

Daniel Boccardo

To: John Salisbury
Subject: RE: Speed Limit

From: John Salisbury
Sent: Wednesday, September 09, 2015 9:35 AM
To: Daniel Boccardo
Subject: FW: Speed Limit

Please put on the work session with a copy of the Email below. Thanks.

John A. Salisbury
Supervisor Town of Lysander
8220 Loop Rd
Baldwinsville NY 13027
(315) 857-0281
(315) 635-1515 Fax
supervisor@townoflysander.org

From: meghwelch@gmail.com [<mailto:meghwelch@gmail.com>]
Sent: Tuesday, September 08, 2015 8:16 PM
To: John Salisbury
Subject: Speed Limit

Hi John -

My name is Meghan Addario. I am a newer resident of Lysander in the Collington Pointe development. I moved to a very quiet street, that really has no real reason to come down it unless you live ON Sudley Way, yet we have many people that come down with no reason except to go an extra .1mile to get to their house or leave the neighborhood to avoid a stop sign on Haddon Hall. To date, we have 29 kids that live on Sudley Way - the oldest 2 are just going in to 4th grade, 1 going in to 3rd grade, 1 going in to 2nd grade, 6 in to 1st grade, and 2 in Kindergarten, meaning the majority are under 5 years old. We have a fantastic street. However, we have noticed many people that drive down our street at what many people would believe is way too fast. We have had 2 incidents over the past week where drivers have nearly hit kids - 1 being a possible road rage incident and another was someone visiting another home in the neighborhood leaving. A neighbor tried to get a sign up to caution drivers to drive slow, kids are playing but that was denied. We are trying to find a solution to get people to drive slower on our street. Things we have come up with are:

1. Lower the speed limit - is it really necessary to have a speed limit in such a small development be 30mph? I've done the math - to get to the farthest back corner in the neighborhood going 30mph takes 1 minute [it is .5 mile]. If we took the speed limit down to 15mph, it would take them 2 minutes. If you had kids on the street, would that extra minute be worth it to you?
2. Speed bumps/humps - is this an option? I have seen them on side streets in other towns.

3. Signage - I'm still unsure WHY signs can not be put up. Maybe you can point me in a direction to understand that one.

I know many of the parents on this street are willing to move mountains to make sure their kids stay safe. We both know that always playing in the back yard is not an option - especially when they see their friends out. We can yell "LOOK BOTH WAYS!" "DON'T GO IN THE ROAD" "STAY ON THE SIDE [when on their bikes]" all we want, but when we factor in the spontaneity of kids and some drivers, we can not guarantee that someone going 25-30+mph will not eventually one day hit SOMEONE in this neighborhood.

Thank you for your time reading this. We would really appreciate any help you could give our neighborhood in keeping our kids safe.

Respectfully yours,
Meghan Addario

Daniel Boccardo

From: Tony Burkinshaw
Sent: Wednesday, September 02, 2015 10:57 AM
To: John Salisbury
Cc: Daniel Boccardo
Subject: FW: The Running Dead 3K

John,
Could we put this in for an upcoming work session ... to discuss.
I could write up a contract similar to the lion's club, if that helps.

Thanks,

Tony Burkinshaw

315-635-5999

Like us on Facebook:

Lysander Parks & Recreation

From: Michael Samoraj [<mailto:michaelsamoraj@yahoo.com>]
Sent: Monday, August 31, 2015 9:42 PM
To: Tony Burkinshaw <recsupr@townoflysander.org>
Subject: The Running Dead 3K

