

Application to the Planning Board

Collington Pointe E.

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: ESC

Name Bella Casa Builders

Name CIA 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 WOODARD WAY

Address \_\_\_\_\_

LIVERPOOL, NY 13088

Telephone: (315) 243-7003

Telephone: \_\_\_\_\_

Proof of ownership attached: \_\_\_\_\_

Farm Lot No. NA

Site Location:

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

PATCHEN ROAD

Current Zoning AR-40 / IZ

Is site in an Agricultural Tax District? NO

Area of land 76 +/- acres.

Proposed use(s) of site:

Plans for sewer and water connections:

SINGLE FAMILY RESIDENTIAL

PUBLIC SEWERS &

WATER

Current use & condition of site:

Character of surrounding

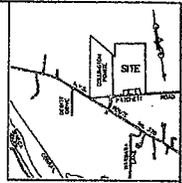
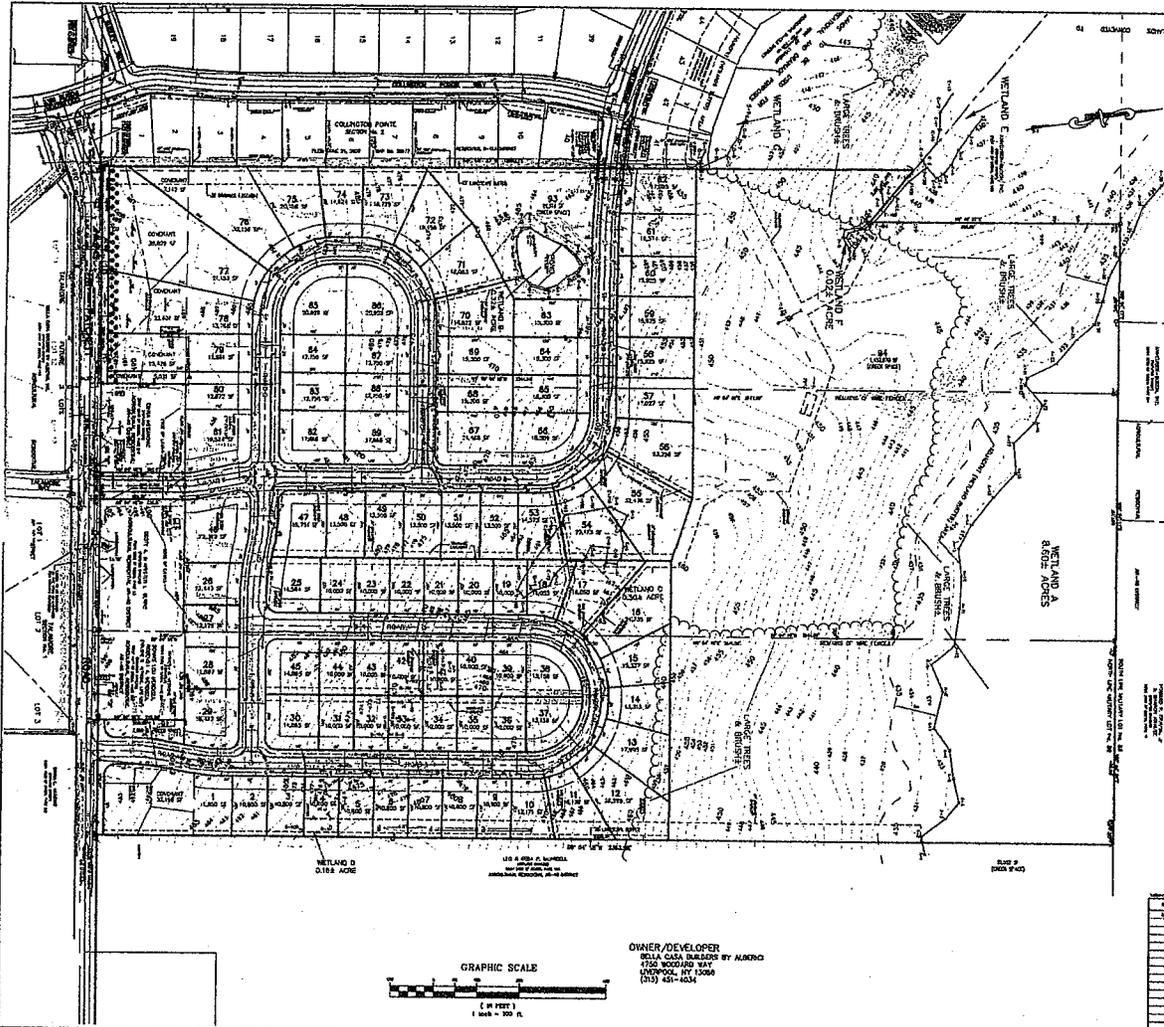
VACANT / RESIDENTIAL

