

Voorhees

Application to the Planning Board

For: Subdivision of Land
 Number of Lots: 1 + Remainder
 Controlled Site Use
 Site Plan Approval

Date: September 5, 2014
 Information Only
 Preliminary
 Final

Name of proposed development: Single Family Home for Kevin and Debbie Voorhees at 7940 Gates Road, Plainville NY 13137

Applicant:

Name Kevin Voorhees
Address 3397 Patchett Road, Baldwinsville
NY 13027
Telephone: H: 638-9114; C: 263-3789

Owner of record:

Name: Kevin, Brian, David & Allyn Voorhees
Address: c/o Kevin Voorhees at 3397 Patchett Road, Road, Baldwinsville, NY 13027
Telephone: H: 638-9114; C: 263-3789

Proof of ownership attached: Tax bill

Site Location:
7940 Gates Road in Plainville

Proposed use (s) of site:

Single family home on House Lot

Abandoned agricultural on remainder

Current use & condition of site:

Abandoned agricultural

Plans prepared by:

Name: Stephen Sehnert
Address 8 Canton St, Baldwinsville
NY 13027
Telephone: 635-5197

Ownership intentions:

Name Kevin and Debbie Voorhees for house lot; 4 brothers for remainder
Address 7940 Gates Road, Plainville NY 13137
Telephone: H: 638-9114; C: 263-3789

Farm Lot No. 74 & 84

Tax Map No. 044.-02-09.3

Current Zoning Agricultural (A)

Is site in an Agricultural Tax District? Yes
Acres of land ~18.8 total; ~3.2 for house lot

Plans for sewer and water connections

On-site septic; on-site drilled well

Character of surrounding:

Farm land; residences; wooded areas

SEE REVERSE SIDE FOR ADDITONAL SUBMITTAL REQUIREMENTS!

Kevin Voorhees
Name of Owner or Representative

Kevin Voorhees
Signature

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: New single family home, and potential future development of up to 3 more homes, to be built at 7940 Gates Road in Plainville, NY.			
Project Location (describe, and attach a location map): An 18.8 acre property located at 7940 Gates Road in Plainville, NY. See attached USGS map (Attachment 1) for location of property.			
Brief Description of Proposed Action: Construction of up to 4 single family homes, each to have its own septic system and drilled well, with a shared gravel driveway and underground electric service. The first home would be built by Kevin and Debbie Voorhees on an approx. 3.2 acre parcel to be subdivided from the 18.8 acre property. The 18.8 acre property is currently co-owned by 4 brothers: Kevin, Brian, David and Allyn Voorhees. It is currently anticipated that the remainder of the property (approx. 15.6 acres) would continue to be co-owned by all 4 brothers and would remain as abandoned agricultural land until one or more of Kevin's 3 younger brothers should decide to build a home. Kevin is requesting approval from the Lysander Town Planning Board for approval to subdivide the property so that he and his wife can have sole title to the approx. 3.2 acre parcel, upon which their house would be built (see Attachment 2). Kevin's 3 younger brothers currently are not certain if they will ever seek to build a home on a portion of the 15.6 acres of land remaining. However, for informational and environmental assessment purposes, a full build-out site plan has been prepared (see Attachment 3). Tree clearing will only take place between Oct. 1 and March 31, to avoid bat impacts.			
Name of Applicant or Sponsor: Kevin Voorhees		Telephone: Home: 638-9114 Cell: 263-3789 E-Mail: Voorhees3397@yahoo.com	
Address: 3397 Patchett Road			
City/PO: Baldwinsville	State: New York	Zip Code: 13027	
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"/>	YES <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 Planning Board approvals. Town of Lysander building and driveway permits. Onondaga County Health Department approval of on-site septic systems.		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ 18.8 acres			
b. Total acreage to be physically disturbed? _____ 1.5 acres if 4 homes are built.			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 18.8 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 checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input checked="" 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? Variance approved by ZBA. See Attachment 4.	NO	YES	N/A
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?	NO	YES	
	<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: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? See Attachment 5.	NO	YES	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" 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"/>	
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: Each house will be well insulated.	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Each house will have a well drilled to obtain a private water supply.	NO	YES	
	<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: _____ Each house will install an on-site septic system.	NO	YES	
	<input checked="" 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? See Attachments 6, 7 & 8 for archaeology reports and correspondence.	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" 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: _____ There will not be any physical alterations or encroachments into a wetland, waterbody, or in the 100 ft. buffer area of DEC Wetland LYS-16. See Attachment 9 for a wetland delineation memo, and Attachments 2 & 3 for the 100 ft. wetland buffer boundary location.	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" 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 checked="" type="checkbox"/> Shoreline <input checked="" 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? See Attachments 10 & 11.	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
16. Is the project site located in the 100 year flood plain? Each house and septic system will be located above the 380 ft. flood elevation.	NO	YES	
	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/> YES See Attachment 12 for a stormwater memo. b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input type="checkbox"/>	<input checked="" 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: Kevin Voorhees	Date: September 5, 2014	
Signature: <i>Kevin Voorhees</i>		