Tony,
Per our conversation I would like to consider holding a fun but serious 3K the Saturday before Halloween (Oct 24) at Lysander Park starting at 2pm and concluding around 5pm. The run would be on the trail that wraps around most of the Park and would have various scary props and people in costumes making the run fright filled. I anticipate a rated G, PG and R version so that kids of all ages can enjoy without nightmares. The runners would go off in waves of 25 starting at around 2pm. The first wave would be the younger participants and the course would be spooked out accordingly (Rated G version). This first wave would be one loop around so would a .75 mile trek. Depending on the numbers registered we would have waves until this group finished. This wave would be recommended for ages 7-10. The second wave would begin immediately after the first wave and would be recommended for 11-14 year olds. This run would consist of two loops around the Park (3K) and would included some scarier prop's and attractions (Rated PG). Again, groups of 25 would go off together and the number of waves would be determined by the number of participants. The final leg of the Race event would be for 15 and older. Two laps around the Park (3K) with the big scare to frighten runners in to running their fastest time's ever... I would like to work with Pop Warner Football and Cheer to make this a fund raising event for them to help them with the cost of adding new lights on the Football field... I have not decided yet on whether or not runners will receive shirts for signing up but if I do they would say "Running for the Lights" on the back of the shirts. I would do so if I am able to attract sponsors to help pay for the shirts. My goal is to keep the price to enter the event as low as possible. Without shirts I charge \$15 with shirts I would have to bump it up to \$23. If I am able to attract sponsors the price with shirts added would decline accordingly. The running event would be a timed event with prizes for the top finishers for each group (G, PG, and R).

This is all a work in progress so things would be added or adjusted accordingly to make it as successful an event as possible. I am certainly willing to work with Lysander Parks & Rec to help show case the new running/walking trail at the Park.
Feel free to forward this to the Town Board for their review and comments.

Thanks,
Mike Samoraj

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Water, Bureau of Flood Protection and Dam Safety
625 Broadway, Albany, New York 12233-3504
P: (518) 402-8185 | F: (518) 402-9029
www.dec.ny.gov

AUG 21 2015

August 17, 2015

Lynn Tanner, Executive Director
Radisson Community Association, Inc.
3128 Amesbury Drive
Baldwinsville, NY 13027

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

Re: Willets Pond Dam
DEC Dam ID#: 072-5121
Town of Lysander, Onondaga County

Dear Dam Owners:

I conducted a routine visual inspection at the above referenced dam on August 4, 2015 as part of the Department of Environmental Conservation's (Department) ongoing Dam Safety program. I am writing to you because it is my understanding that you represent the owners of this structure. It also is my understanding that the Town has agreed to be responsible for compliance with DEC regulations for this dam. The left/right nomenclature used in this letter and in the enclosed Visual Observation Report is based on looking downstream from the center of the dam's crest.

Inspection

The inspection revealed that the dam is generally in good condition and is well maintained. However, there appear to be separated joints along the spillway outlet pipe, the invert of that pipe is rusted through in spots, and there appears to be flow underneath the pipe. These defects are of concern because flow outside of the pipe could be and likely is causing internal erosion of the dam, which could result in sink holes in the roads and ultimately could result in failure of the dam. Other, more cosmetic defects were also observed and are described in the Visual Observations

Deficiencies may exist beyond those identified here. The Department's visual observation of the facilities is not a substitute for a thorough engineering evaluation of the facility by a licensed professional engineer. The Department's inspection observations and notes are not intended for, and should not be relied on for "Risk Management/Assessment" or other financially based determinations. Please note that we do not "certify" dams, or give them a "pass/fail" rating although this data is sometimes requested.

Regulations

The full text of the revised 6 NYCRR Part 608 and Part 673, along with technical guidance, templates and forms can be downloaded from the Dam Safety webpage at: <http://www.dec.ny.gov/lands/4991.html>. This dam is currently considered to be a "Class B - Intermediate Hazard" dam. The following table summarizes the current status of compliance for this dam for those sections of the regulations that have specific deadlines for compliance.

Compliance Status Table

<u>Citation</u>	<u>Requirement</u>	<u>Status</u>
673.6	Develop and implement an Inspection & Maintenance (I&M) Plan by August 19, 2010.	An I&M Plan must be available for review upon request. Please see comments, below.
673.7	Develop and submit to the Department an Emergency Action Plan (EAP) no later than August 19, 2011, and review and update annually thereafter.	VIOLATION - An EAP has not been received for this dam. Please see comments, below.
673.8	Submit an Annual Certification to the Department by January 31 st of each year (covering the previous calendar year).	VIOLATION - The latest Annual Certification that has been received was for calendar year 2009.
673.13	The first Engineering Assessment (EA) of a Class B dam is due no later than August 19, 2015, and a full Engineering Assessment is due every 10 years thereafter.	An EA has not been received. Failure to provide an acceptable EA by the required date will be an additional Violation. Please see comments, below.