RESIDENTIAL

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

JAMES TRASTON  
Name of Owner or Representative

[Signature]  
Signature

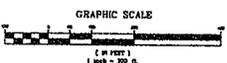


LOCATION PLAN  
Scale: 1" = 2000'

**NOTES:**  
 Total area: 76.374 acres  
 Total number of lots: 3  
 Parcel size: 40'-0" Agriculture Residential District  
 Directions referred to NAD 83  
 Location of underground utilities taken by field measurement where practicable, otherwise taken from utility plan sources and are approximate only.  
 The proposed plan shows 3 lots with 24' (24' lots front dimensions indicated) and 20' (20' lots side dimensions indicated) setbacks (setbacks) according to National Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 36253 036 F, effective date November 4, 2014. The map has: 3210-01-20, 3210-01-04.2 & 3210-01-01.  
 Total number of lots = 3.  
 Wetland boundaries shown herein delineated by Terratek Environmental Specialists, Inc. (TES) of Phoenix, New York on December 2 and 4, 2014 and April 29, 2015 using methods described in the U.S. Army Corps of Engineers 2017 Regional Supplement to the Corps Wetland Delineation Manual, Technical and Field Manual (Version 2.0) and revised by Daniel & Bernard Cook Associates, P.C. on December 22 & 31, 2014, January 2, 2015 and May 8, 2015.

- LEGEND:**
- - - - - Indicates original lines
  - - - - - Indicates utility pole, anchor & attached lines
  - - - - - Indicates iron pipe and/or manhole found
  - - - - - Indicates sign
  - - - - - Indicates stone culvert
  - - - - - Indicates gas main, gas valve & gas fire marker
  - - - - - Indicates water main, water valve & hydrant
  - - - - - Indicates storm sewer, catch basin & manhole
  - - - - - Indicates sanitary sewer, sewer vent & manhole
  - - - - - Indicates underground telephone line & manhole & box
  - - - - - Indicates underground electric line & manhole
  - - - - - Indicates underground television cable & box
  - - - - - Indicates boundary line
  - - - - - Indicates adjacent parcel line
  - - - - - Indicates old/adjacent parcel line
  - - - - - Indicates easement line
  - - - - - Indicates concrete road

OWNER/DEVELOPER  
 DEVA CASA BARRIOS BY ALMOND  
 1150 WOODLAND WAY  
 ROCKFORD, NY 13856  
 (513) 451-1234



PRELIMINARY PLAN  
**COLLINGTON POINTE EAST**  
 PART OF MILITARY LOT No. 89  
 TOWN OF LYSANDER  
 ONONDAGA COUNTY, NEW YORK

DATE: MAY 10, 2017  
 SCALE: 1" = 100'  
 FILE NO.: 2154.018

LAND SURVEYORS, P.C.  
 100 WEST 10TH STREET  
 SYRACUSE, NY 13202  
 TEL: 315-437-3900  
 FAX: 315-437-3904

CNY Crops

Application to the Planning Board

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

Date: \_\_\_\_\_  
 Information Only  
 Preliminary  
 Final

Name of proposed development: Avery / County Line Road Subdivision

Applicant:

Name CNY Crops Plainville, LLC

Address P.O. Box 284  
Plainville, N.Y. 13137

Telephone: 315-727-1290

Owner of record:

Name CNY Crops Plainville, LLC

Address P.O. Box 284  
Plainville, N.Y. 13137

Telephone: 315-727-1290

Proof of ownership attached:

Site Location:

1300'± north of Swamp Rd  
between Avery Rd & County Line  
Road

Proposed use(s) of site:

Subdivide out lot for residence  
& farm land

Current use & condition of site:

currently being farmed

Plans prepared by:

Name CNY Land Surveying, LLC

Address 2075 Church Road  
Baldwinsville N.Y. 13027

Telephone: 315-635-4614

Ownership intentions:

Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone: \_\_\_\_\_

Farm Lot No. 52

Tax Map No. 27-01-09.1

Current Zoning Agriculture

Is site in an Agricultural Tax District? yes

Area of land 33.935 acres.