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 checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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: Kevin Voorhees

Mailing address: 3397 Patchett Road
Baldwinsville, New York 13027

B. Description of the proposed project: Proposed single family home for Kevin and Debbie Voorhees on an approximately 3.2 acre house lot that is proposed to be subdivided from an existing 18.8 acre parcel that is co-owned by Kevin and his 3 younger brothers: Brian, David and Allyn Voorhees.

C. Project location: 7940 Gates Road, Plainville, NY 13137

D. Tax Map number: 044.-02-09.3

E. Number of acres involved with project: A proposed house lot of approximately 3.2 acres proposed to be subdivided from an existing 18.8 acre parcel.

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

G. Is any portion of the project site currently being farmed?

Yes _____ If so, how much? _____ Acres
No X

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

Nobody is currently farming the project site. Stanley M. Boots appears to have an orchard on his property located at 7880 Gates Road (Tax Map Parcel No. 044.-02-01.2).

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

Other than a proposed gravel driveway and underground power line from Gates Road to our proposed house lot, the remainder of the project site (approximately 15.6 acres) is proposed to remain as abandoned agricultural land. At some point in the future, one or more of Kevin's younger brothers may decide to build a house on a portion of the 15.6 acre remainder, but Kevin's younger brothers currently are not certain if they will ever seek to build a home on this property.

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

The current property owners: Kevin, Brian, David and Allyn Voorhees.

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:

Approximately 3.5 acres of the site has a scrub/shrub cover type with the remaining acreage (approx. 15.3 acres) of the site primarily covered by a mix of deciduous and coniferous trees. A small portion of the New York State Department of Environmental Conservation's wetland LYS-16 has been field delineated along the north/northeast margin of the site, and is shown on the subdivision plan submitted to the Lysander Town Planning Board. To my knowledge, there are no field tiles or significant plant materials on the property. The potential development of up to four single family homes on the property, including the proposed construction of a gravel driveway from Gates Road, is not expected to result in a significant impact on existing storm water drainage. A September 3, 2014 memorandum prepared by Jillian Blake, P.E., which is attached to the Environmental Assessment Form dated September 5, 2014 submitted by Kevin Voorhees to the Clerk of the Lysander Planning Board, concludes that the proposed development of the property will have a negligible increase (i.e., an approximately 0.01 percent increase) in stormwater runoff to the wetland.

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. See the attached marked up copy of the Town's Tax Maps for this property.

M. Description of farm operation: There is currently no farm operation on the site. As noted above, adjacent land owned by Stanley M. Boots (7880 Gates Road; Tax Map Parcel No. 044.-02-01.2) appears to have an orchard on it.

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.