I have received an I&M Plan and an EAP for the Lake Oberon Dam, which is just upstream of the Willets Pond Dam. I believe that these documents could easily be modified to cover the Willets Pond Dam as well. The Inundation Map in the EAP could easily be improved by substituting a section of the preliminary Flood Insurance Rate Map(FIRM) for Onondaga County, Panel 58, which I had scanned and provided to Radisson as part of my 11/22/2011 e-mail. Similarly, it may be possible to extend the hydrology developed for the Lake Oberon EA, downstream to the Willets Pond dam.

Please keep in mind that any repair or construction activities related to the dam may require permits from Department. Well before beginning work on the dam, please check with the Regional Permit Administrator at the Department's Region 7 - Syracuse office at (315) 426-7440 to see if any permits are required.

If you have any questions regarding the above, or the Dam Safety program in general, please contact me by phone at (518) 402-8145, or by email at scott.braymer@dec.ny.gov.

Sincerely,



Scott M. Braymer, P.E.
Environmental Engineer 2
Dam Safety Section

cc w/ enc: Director, Onondaga County Emergency Management
Kevin Delaney, P.E., Region 7 (North), Dam Safety Representative

bcc w/ enc: Project file

bcc w/o enc: Daybook

L:\DOW\Dam Inventory\Region 7\Onondaga County\072-5121 Willetts
Pond\Letter.Dam.072-5121.2015-8-17.WillettsPond.docx

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Water, Bureau of Flood Protection and Dam Safety
625 Broadway, Albany, New York 12233-3504
P: (518) 402-8185 | F: (518) 402-9029
www.dec.ny.gov

Visual Observations

Dam Name: Willets Pond Dam *State ID:* 072-5121
Hazard Class: Class B – Intermediate Hazard *Quad:* B
County: Onondaga *Nearest City/Town:* Radisson
Owner: Radisson Community Association/Town of Lysander
Inspectors: SMB/KD *Date of Inspection:* 8/4/2015

General: Conditions similar to past inspections. Water level just spilling. No low level outlet found.

Spillway: Small spurt from outside of toe drain pipe on right side of inlet structure. Gate across outlet pipe. Ornamental plantings on downstream side of inlet structure. CMP outlet pipe, rip rap/debris near upstream end causes backwater in the plunge pool, some joints appear separated, invert rusted through at spots, gap between outlet invert and flare, appears to be some flow underneath the outlet flare.

Upstream face: Upper 2/3 is well mowed. Lower 1/3 has tall grass. Saplings at right abutment. Minor scarping along water's edge. Valve box with no cap to left of spillway inlet structure, with animal holes/sink holes in vicinity.

Top of dam: Broad, paved roads.

Downstream face: Road drainage has eroded the left groin. Cut branches at left toe. Pavers on left and right sides of the spillway outlet pipe have been dislodged. Slope in vicinity of spillway outlet is steep. Short, rail road tie retaining wall at top of slope is failing. Right toe is overgrown with saplings, brush and phragmites.



Photo #1 – Spillway inlet structure and upstream face.