Plans for sewer and water connections:  
well & septic for residential lot

Character of surrounding

farm land, rural, residential

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Joshua J Allen  
Name of Owner or Representative

Joshua J Allen  
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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: AVERY / COUNTY LINE ROAD SUBDIVISION			
Project Location (describe, and attach a location map): TAX MAP #27-01-06.1			
Brief Description of Proposed Action: TO CUT OUT A 1.837 ACRE PARCEL FOR RESIDENTIAL PURPOSES, LEAVING THE REMAINDER FOR FARMING OPERATIONS.			
Name of Applicant or Sponsor: CNY CROPS PLAINVILLE, LLC		Telephone: 315-727-1290	
Address: P.O. BOX 284		E-Mail:	
City/PO: PLAINVILLE		State: NEW YORK	Zip Code: 13137
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:			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?			33.935 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?			160.292 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			



<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>	NO	YES
<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>	NO	YES
<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>	NO	YES
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p>		
<p>Applicant/sponsor name: <u>J. John J. Allen</u></p>	<p>Date: <u>8-30-17</u></p>	
<p>Signature: <u>[Signature]</u></p>		

**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, OpenStreetMap contributors, and the GIS User Community

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

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: CNY Crops Plainville, LLC  
Mailing address: P.O. Box 284  
Plainville, New York 13137

B. Description of the proposed project: Cut out residential lot, leaving the remainder as farm land

C. Project location: 1300'± north of Swamp Rd between Avery & County Line Roads

D. Tax Map number: 27-01-09-1

E. Number of acres involved with project: 33.935

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

G. Is any portion of the project site currently being farmed?  
Yes  If so, how much? 33.9± Acres  
No

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

CNY Crops Plainville, LLC, P.O. Box 284, Plainville NY. 13137

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

remainder of lands will be agricultural

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

CNY Crops Plainville, LLC

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:

property is currently under cultivation, there is a pond on the property with a small stream, no known tile fields

L. Please make a copy of the overall (original) parcel from the Towns' Tax Maps on file with the Town Assessor's Office. Identify the site of this application by placing an "X" on it. Include the tax map with this completed agricultural data statement.

M. Description of farm operation: planting of corn/soy beans

**FARM NOTE**

Prospective residents should be aware that such farm operations may generate dust, odor, smoke, noise, vibration and other conditions which routinely result from agricultural activities.

John De owner 8-30-17  
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: \_\_\_\_\_

