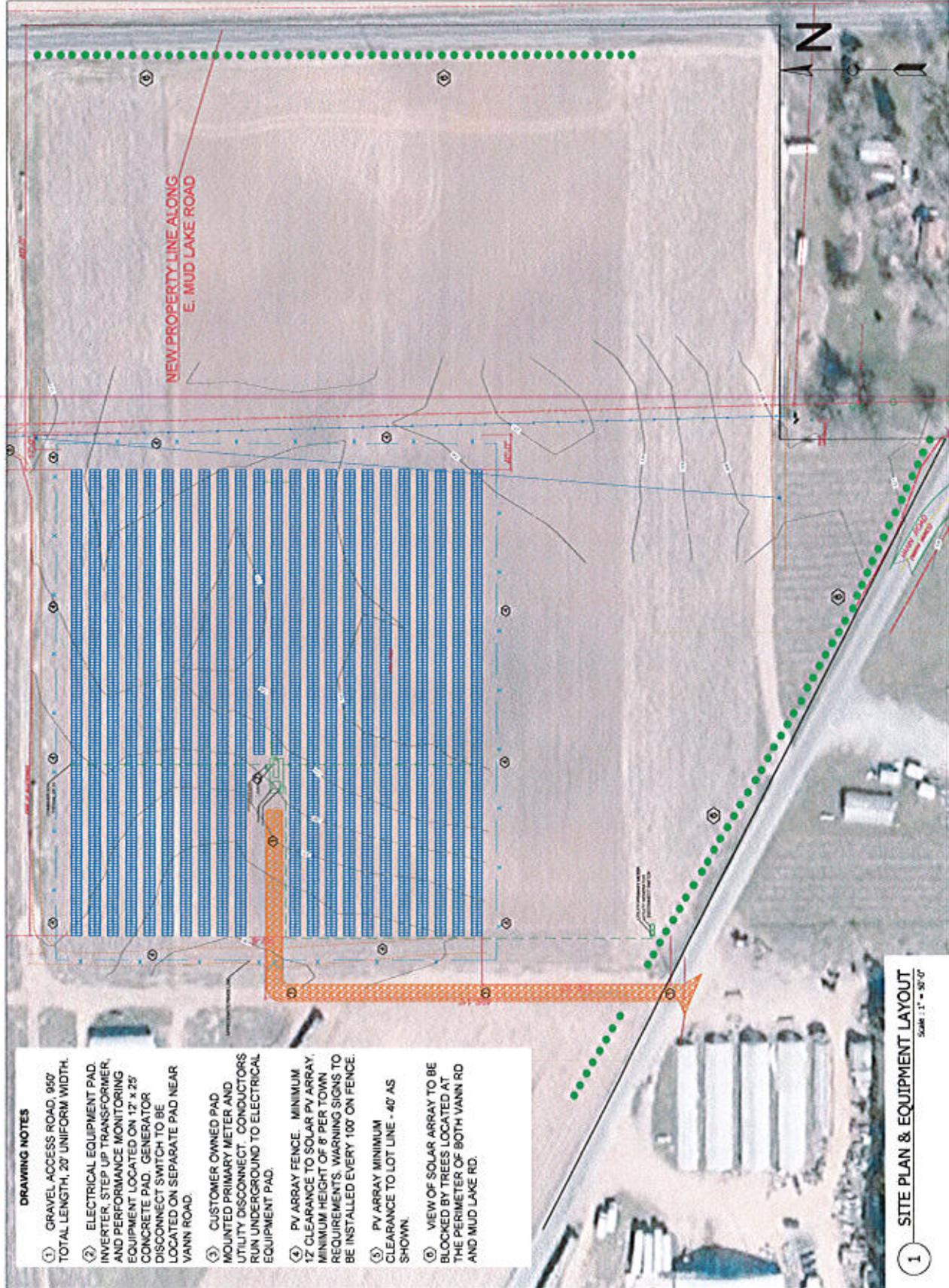
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Emmi Farms Solar Array Installation			
Project Location (describe, and attach a location map): 1390 Vann Road in the Town of Lysander and County of Onodaga New York 13027. Tax Map ID 032 -02-06.1			
Brief Description of Proposed Action: A new approximately 6 acre solar array will be installed at the above location by Solar Liberty. The site is located near the intersections of West Genessee Road, Vann Road and East Mud Lake Road. This solar array will be utilized by Emmi and Sons Inc. Approximately 7 acres of the 39 acre property will be minimally disturbed. Construction activities that will impact the site include driven posts for solar racking, trenching for electrical conduit and concrete pad for electrical equipment mounting.			
Name of Applicant or Sponsor: Solar Liberty		Telephone: 716-634-3780	
Address: 6500 Sheridan Drive		E-Mail: mprinzi@solarliberty.com	
City/PO: Amherst		State: New York	Zip Code: 14221
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"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Town of Lysander			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ 6 acres			
b. Total acreage to be physically disturbed? _____ 7 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 39 acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <u>Open Space and Ag/Res</u>			
<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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Solar Liberty Energy Systems, Inc.</u>		Date: <u>2/8/17</u>
Signature: <u><i>Michael A. Pariz</i></u>		