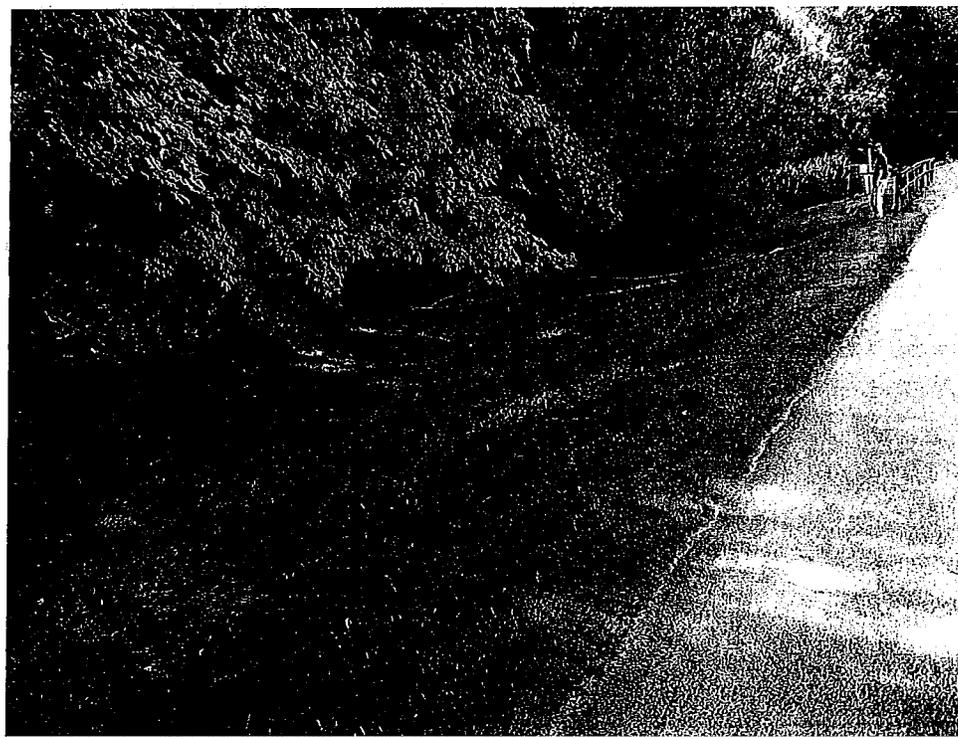


Photo #2 – Erosion and debris along left, downstream toe.



Photo #3 – Downstream face, note displaced pavers and failing retaining wall.

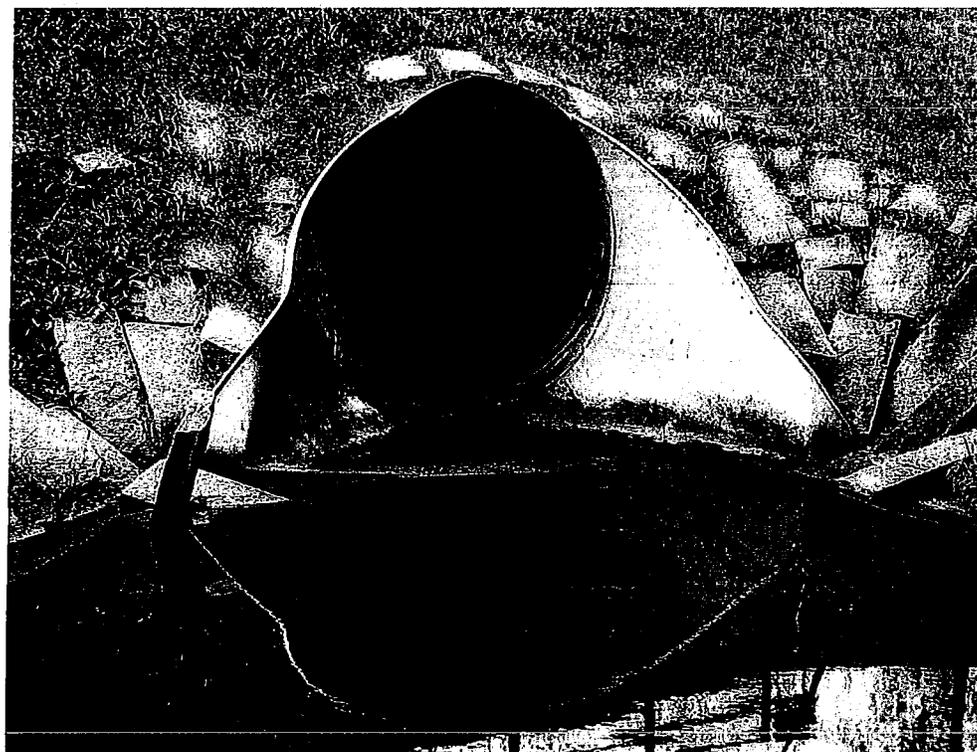


Photo #4 – Spillway outlet flare, note gap between pipe invert and flare.

Daniel Boccardo

From: John Salisbury
Sent: Tuesday, September 08, 2015 11:34 AM
To: Daniel Boccardo
Subject: FW: Fall Fest 2015

Dan for the work session and approving usage on the regular agenda.

John A. Salisbury
Supervisor Town of Lysander
8220 Loop Rd
Baldwinsville NY 13027
(315) 857-0281
(315) 635-1515 Fax
supervisor@townoflysander.org

From: Tony Burkinshaw
Sent: Thursday, September 03, 2015 9:36 AM
To: John Salisbury
Subject: FW: Fall Fest 2015

John,
Your Call ... Please see below from M & M Marketing
\$5 is good with me and this will be the last time we will hold it at the Town Hall, next year we are discussing moving it to the Park ...