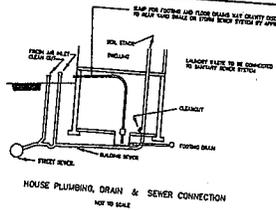
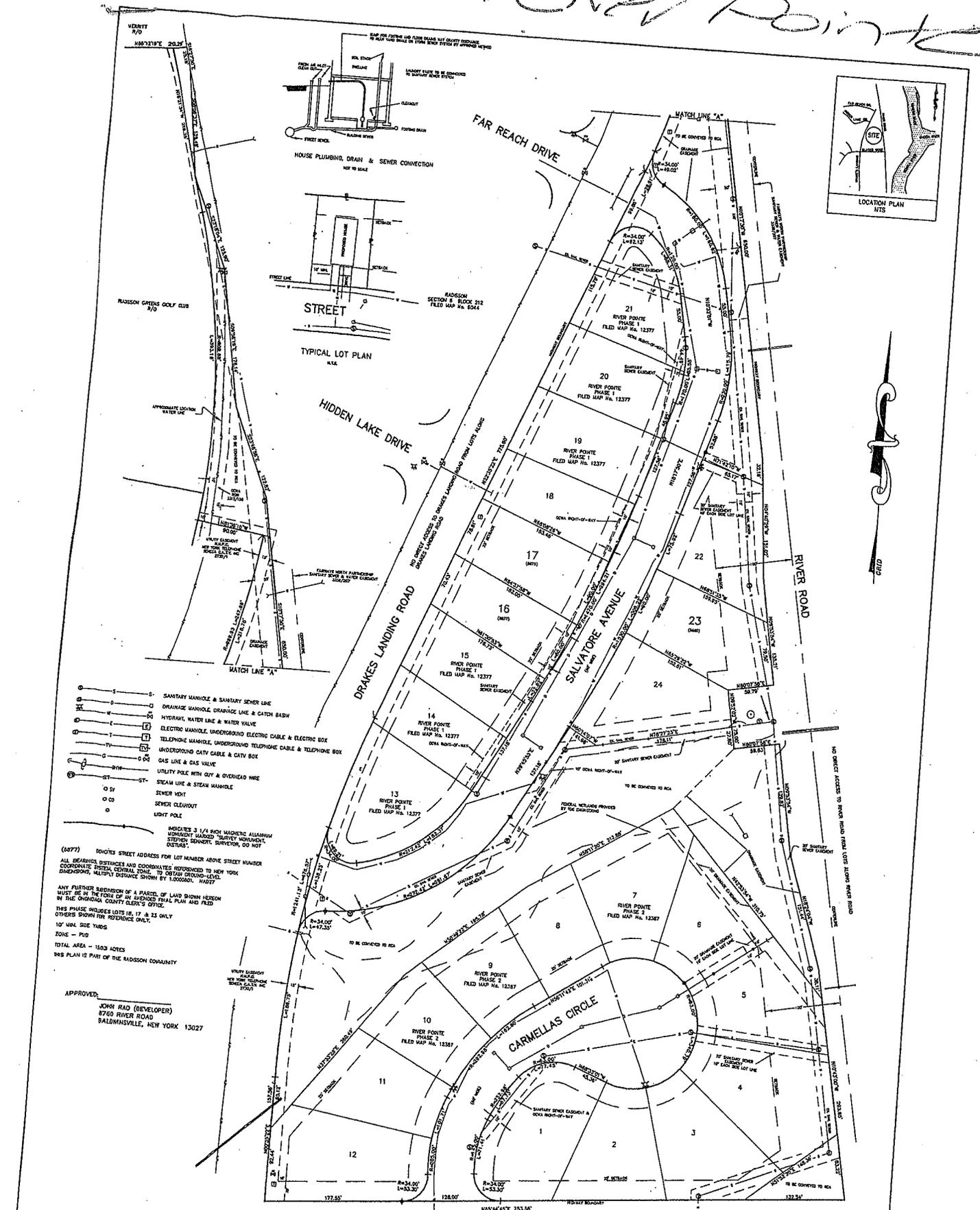
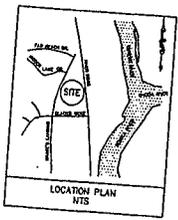
If yes, please give County Referral Number: \_\_\_\_\_

If no, please state reason: \_\_\_\_\_

\_\_\_\_\_



*River Point*



- SANITARY MANHOLE & SANITARY SEWER LINE
- DRAINAGE MANHOLE, DRAINAGE LINE & CATCH BASIN
- HYDRANT, WATER LINE & WATER VALVE
- ELECTRIC MANHOLE, UNDERGROUND ELECTRIC CABLE & ELECTRIC BOX
- UNDERGROUND CATV CABLE & CATV BOX
- GAS LINE & GAS VALVE
- UTILITY POLE WITH GUY & OVERHEAD WIRE
- STEAM LINE & STEAM MANHOLE
- SEWER VENT
- SEWER CLEANOUT
- LIGHT POLE

(S&T) INDICATES 3/4" HIGH MACHINED ALLUMINUM MONUMENT MARKED "S&T" MONUMENT. DIMENSIONS, UNLESS OTHERWISE SHOWN BY 1:000000, HADZET.

ANY FURTHER SUBDIVISION OF A PARCEL OF LAND SHOWN HEREON MUST BE IN THE FORM OF AN AMENDED FINAL PLAN AND FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE.

THIS PHASE INDICES LOTS 16, 17 & 23 ONLY. OTHERS SHOWN FOR REFERENCE ONLY.