Kevin Voorhees

Kevin Voorhees, property owner

Name and Title of Person Competing Form

Date: September 5, 2014

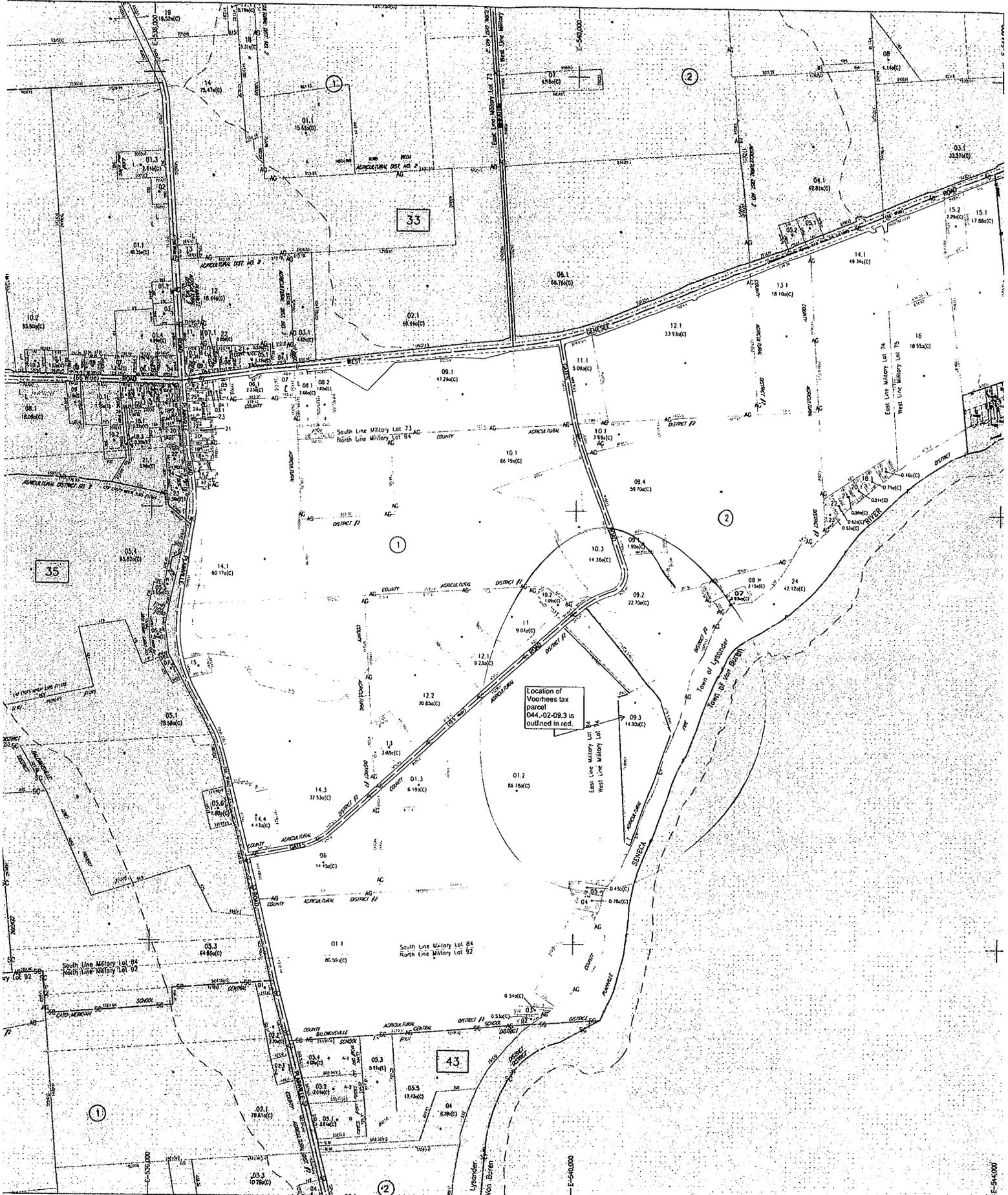
FOR TOWN USE ONLY --- Has this Agricultural Data Statement been referred to the Onondaga

County Planning Agency? Yes _____ No _____

If yes, please give date of referral: _____

If yes, please give County Referral Number: _____

If no, please state reason: _____



Location of Voorhees tax parcel 044-02-09.3 is outlined in red.