Tony Burkinshaw
315-635-5999
Like us on Facebook:
Lysander Parks & Recreation

From: GBC Farmers' Market [<mailto:gbcfm13027@gmail.com>]
Sent: Wednesday, September 02, 2015 10:26 PM
To: Tony Burkinshaw <recsupr@townoflysander.org>
Cc: John Salisbury <supervisor@townoflysander.org>; Daniel Boccardo <DBoccardo@townoflysander.org>; Michael Samoraj <michaelsamoraj@yahoo.com>
Subject: Re: Fall Fest 2015

All,
We respectfully request that the vendor fee charged by the Town of Lysander be reduced to \$5 from the stated \$10 fee.
After the dismal Spring Festravaganza event (bad weather) we were in no position to increase the overall vendor fee we charge as organizers to offset this increase. Most vendors lost money on that rainy miserable day (May 31). In many cases we have lowered the Fall Festravaganza to retain certain key vendors.
If we total the current expenses (entertainment, porta johns, picnic tables, Lysander vendor fee's, promotion and marketing materials) and measure against current revenues (less than 20 vendors so far) we are set to lose

money even at a \$5 vendor fee. Of course we will continue to attempt to attract more vendors to get us up to the typical 20-30 vendors. At these numbers, charging \$35-\$40 per vendor we can still hopefully make money for our efforts. At \$10 per vendor charge it will be almost impossible, the margins just aren't there for the numbers we are talking about. This event made sense for us when we started in 2012 but with the cost to hold event haven risen substantially since year 1 and revenues flat to declining it makes it difficult to consider continuing moving forward.

Mike & Michelle Samoraj

On Wed, Sep 2, 2015 at 4:08 PM, Tony Burkinshaw <recsupr@townoflysander.org> wrote:

John,

Attached is the Fall Fest-Ravaganza contract with M & M Marketing to be approved for next board meeting on 9/14/15.

Let me know if you have any questions ...

Tony Burkinshaw

315-635-5999

Like us on Facebook:

Lysander Parks & Recreation

GREATER CAMILLUS FARMERS' MARKET

Tuesdays: 3-7 PM June 2 - Sept 29

GREATER BALDWINSVILLE FARMERS' MARKET

Wednesdays: 3-7 PM June 3 - Sept 30

Phone: (315) 663-5538

Website: www.gbcfarmersmarket.com



Local Law Filing

(Name of legislative Body) NEW YORK STATE DEPARTMENT OF STATE

41 STATE STREET, ALBANY, NY 12231

(Use this form to file a local law with the Secretary of State.)

Town of Lysander

Local Law No. Six (6) of the year 2015.

A local law amending Chapter 129 entitled "Vehicles and Traffic" of the Code of the Town of Lysander.

Be it enacted by the Town Board of the Town of Lysander ("Town Board") as follows:

Section One (1). PURPOSE AND INTENT.

This Local Law provides for an amendment to Chapter 129 entitled "Vehicles and Traffic" relative to the installation of stop signs on (1) Springwoods Circle entering NYS Route 370 and (1) Mercer Street entering Giddings Trail. The Town Board accordingly desires to amend Section 129-36 of the Town of Lysander Code, to adopt and approve the same pursuant to its authority to rule or regulate the same under (NYS) Vehicle and Traffic Law Section 1682 and/or under its Home Rule Authority.

Section Two (2). STOP SIGNS. Section 129-36 of the Town of Lysander Code is hereby amended to require the placement of a stop sign on (1) Springwoods Circle entering NYS Route 370 and (1) Mercer Street entering Giddings Trail.

Section Three (3). SEVERABILITY. If any clause, sentence, paragraph, subdivision, section or part of this Local Law or the application thereof to any person, individual, corporation, firm, partnership, entity or circumstances is adjudged invalid, illegal or unconstitutional by any court of competent jurisdiction, such order or judgment shall be confined in its operation to the clause, sentence, paragraph, subdivision, section or part of this law or in its application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this Local Law or the application thereof to other persons or circumstances. Further, in adjudging such

invalid, illegal or unconstitutional provision, the court shall attempt to modify same to a provision which is not invalid, illegal or unconstitutional and which best achieves the intent of the invalid provision.