10' WIDE SIDE YARDS

ZONE - PUD

TOTAL AREA - 1503 ACRES

THIS PLAN IS PART OF THE RADISSON COMMUNITY

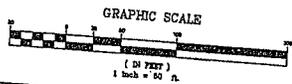
APPROVED:  
JOHN RAD (DEVELOPER)  
8760 RIVER ROAD  
BALDWINVILLE, NEW YORK 13027

GLACIER RIDGE ROAD (OF 100)

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS MAP IS MADE FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON COMPLETED JUNE 02, 2005

J. STEPHEN SEHNERT  
LAND SURVEYOR No. 45023

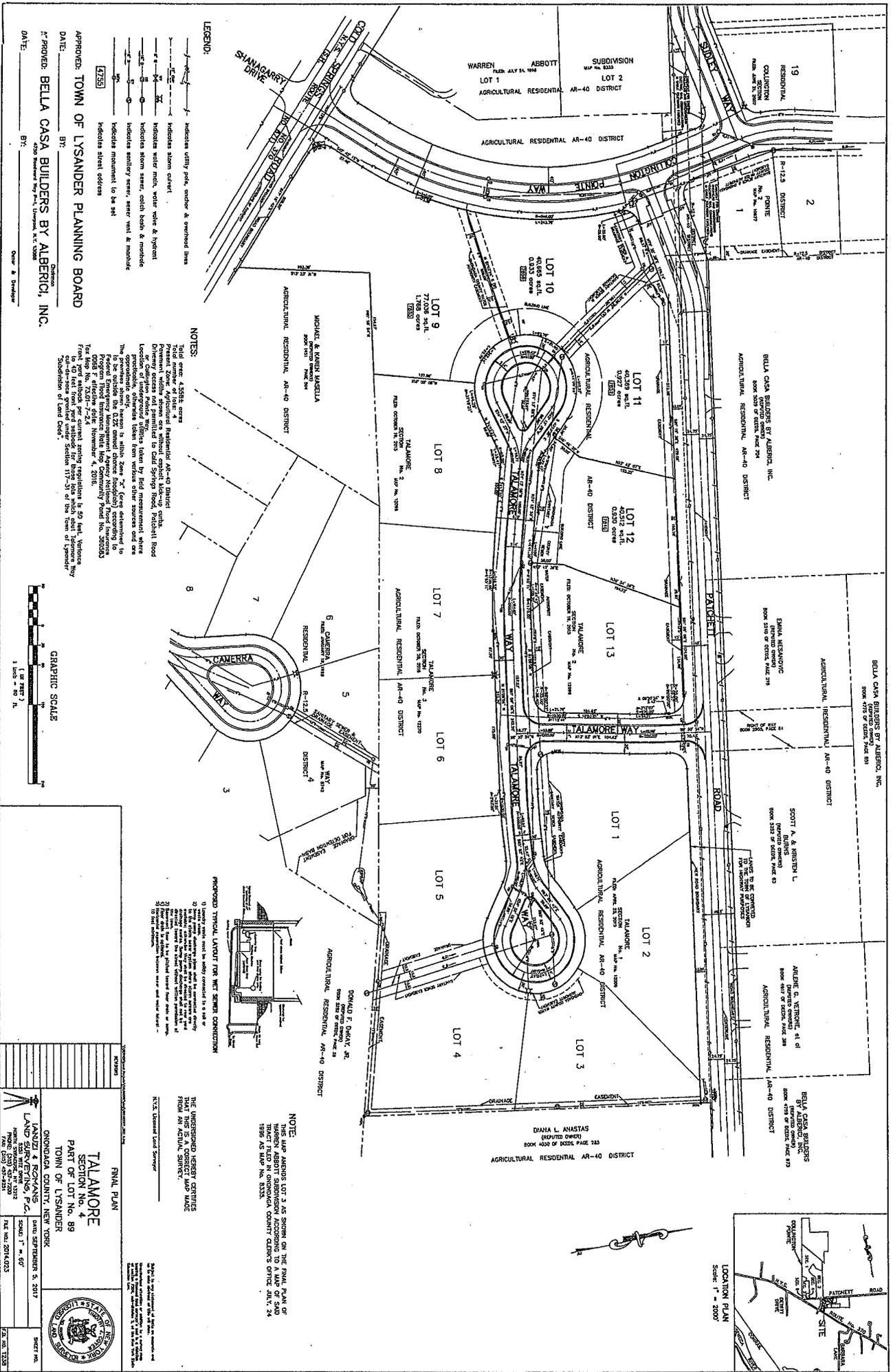
ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP ARE PROHIBITED, EXCEPT AS PROVIDED IN SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.