SPECIAL DISTRICT INFORMATION

MINISILE CENTRAL	AGRICULTURAL DISTRICT LINE	AG
WALLE	AMBULANCE DISTRICT LINE	A
DALE	DRAINAGE DISTRICT LINE	O
LYONSBORO DISTRICT 2	FIRE DISTRICT LINE	F
	HYDRANT DISTRICT LINE	H
	LIGHTING DISTRICT LINE	L

	PARK DISTRICT LINE	P
	REUSE DISTRICT LINE	R
	SANITARY DISTRICT LINE	SD
	SCHOOL DISTRICT LINE	SC
	SEWER DISTRICT LINE	S
	WATER DISTRICT LINE	W

	PROPERTY PARCEL LINE	
	ORIGINAL LOT LINE	
	ROAD OR HIGHWAY RIGHT-OF-WAY LINE	
	STREAM	
	RAILROAD TRACK	

	COUNTY LINE	
	TOWN LINE	
	VILLAGE LINE	
	BLOCK BOUNDARY	
	STREAM AND PARCEL LINE	

PARCEL NUMBER	24
DEED AREA	2
CALCULATED AREA	2
DEED DIMENSION	2
SCALED DIMENSION	2
DEED LOT NUMBER	2

BLOCK NUMBER	2
DEED BLOCK NUMBER	2
PRIORITY COLLECTION STATUS	2
ADJACENT SECTION MAP	25

LEGEND

Ehle

Application to the Planning Board

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

Date: September 24, 2014
 Information Only
 Preliminary
 Final

Name of proposed development: Resubdivision of Lot No. 2A, Ehle Estates Amended

Applicant:

Name Joseph S. Ehle

Address 3793 Doyle Road

Baldwinsville, NY 13027

Telephone: (315) 439-3110

Owner of record:

Name Same as Applicant

Address _____

Telephone: _____

Proof of ownership attached: Yes

Site Location:

North side of Doyle Road opposite

Green Bough Circle, westerly of

and adjacent to the Seneca River

Proposed use (s) of site:

Subdivide existing Lot No. 2A

into two (2) new lots, Lot No. 2B

and Lot No. 3

Current use & condition of site:

One (1) single family

house residence

Plans prepared by:

Name Ianuzi & Romans
Land Surveying, P.C.

Address 5251 Witz Drive

North Syracuse, NY 13212

Telephone: (315) 457-7200

Ownership intentions:

~~Name~~ Sell new Lot No. 3 and

~~Address~~ retain & reside in existing

house on new Lot No. 2B

~~Telephone:~~ _____

Farm Lot No. 95

Tax Map No. 71.01-01-04.1

Current Zoning AR-40

Is site in an Agricultural Tax District? No

Area of land 84.40± acres.

Plans for sewer and water connections

existing water services and

septic systems

Character of surrounding:

single family residential homes

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Joseph S. Ehle

Name of Owner or Representative

Joseph S. Ehle
Signature Joseph S. Ehle

617.20
Appendix B
Short Environmental Assessment Form

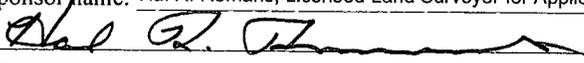
Instructions for Completing

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: Resubdivision of Lot No. 2A, Ehle Estates Amended			
Project Location (describe, and attach a location map): north side of Doyle Road opposite Green Bough Circle, westerly of and adjacent to the Seneca River			
Brief Description of Proposed Action: Subdivide existing 84.40+/- acres Agricultural Residential AR-40 zoned Lot No. 2A into two (2) lots, new 81.33+/- acres Lot No. 2B with existing house/residence and new 3.067+/- acres Lot No. 3.			
Name of Applicant or Sponsor: Joseph S. Ehle		Telephone: (315) 439-3110	
		E-Mail:	
Address: 3793 Doyle Road			
City/PO: Baldwinsville		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? 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"/>
			YES <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 Planning Board approval; Onondaga County Health Dept. review			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		84.40+/- 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?		84.40+/- 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 checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" 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?	NO	YES	N/A	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A	
	<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?	NO	YES		
	<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: _____	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	b. Are public transportation service(s) available at or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES		
<input checked="" 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: _____	NO	YES		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ individual septic systems	NO	YES		
	<input checked="" 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?	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Is the proposed action located in an archeological sensitive area?	NO	YES		
	<input type="checkbox"/>	<input checked="" 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?	NO	YES		
	<input type="checkbox"/>	<input checked="" 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: _____	NO	YES	
	<input checked="" 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 checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input checked="" 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?	NO	YES		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
16. Is the project site located in the 100 year flood plain?	NO	YES		
	<input type="checkbox"/>	<input checked="" 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	NO	YES		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES		
	<input checked="" 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>Hal R. Romans, Licensed Land Surveyor for Applicant</u>		Date: <u>9/25/2014</u>
Signature: <u></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:		
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