Section Four (4). EFFECTIVE DATE. This Local Law shall take effect immediately upon its filing in the office of the Secretary of State.

Fall FEST-ravaganza

Sponsored by the Lysander Parks & Recreation Department & M & M Marketing

Date: Sunday, September 20, 2015

Event Time: 11 am to 5 PM Access for Setup: 7 to 11 am and Clean Up: 5 to 7 pm

Vendors: Will be handled by M & M Marketing
Mike & Michele Samoraji
Mike: michaelsamoraj@yahoo.com (315) 663-5539
Michelle: gbc13027@gmail.com

Sponsors: These funds pay for entertainment/band(s) – Handled by M & M Marketing

Facility: Utilizing the grounds at the Lysander Town Hall from the building up to Rt. 31
(M & M will have access to Town Building & vendors will not have access)

Parking: Lysander will provide parking areas at 8220 Loop Rd and SSAC parking area for same – Contact at SSAC is Pam Schnobrich at pam.schnobrich@ssac.com or 857-0209 ext 171.
(Town of Lysander will provide them with a certificate of insurance)

Payment Agreement: M & M Marketing will remit to the Town of Lysander

- Vendor's using electricity will pay \$5 per plug to Town of Lysander
- M & M will pay \$5 per picnic table ordered (Min. 8, Max 12)
- \$5 per vendor participating in the Fall Fest-ravaganza

Other Details

- M & M Marketing may be subject to a trash charge, if trash exceeds weekly/monthly pick up.
 - Vendors are to care in & care out with their trash
- M & M will be responsible for paying for portable restrooms & hand washing station (2015)
- Certificates of Insurance needed from each applicable vendor, including M & Marketing naming the *Town of Lysander* as an additional insured.
 - Certificates are needed in advance in order set up for the event, must be provided to Lysander Parks & Rec. Office
- Parks & Rec will be responsible for staking along Rte 31 with no parking signs.
 - M & M will help keep Rte 31 clear of parking.
- No political booths or signs.

M & M Marketing

Date

Lysander Parks & Rec.

Date

Approved By Town of Lysander Town Board

**LYSANDER
FALL MARKET**



FEST-ravaganza
 Sunday, September 20, 2015
 At Lysander Town Offices
 In Radisson
 11:00 - 5:00

Brought to you by the organizers of the
 Greater Baldwinsville & Camillus Farmers' Market
 And Lysander Parks and Recreation
www.gbcfarmersmarket.com

Join us for the 3rd Annual **Fall FEST-ravaganza**, jointly provided to you with the Greater Baldwinsville Community Farmers' Market. It will highlight local farms & seasonal products as well as many juried artisan and crafter vendors including those who have been participating in the B'ville Farmers' Market on Wednesdays at the
 VFW Post 153 in the Village of Baldwinsville. www.gbcfarmersmarket.com

There will be many **FREE** and low cost activities for the kids including pony rides, Lowes crafts tent, games, fun picture opportunities, demonstrations, several food vendors, and plenty of live entertainment. Lots to do, see, and enjoy for all ages. For more details check out the Town of Lysander website at www.townoflysander.org, our Facebook page or call 635-5999.

**LYSANDER
FALL MARKET**



FEST-ravaganza
 Sunday, September 20, 2015
 At Lysander Town Offices
 In Radisson
 11:00 - 5:00

Brought to you by the organizers of the
 Greater Baldwinsville & Camillus Farmers' Market
 And Lysander Parks and Recreation
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A RESOLUTION OF THE GOVERNING BODY OF THE TOWN OF LYSANDER
AUTHORIZING THE ADOPTION OF THE
ONONDAGA COUNTY MULTI-JURISDICTIONAL
ALL-HAZARD MITIGATION PLAN

WHEREAS, all of Onondaga County has exposure to natural hazards that increase the risk to life, property, environment and the County's economy; and

WHEREAS; pro-active mitigation of known hazards before a disaster event can reduce or eliminate long-term risk to life and property; and

WHEREAS, The Disaster Mitigation Act of 2000 (Public Law 106-390) established new requirements for pre and post disaster hazard mitigation programs; and

WHEREAS; a coalition of Onondaga County municipalities with like planning objectives has been formed to pool resources and create consistent mitigation strategies within Onondaga County; and