DRAWING NOTES

- ① GRAVEL ACCESS ROAD, 950' TOTAL LENGTH, 20' UNIFORM WIDTH.
- ② ELECTRICAL EQUIPMENT PAD, INVERTER, STEP UP TRANSFORMER, AND PERFORMANCE MONITORING EQUIPMENT LOCATED ON 12' x 25' CONCRETE PAD. GENERATOR DISCONNECT SWITCH TO BE LOCATED ON SEPARATE PAD NEAR VANN ROAD.
- ③ CUSTOMER OWNED PAD MOUNTED PRIMARY METER AND UTILITY DISCONNECT. CONDUCTORS RUN UNDERGROUND TO ELECTRICAL EQUIPMENT PAD.
- ④ PV ARRAY FENCE. MINIMUM 12' CLEARANCE TO SOLAR PV ARRAY. MINIMUM HEIGHT OF 8' PER TOWN REQUIREMENTS. WARNING SIGNS TO BE INSTALLED EVERY 100' ON FENCE.
- ⑤ PV ARRAY MINIMUM CLEARANCE TO LOT LINE - 40' AS SHOWN.
- ⑥ VIEW OF SOLAR ARRAY TO BE BLOCKED BY TREES LOCATED AT THE PERIMETER OF BOTH VANN RD AND MUD LAKE RD.



<p>General Notes</p> <p>THE INSTALLATION OF PV SYSTEM SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL ELECTRICAL AND BUILDING CODES AND STANDARDS, AS AMENDED BY JURISDICTION.</p>	<p>LEGEND</p> <p>SOLAR MODULE</p> <p>ELECTRICAL EQUIPMENT PAD</p> <p>ARRAY FENCE LINE</p> <p>NEW ACCESS ROAD</p> <p>RIGHT OF WAY</p> <p>PROPERTY LINE</p> <p>EXISTING WATER BODY</p>	<p>ELECTRICAL STAMP AREA</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: 8px;">I have reviewed the drawings and specifications for this project and find them to be in accordance with the applicable codes and standards. I am a duly licensed and in good standing electrical engineer in the State of New York.</td> <td style="font-size: 8px;">Date</td> </tr> <tr> <td style="font-size: 8px;">I have reviewed the drawings and specifications for this project and find them to be in accordance with the applicable codes and standards. I am a duly licensed and in good standing professional engineer in the State of New York.</td> <td style="font-size: 8px;">Date</td> </tr> </table>	I have reviewed the drawings and specifications for this project and find them to be in accordance with the applicable codes and standards. I am a duly licensed and in good standing electrical engineer in the State of New York.	Date	I have reviewed the drawings and specifications for this project and find them to be in accordance with the applicable codes and standards. I am a duly licensed and in good standing professional engineer in the State of New York.	Date	<p>SOLARLIBERTY SOLAR INSTALLATION & MAINTENANCE</p> <p>6550 Sheridan Drive Suite 120 Buffalo, NY 14221 866-66-RENEW</p> <p>CERTIFIED Professional</p>	<p>Project Name and Address</p> <p>Ermi & Sons Incorporated 1390 Vann Rd. Baldwinsville, NY 13027</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: 8px;">Drawn By</td> <td style="font-size: 8px;">Date</td> </tr> <tr> <td style="font-size: 8px;">LVL</td> <td style="font-size: 8px;">01/25/2016</td> </tr> <tr> <td style="font-size: 8px;">Title</td> <td style="font-size: 8px;">PV-S2</td> </tr> <tr> <td style="font-size: 8px;">Scale</td> <td style="font-size: 8px;">AS NOTED</td> </tr> </table>	Drawn By	Date	LVL	01/25/2016	Title	PV-S2	Scale	AS NOTED
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Drawn By	Date															
LVL	01/25/2016															
Title	PV-S2															
Scale	AS NOTED															