APPROXIMATE LOCATION OF FLOODPLAIN ZONE A4 PER COMMUNITY PANEL No. 360583 0005 C

Remnant Piece 81 acres

PH S. EHLE
UNITED OWNER)
-546, PAGE 284

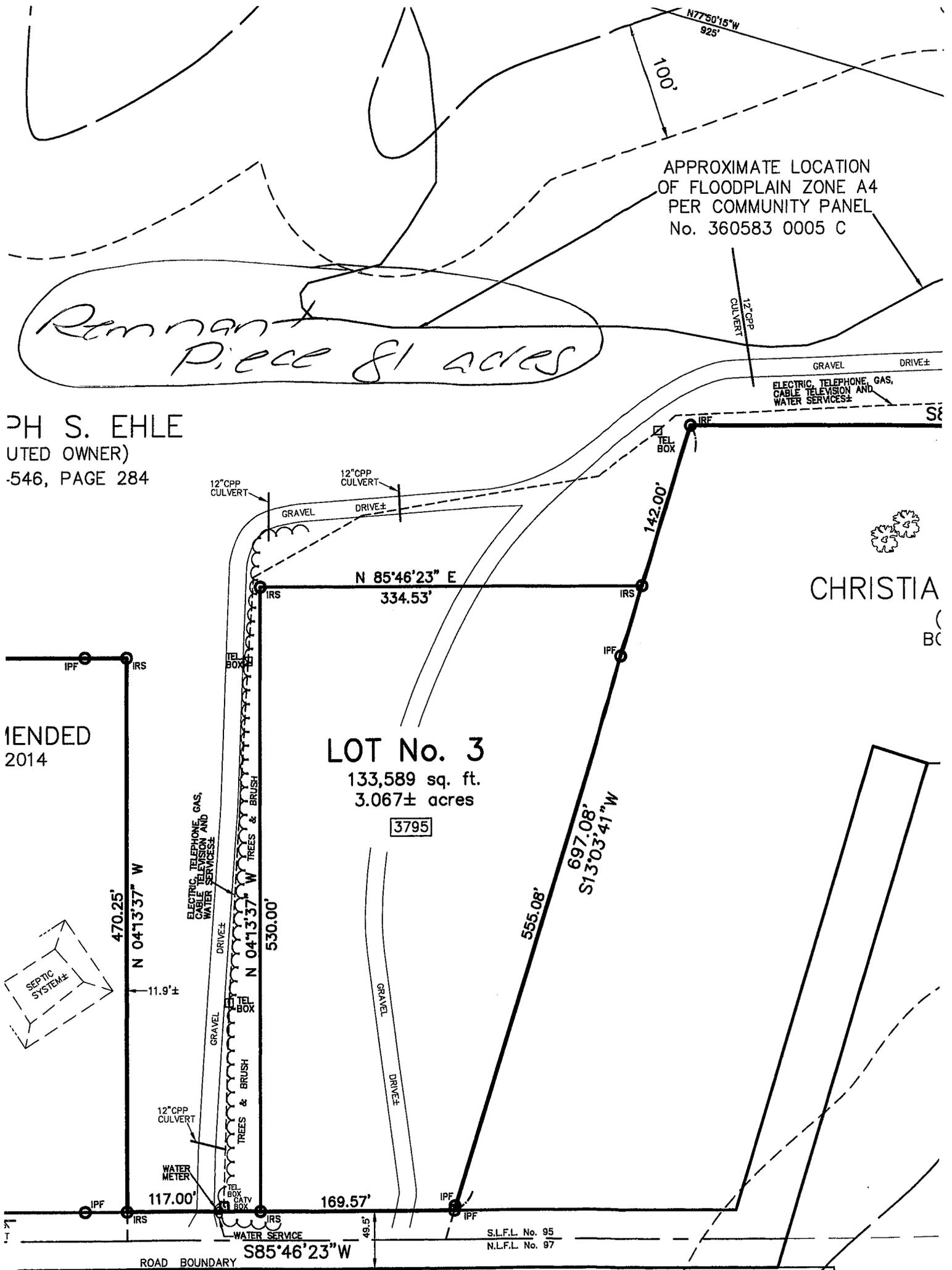
ENDED
2014

CHRISTIA
BC

LOT No. 3

133,589 sq. ft.
3.067± acres

3795



ROAD BOUNDARY

S.L.F.L. No. 95
N.L.F.L. No. 97

Merle / Card

Application to the Planning Board

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

Date: 9/5/2014
_____ Information Only
_____ Preliminary
_____ Final

Name of proposed development: Spring Woods Subdivision

Applicant:

Name Merle, Scott
Address 8735 Gaskin Road
Clay, NY

Telephone: _____

Owner of record:

Name Gregory Card
Address _____

Telephone: _____

Proof of ownership attached: _____

Site Location:

2940 Cold Springs Road
Spring Woods Subdivision

Proposed use(s) of site:

Plans prepared by:

Name Douglas Reith, LLS
Address 2075 Church Road
Baldwinsville, NY

Telephone: _____

Ownership intentions:

Name _____
Address _____

Telephone: _____

Farm Lot No. 87

Tax Map No. 059.-04-18

Current Zoning R-12.5

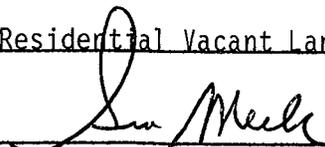
Is site in an Agricultural Tax District?
Area of land _____ acres.

Is property within a PUD? _____
If yes, provide letter of approval from PUD.

Plans for sewer & water connections:

_____ Public _____

Current use and condition of site:

_____ Residential Vacant Land _____
 _____

Name of Owner or Representative
Scott Merle

Signature

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS

TOWN OF LYSANDER
ZONING BOARD OF APPEALS

APPLICATION

Application Number #2014--007 **Date** 9/5/2014 **Fee** \$50.00

Type of Application

- Special Use Permit