WHEREAS, the coalition has completed a planning process that engages the public, assesses the risk and vulnerability to the impacts of natural hazards, develops a mitigation strategy consistent with a set of uniform goals and objectives, and creates a plan for implementing, evaluating and revising this strategy;

NOW, THEREFORE, BE IT RESOLVED that the TOWN OF LYSANDER:

- 1) Adopts in its entirety, the Onondaga County Multi-Jurisdictional All-Hazard Mitigation Plan (the "Plan") as the jurisdiction's Natural Hazard Mitigation Plan, and resolves to execute the actions identified in the Plan that pertain to this jurisdiction.
- 2) Will use the adopted and approved portions of the Plan to guide pre- and post-disaster mitigation of the hazards identified.
- 3) Will coordinate the strategies identified in the Plan with other planning programs and mechanisms under its jurisdictional authority.
- 4) Will continue its support of the Mitigation Planning Committee as described within the Plan.
- 5) Will help to promote and support the mitigation successes of all participants in this Plan.
- 6) Will incorporate mitigation planning as an integral component of government and partner operations.
- 7) Will provide an update of the Plan in conjunction with the County no less than every five years.

Running Dead "Fun Run"

Sponsored by M & M Marketing

Date: Saturday, October 24, 2015

Event Time: 1 pm to 5 PM

Contact: M & M Marketing

Mike & Michele Samoraji

Mike: michaelsamoraj@yahoo.com (315) 663-5539

Michelle: gbc13027@gmail.com

Sponsors/ Promotion:

Handled by M & M Marketing

Facility: Utilizing the trail at the Lysander Town Park

- M & M will Not have access to any Pavilions, Rooms or Electric at the Park
- Park will still be open to the general public, so restrooms will remain open

Parking: Lysander will provide parking areas at 8439 Smokey Hollow Road

Payment Agreement: M & M Marketing will remit to the Town of Lysander

- \$150 Security Deposit for the cleaning of the restrooms or any trash that is left behind.
 - If everything is left in good order the Security Deposit will be returned
 - If everything is not in good order billing will be \$10 per hour x's the number of hours needed to return the conditions back to proper order.

Other Details

- Lysander Parks & Recreation will help promote the Run.
 - Email blast & Lysander Parks & Recreation Facebook page
- M & M Marketing may be subject to a trash charge, if trash exceeds weekly/monthly pick up.
- Certificate of Insurance needed from M & Marketing naming the *Town of Lysander* as an additional insured.
 - Certificates are needed in advance in order to set up for the event, must be provided to Lysander Parks & Rec. Office
- 30% of the net profits will be donated to Pop-Warner Football to help with the upgrade to the lighting system.

M & M Marketing

Date

Lysander Parks & Rec.

Date

Approved By Town of Lysander Town Board

PLUMLEY

ENGINEERING

Civil and Environmental Engineering

INCENTIVE ZONING PROJECT NARRATIVE

WHISPERING OAKS SUBDIVISION – SECTION 4 Town of Lysander Onondaga County, New York Project No. 2014099

July 2015

Cabbage Patch Partners, LLC, is proposing a residential subdivision on a 26-acre property located at 8185 Emerick Road in the Town of Lysander. The property consists of predominantly wooded and agricultural land and is currently zoned Agricultural Residential – 40,000 (AR-40). The subdivision was initially laid out by Cabbage Patch Partners, along with Plumley Engineering, staying within the maximum allowable development under current zoning regulations. Under those regulations, it was found that a 22-lot subdivision could be created as depicted in *Figure 1: AR-40 Zoning Subdivision Plan*, attached.

As the property lies within an Incentive Zoning Overlay District, Cabbage Patch Partners and Plumley Engineering, along with representatives of the Town of Lysander, have assessed the development potential with smaller lot sizes and utilizing the incentive zoning. It was decided that in order to maintain continuity with previous phases of the Whispering Oaks Subdivision (located directly to the west of the proposed development and connected by Rubicon Road), the development would be laid out to comply with Residential – 20,000 (R-20) zoning requirements. Under R-20 zoning requirements, it was found that a 37-lot subdivision could be created as seen in *Figure 2: R-20 Zoning Subdivision Plan*, attached.