1 SITE PLAN & EQUIPMENT LAYOUT
SCALE: 1" = 30'-0"

Duger

Application to the Planning Board

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

Date: 5/17/17
 Information Only
 Preliminary
X Final

Name of proposed development: DUGER PROPERTY AND EXT.

Applicant:

Name LEO R. DUGER
Address 771 W. GEN. RD
BALDWINVILLE, N.Y. 13027

Plans prepared by:
APPLIED EARTH TECHNOLOGIES
Name STEPHEN SEHNERT, LS
Address 8 CANTON STREET
BALDWINVILLE, NY

Telephone: 315-635-5062

Telephone: 635-5197

Owner of record:

Name SAME

Ownership intentions:

Name

Address

Address

Telephone:

Telephone:

Proof of ownership attached: NO

Farm Lot No. 73

Site Location:

Tax Map No. 34-01-^{01.1}01.3
01.2 02

NW CORNER W. GEN. RD.
& PLAINVILLE RD

Current Zoning AGRICULTURAL

Is site in an Agricultural Tax District? NO

Area of land 55.26 acres.

Proposed use(s) of site:

Plans for sewer and water connections:

EXPAND AREA OF 3
RESIDENTIAL LOTS + RECREATION USE
OF FOURTH LOT BY FAMILY

N/A

Current use & condition of site:

Character of surrounding

SAME

LIGHT ROADSIDE
RESIDENTIAL & AGRICULTURAL

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Stephen Sehnert, LS
Name of Owner or Representative

Stephen Sehnert
Signature

2115

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: LEO R. DUGER
Mailing address: 771 W. GEN. RD
BALDWINSVILLE, NY - 13027

B. Description of the proposed project: ADD LAND TO 3 EXISTING
PARCELS AND RESERVE THE REMAINDER
FOR FAMILY USE

C. Project location: NWC W. GEN. RD. & PLAINVILLE RD.

D. Tax Map number: 34-01-01.1, 01.2, 01.3 & 02

E. Number of acres involved with project: 55.26

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

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

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

Doree Dewison
Cato NY

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

N/A

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

N/A

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

NO CHANGE IN USE OF LAND

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:~~

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.

X Stephen Schwaert 5/23/17
Name and Title of Person Completing 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: _____

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: DUGER PROPERTY AMENDMENT & EXTENSION			
Project Location (describe, and attach a location map): MAP ATTACHED			
Brief Description of Proposed Action: ADD LAND TO EXISTING PARCELS AND RESERVE THE REMAINING LAND FOR FAMILY USE			
Name of Applicant or Sponsor: LEO R DUGER		Telephone: 315-635-5062.	E-Mail:
Address: 771 W. GEN. ROAD			
City/PO: BALDWINVILLE		State: NY	Zip Code: 13027
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		55.26 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?		55.26 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 type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>N/A</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>N/A</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	<input 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>STEPHEN SEHWERT, LS</u> Date: <u>5/17/17</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"/>