- Permit for Temporary Structure/Occupancy (explain need on page 2)
- Extension of Permit for Temporary Structure/Occupancy (explain need on page 2)
- Appeal of Decision made by the Code Enforcement Officer
 - Area Variance (provide details on page 2)
 - Use Variance (use requested _____)
- Informal Interpretation (describe issue on page 2)
- Other _____

Applicable Sections of the Zoning Ordinance

Article XX, Section 139-52, Paragraph A(5) and Article VII, Section 139-18, Paragraph A(2)(b)(1) Special Use Permit and Side Yard Setback Required

**Review by Onondaga County
Planning Board**

Required Not Required

**Review by Town of Lysander
Planning Board**

Required Not Required
Controlled Site Use/Site Plan

Applicant

Name Scott Merle, on behalf of Greg Card, Card Holding
Street Number 8735 Gasking Road, Clay, NY Municipality Town of Clay
State NY Zip Code 13041

Owner (if different than applicant)

Name Gregory Card
Street Number _____ Municipality _____
State _____ Zip Code _____
Signature _____

Property

2940 Cold Springs Road a/k/a
Street Number NYS Route 370/Springwood Dev. Municipality Town of Lysander
State NY Zip Code 13027
Tax Map Number 059-04018
Zoning District R-12.5 Overlay Control Highway
Size of Property _____ acres
Existing Structures/Uses Conforming Nonconforming

Need and Description

For temporary permits, explain why a permit is needed. For special use permits and area variances, describe the project and attach a copy of a current survey and any drawings or plans. If reducing or enlarging documents that do not include a graphic representation of scale, indicate the percentage of reduction or enlargement. Attach additional pages if necessary.