PROPOSED INCENTIVE

The increased density incentive will provide the developer with 15 additional lots for the subdivision by complying with R-20 zoning requirements as opposed to the current AR-40

zoning requirements. As AR-40 lots are sold at an average price of \$75,000 and R-20 lots are sold at an average price of \$50,000 in the Town of Lysander (pricing provided by Town Engineer), the additional smaller lots could result in a \$200,000 increase in revenue for the developer once the project is fully developed. Note that this incentive value is based on current average lot sale prices and there is no guarantee that sale prices will continue at these values over the time frame of the development.

PROPOSED BENEFITS/AMENITIES

- 1. As part of the zoning incentive process, Cabbage Patch Partners will make a lump sum payment to the Town as each phase of the subdivision is approved by the Town Board for development (Contract Drawing approval). The sum of the payment will be \$1,600 for each lot in the approved subdivision phase. The current phasing breakdown is as follows:

<u>Phase</u>	<u># of Lots in Phase</u>	<u>Payment to Town</u>
Phase I	12	\$19,200
Phase II	12	\$19,200
Phase III	13	\$20,800
Total	37	\$59,200

As per section 139-76 of the Incentive Zoning, cash in lieu of any amenity for a specific purpose is allowable. In this case, The Town Board has indicated they would like to use the monies for work associated with the Town Highway Department and/or Highway Department equipment purchases.

- 2. A 20' wide Sanitary Sewer Easement will be provided between lots 24 and 25 that will encumber 10' of the northern side property line of lot 25 and 10 feet of the southern side property line of lot 24. The easement will provide the legal right for the Town to extend the public sewer from within the subdivision to Emerick Road. The estimated value of the easement if it were to be purchased from the future lot owners is \$20,000.
- 3. The residents within the Whispering Oaks and West Genesee Street Sewer Districts will benefit from a greater reduction in debt service for the two sewer districts. Development of Section 4 of the Whispering Oaks Subdivision under AR-40 Zoning

would save the residents of the Whispering Oaks and West Genesee Street Sewer Districts approximately \$155 annually. Development under R-20 Zoning will result in a reduction of nearly \$220 annually for each lot within the Whispering Oaks and West Genesee Street Sewer Districts (pricing provided by Town Engineer).

Once each phase of the project is filed with the County, each newly created lot will be assessed the full debt service equivalent dwelling unit tax. This tax will be paid annually by Cabbage Patch Partners until the lot is sold, at which point the lot owner will be responsible for the taxes. Based on the current phasing, the debt reduction will be decreased as follows:

<u>Phase</u>	<u># of Lots in Phase</u>	<u>Total Debt Service Reduction within both districts once Subdivision is filed</u>
Phase I	12	\$ 99.49
Phase II	12	\$166.05
Phase III	13	\$217.15

4. Based on the Phase breakdown detailed above and an average 4 lot take-down per year, Cabbage Patch Partners will pay an estimated total of \$25,000 in debt service for the life of the project. This is approximately \$7,350.00 of additional debt service payment if the project was developed under AR-40 zoning (22 lots).
5. Another benefit to the Town will be the increased tax revenue generated. The additional 15 lots provided through the incentive zoning approval will result in approximately \$180,000 of added tax revenue annually.

Based on a current assessed property value of \$350,000, the County and Town taxes generated are approximately \$4,000 per year, while the school taxes generated are approximately \$8,000 per year.

Based on the above, the total value of the benefits provided by the developer is \$86,550, which is

the lump sum payment (\$59,200), the value of the easement (\$20,000) and the difference in debt service payment (\$7,350) for developing 37 lots versus 22 lots.

SUMMARY

1. It is the developer's belief that the proposed subdivision is in line with the Town of Lysander's Comprehensive Land Use Plan, in that:
 - a.) The parcel is within the Town's Incentive Zoning Overlay indicating that the Town intended this area to be utilized for incentive zoning.
 - b.) The Incentive Zoning is implemented to increase lot density within agricultural zoning while providing public utilities improvements to the surrounding community.
2. Based on a review of the existing infrastructure and surrounding land, the additional 15 lots that the Incentive Zoning provides will not create a burden on the public services (sanitary disposal, water, transportation, waste disposal, fire protection, etc.) that are currently provided to the surrounding community.
3. The anticipated value of the incentive to the developer for the project is \$200,000 and the value of the benefit to the Town and its residents \$86,550.