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

FINAL PLAN  
RIVER POINTE  
PHASE - 3  
RADISSON  
PART OF LOT 61  
TOWN OF ESCANABA  
ONONDAGA COUNTY, NEW YORK

SEPTEMBER 11, 2017  
242 51 328.3775



APPROVED: TOWN OF LYSANDER PLANNING BOARD  
 BY: BELLA CASA BUILDERS BY ALBERICI, INC.  
 DATE: \_\_\_\_\_

DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_

**LEGEND:**

- Indicates utility pole, marker & overhead lines
- Indicates storm culvert
- Indicates water main, water valve & hydrant
- Indicates storm sewer, catch basin & manhole
- Indicates sanitary sewer, sewer vent & manhole
- Indicates monument to be set
- Indicates street address

**NOTES:**

1. This map is a preliminary map and is not to be used for any other purpose.

2. The zoning district shown on this map is based on the zoning map of the Town of Lysander, New York, as of the date of the filing of this map.

3. The zoning district shown on this map is subject to change without notice.

4. The zoning district shown on this map is subject to change without notice.

5. The zoning district shown on this map is subject to change without notice.

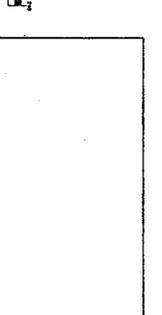
6. The zoning district shown on this map is subject to change without notice.

7. The zoning district shown on this map is subject to change without notice.

8. The zoning district shown on this map is subject to change without notice.

**GRAPHIC SCALE**

1 inch = 50 ft.



**NOTE:**

1. The map shows Lot 2 as shown on the final plan of the Warren Abbott Subdivision according to a map of said tract filed in Onondaga County Clerk's Office July 24, 1989 as Map No. 8124.

**FINAL PLAN**

**TALAMORE**

SECTION No. 4

PART OF LOT No. 89

TOWN OF LYSANDER

ONONDAGA COUNTY, NEW YORK

LAND SURVEYING, P.C.

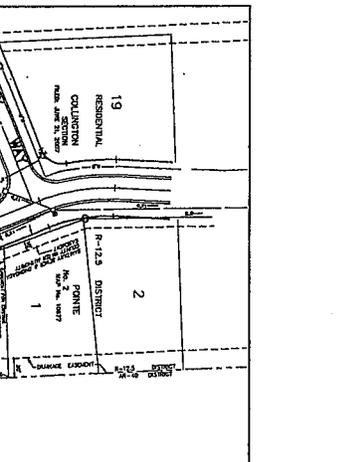
DATE: SEPTEMBER 5, 2017

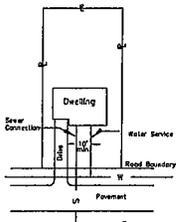
SCALE: 1" = 50'

SHEET No. \_\_\_\_\_

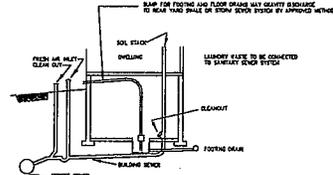
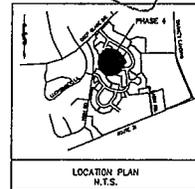
DATE: \_\_\_\_\_