SUBDIVISION SIGN SEE PICTURE / SKETCH

Area Variances

- Residential
- Nonresidential
- Principal Structure
- Accessory Structure
- Shoreline Structure

- Front Yard Setback**
Required Setback _____ feet
Variance Requested _____ feet
- Individual Side Yard Setback**
Required Setback 10 feet
Variance Requested 4.4' feet
- Lot Dimensions/Coverage/Floor Area**
Type _____
Requirement _____
Variance Requested _____

- Rear Yard Setback**
Required Setback _____ feet
Variance Requested _____ feet
- Total Side Yard Setback**
Required Setback _____ feet
Variance Requested _____ feet
- Other**
Type _____
Requirement _____
Variance Requested _____

m.e.t.b.k.m.p@201.com

Alternatives

Explain in detail why the proposed action cannot be conducted where an area variance would not be required, or where a smaller area variance would be required (attach additional pages if necessary).

Sworn this 5th day of September, 2011

[Signature]

Notary Public

KAREN A. RICE
Notary Public, State of New York
Qualified in Onondaga County
No. 4855987
Commission Expires May 12, 2018

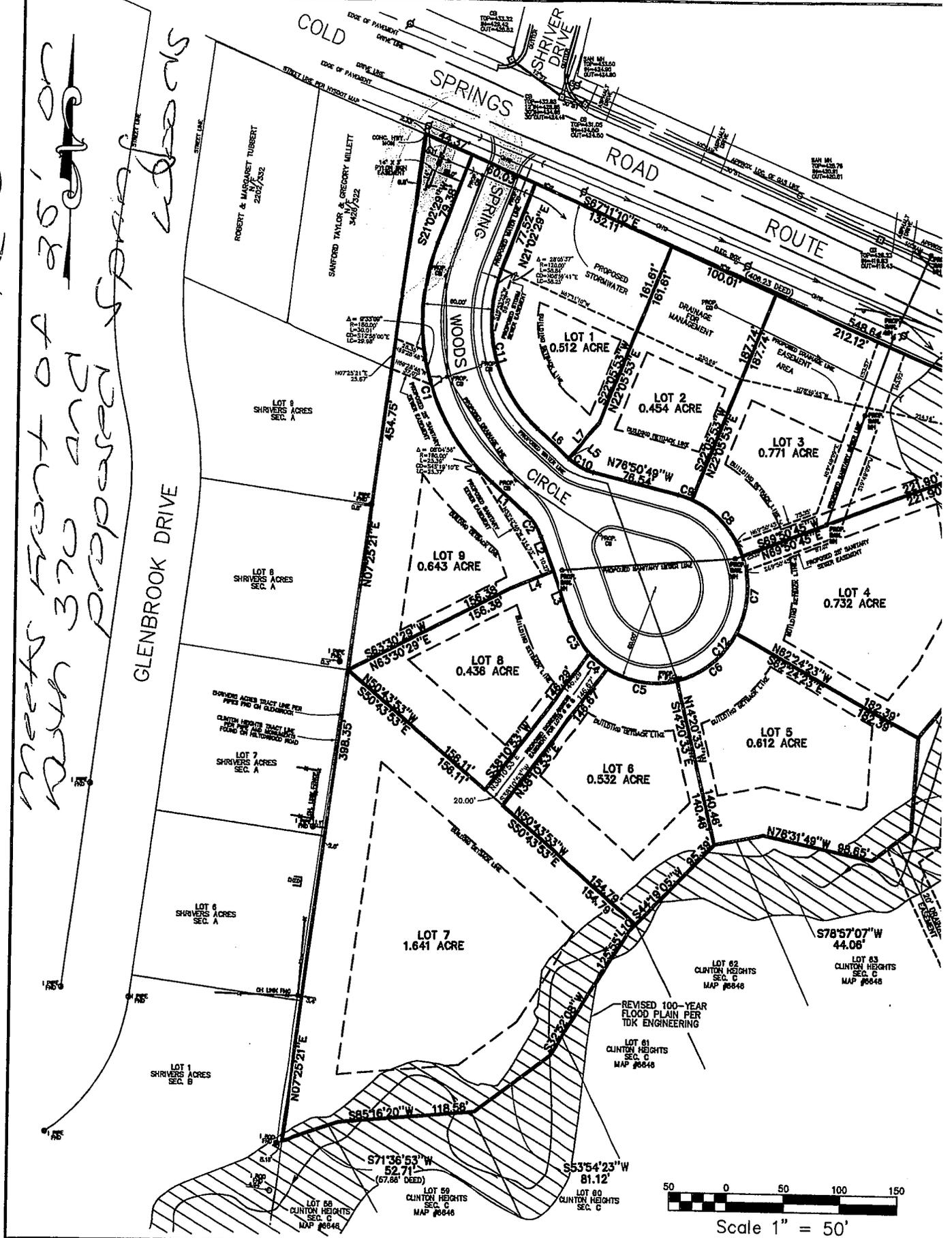
[Signature]