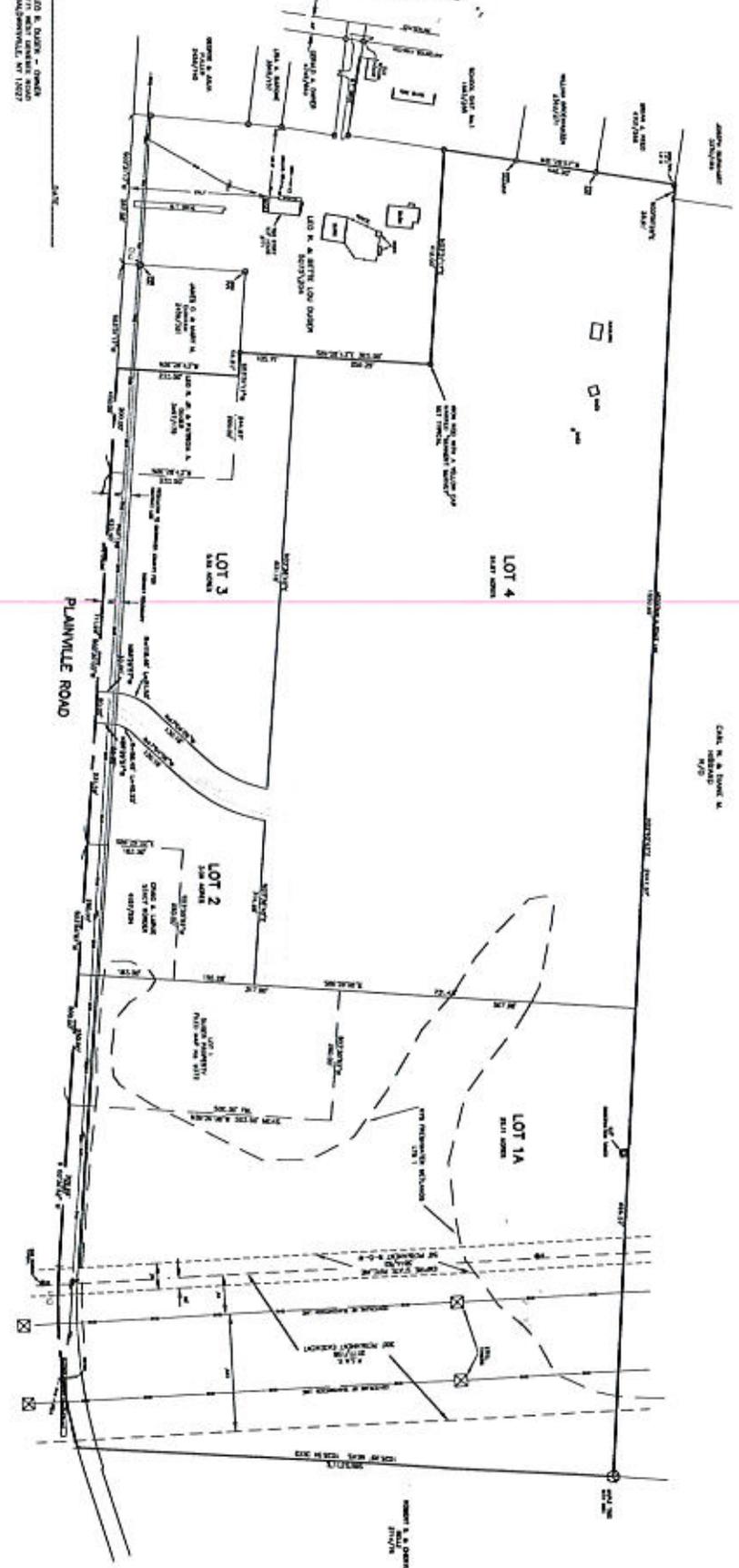
	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or 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

NYS ROUTE 370



CARL W. B. DORR, L.L.M.
REGISTERED
P.L.C.