BY: \_\_\_\_\_

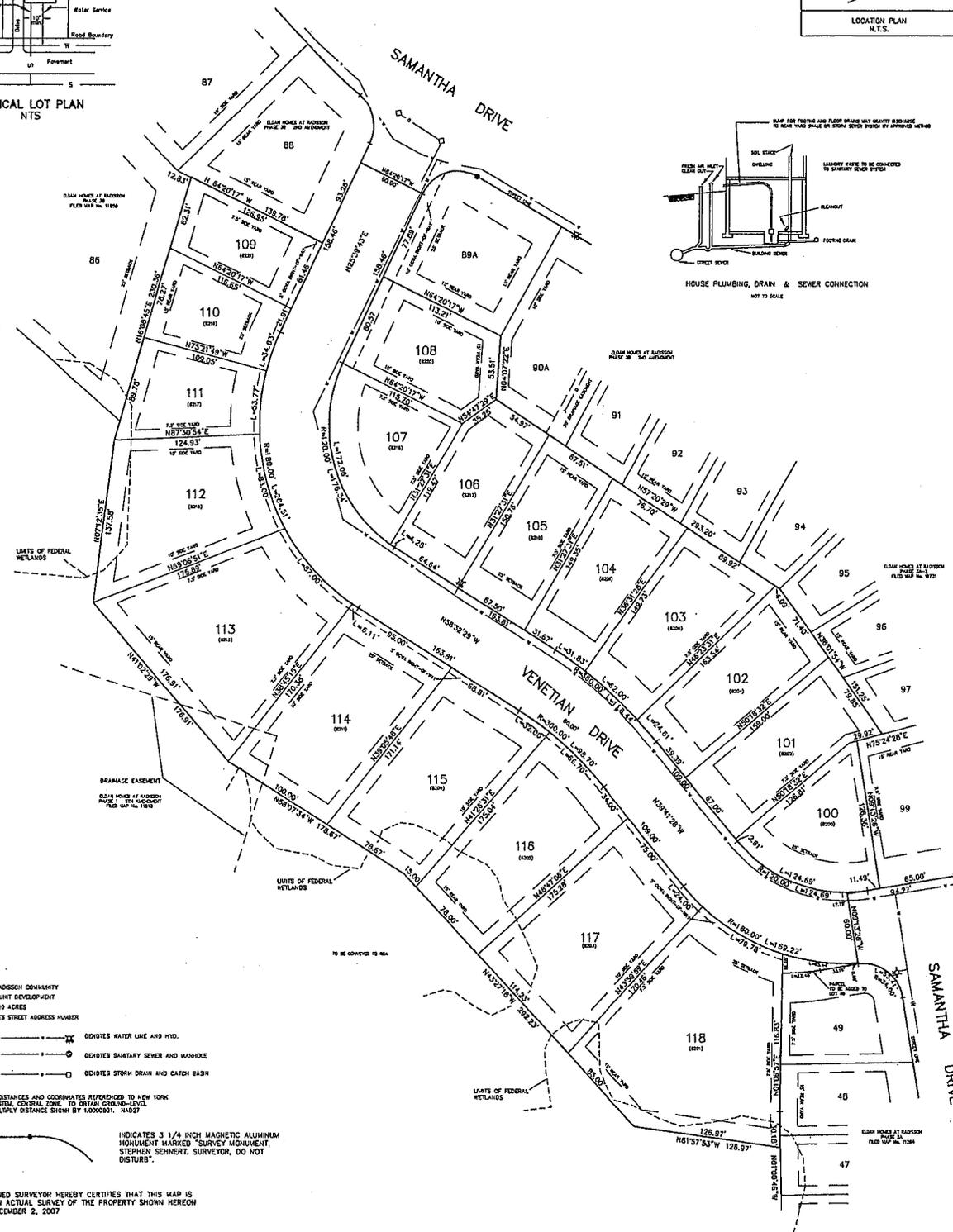




TYPICAL LOT PLAN  
NTS



HOUSE PLUMBING, DRAIN & SEWER CONNECTION  
N.T.S.



PART OF THE RADISSON COMMUNITY  
ZONE PLANNED UNIT DEVELOPMENT  
PHASE AREA 8.10 ADRES  
(219) INDICATES STREET ADDRESS NUMBER

- INDICATES WATER LINE AND HYD.
- INDICATES SANITARY SEWER AND MANHOLE
- INDICATES STORM DRAIN AND CATCH BASIN

ALL BEARING DISTANCES AND COORDINATES REFERENCED TO NEW YORK  
COORDINATE SYSTEM, ZONAL ZONE 18 TO OBTAIN GROUND-LEVEL  
DIMENSIONS, MULTIPLY DISTANCE SHOWN BY 1.00002001. NAD27

INDICATES 3/4 INCH MAGNETIC ALUMINUM  
MONUMENT MARKED "SURVEY MONUMENT,  
STEPHEN SEHNERT, SURVEYOR, DO NOT  
DISTURB".

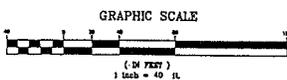
THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS MAP IS  
MADE FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON  
COMPLETED DECEMBER 2, 2007

J. STEPHEN SEHNERT No. 45023  
LAND SURVEYOR

ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP ARE PROHIBITED,  
EXCEPT AS PROVIDED IN SECTION 7005, SUBDIVISION 2, OF THE  
NEW YORK STATE EDUCATION LAW.

APPROVED: \_\_\_\_\_  
CRS DEVELOPMENT, LLC  
DEVELOPER

HEALTH DEPARTMENT USE ONLY



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

FINAL PLAN  
ELDAN HOMES AT RADISSON  
PHASE 4  
LOT 82 TOWN OF LYSANDER  
ONONDAGA COUNTY, NEW YORK

SEPTEMBER 8, 2017

328.35004