- * SEE SHEET 1 FOR LOT 1A
- * SEE SHEET 2 FOR LOT 2
- * SEE SHEET 3 FOR LOT 3
- * SEE SHEET 4 FOR LOT 4
- * SEE SHEET 5 FOR LOT 5
- * SEE SHEET 6 FOR LOT 6
- * SEE SHEET 7 FOR LOT 7
- * SEE SHEET 8 FOR LOT 8
- * SEE SHEET 9 FOR LOT 9
- * SEE SHEET 10 FOR LOT 10
- * SEE SHEET 11 FOR LOT 11
- * SEE SHEET 12 FOR LOT 12
- * SEE SHEET 13 FOR LOT 13
- * SEE SHEET 14 FOR LOT 14
- * SEE SHEET 15 FOR LOT 15
- * SEE SHEET 16 FOR LOT 16
- * SEE SHEET 17 FOR LOT 17
- * SEE SHEET 18 FOR LOT 18
- * SEE SHEET 19 FOR LOT 19
- * SEE SHEET 20 FOR LOT 20

APPROVED: _____ DATE: _____
 CARL W. B. DORR, L.L.M.
 175 WEST GREENE ROAD
 BALDWINVILLE, NY 13027



THE UNDERSIGNED HEREBY CERTIFY THAT THE MAP IS
 A TRUE AND CORRECT REPRESENTATION OF THE ACTUAL SURFACE OF THE PROPERTY SHOWN HEREON
 COMPLETED DATE: 1/1/2018
 LAND SURVEYOR No. 40023
 ALTERATION OR ADDITION TO THIS MAP MAY BE PROSECUTED
 UNDER SECTION 130-A OF THE SURVEYING LAW OF THE
 STATE OF NEW YORK.

WHEN ORDERED MATTERS APPLIED EARTH TECHNOLOGIES STEPHEN SEINEHT LAND SURVEYOR BALDWINVILLE, NEW YORK	BUDDEN PROPERTY ABANDONMENT & EXTENSION PART OF LOT 13 TOWN OF LIBERTY CHEROKEE COUNTY NEW YORK
DATE: 1/1/2018 TIME: 11:28 AM	DATE: 1/1/2018 TIME: 11:28 AM

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.

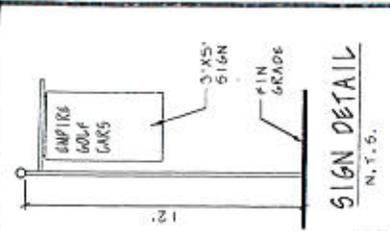
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
Name of Action or Project: <i>Carm's Dog House</i>							
Project Location (describe, and attach a location map): <i>2916 Beligum Rd Baldwinsville Ny 13027</i>							
Brief Description of Proposed Action:							
Name of Applicant or Sponsor: <i>Carmen J Cesta</i>		Telephone: <i>(315) 491-3343</i>					
Address: <i>1260 St Rt 31</i>		E-Mail: <i>CarmsDogHouse1@gmail.com</i>					
City/PO: <i>Cicero</i>		State: <i>Ny</i>	Zip Code: <i>13039</i>				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? _____ <i>0</i> acres							
b. Total acreage to be physically disturbed? _____ <i>0</i> acres							
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ <i>6</i> 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							

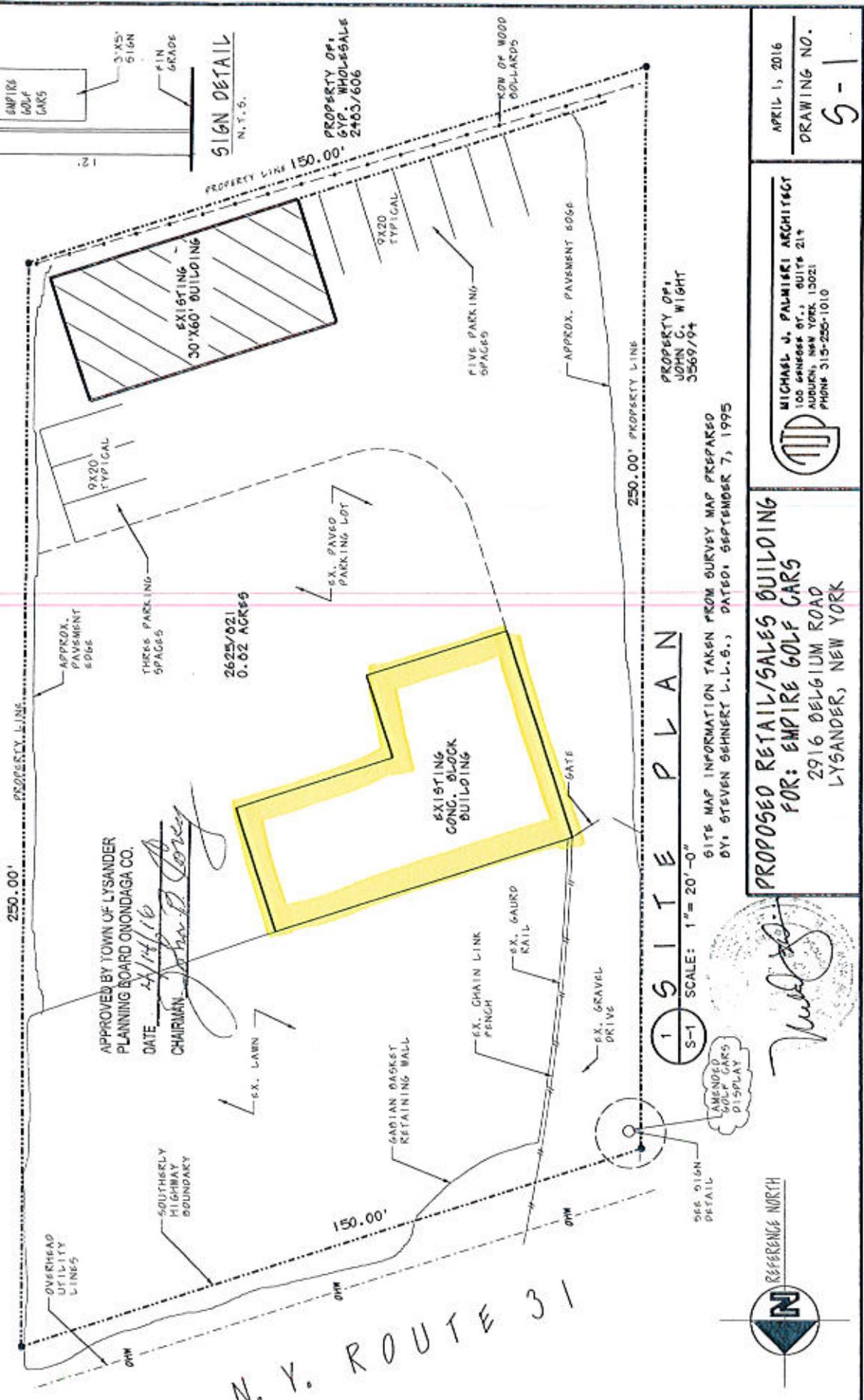
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>Septic</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<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>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: <u>Carmen J Cesta</u></p>		<p>Date: <u>5/27/17</u></p>
<p>Signature: <u><i>Carmen Cesta</i></u></p>		

PROPERTY OF:
N.Y.S. U.D.C. 2403/606



PROPERTY OF:
GYP. WHOLESALE
2403/606



APPROVED BY TOWN OF LYSANDER
PLANNING BOARD ONONDAGA CO.
DATE 4/14/16
CHAIRMAN John P. Corley

N. Y. ROUTE 31

1 SITE PLAN

SCALE: 1" = 20'-0"
SITE MAP INFORMATION TAKEN FROM SURVEY MAP PREPARED
BY: STEVEN BEHNERT L.L.S., DATED: SEPTEMBER 7, 1995

PROPOSED RETAIL/SALES BUILDING
FOR: EMPIRE GOLF CARS
2916 BELGIUM ROAD
LYSANDER, NEW YORK

MICHAEL J. PALMISANI ARCHITECT
100 GENESEE ST., SUITE 214
ALBANY, NEW YORK 12201
PHONE 315-255-1010

APRIL 1, 2016
DRAWING NO.
5-1



- Existing site plan -
- Change in use for Bldg. outlined.
- No new structures, fencing only.