Applicant Signature

Side yard 10' reqd.
 Near 4'4" variance

Meets front of 25' on
 RWH 370 and proposed
 proposed spans
 edens

GLENBROOK DRIVE



In charge of D.J. REITH
 Drawn by M.R. HUNTER
 Checked by D.J. REITH

NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 2409, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY.

Douglas Jay Reith
 DOUGLAS JAY REITH
 LICENSED LAND SURVEYOR

Scale 1" = 50'

CA
 20
 BA
 (81)



Joanne M. Mahoney
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: October 08, 2014

OCPB Case # Z-14-364

- 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 SITE PLAN from the Town of Lysander Zoning Board of Appeals at the request of Scott Merle for the property located at 2940 Cold Springs Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New York State Route 370, a state highway, and the municipal boundary between the Town of Lysander and the Village of Baldwinsville; and
- WHEREAS, the applicant is proposing an amended site plan for the placement of a subdivision monument sign in the side yard setback on a 7.311-acre lot in a Residential (R-12.5) zoning district; and
- WHEREAS, the Board is concurrently reviewing an Area Variance referral (Z-14-365) for this sign project; per the referral notice, the proposed sign needs a variance to reduce the side yard setback by 4'4" (10' are required); and
- WHEREAS, the Board previously recommended modification of a Preliminary Subdivision referral (S-06-21) for nine lots and a local road, requiring no direct access to Route 370 and a drainage study for the New York State Department of Transportation, permits for drainage into wetlands, and plans for stormwater management area maintenance; the Board subsequently recommended Disapproval of a Final Subdivision referral (S-07-46) and an Area Variance referral (Z-07-137) for four lots with direct access on Route 370, two of which were nonconforming to setback requirements, noting the Board does not endorse the creation of nonconforming lots and that the New York State Department of Transportation required a single access road on Route 370; and
- WHEREAS, the Preliminary Plan dated March 7, 2006 shows the nine-lot version of the subdivision project; per an email from the Town dated September 29, 2014, this plan is the approved plan for the project; the plan shows lots ranging from 0.436 acres to 1.641 acres and a proposed cul-de-sac road (Spring Woods Circle) on Route 370, which must meet the requirements of the New York State Department of Transportation; the sign is located near the intersection of Spring Woods Circle and Route 370, and the plan notes it meets the 25' setback from each of these roads; and
- WHEREAS, sign details submitted with the referral show a 48" x 72" "Spring Woods" sign with a 6" x 60" "Scott Merle Builders" sign underneath, set between two 24" x 72" high tapered posts with a 13' top cap; a rendering shows the base and posts as stone brick surrounded by landscaping; no lighting is shown; and
- WHEREAS, the plan shows a proposed drainage easement for stormwater management located on the rear of proposed Lots 1-3; 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; and 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, per an email from the Town on September 29, 2014, a Full EAF was done with the subdivision and one will not be required by the Town for the site plan or area variance applications; the plan shows the location of federal wetland PF01A, stream, and a revised 100-year flood plain running along the rear of proposed Lots 3-7; the New York State Department of Environmental Conservation Environmental Assessment Form Mapper indicates the site contains a tributary of the Seneca River and federal wetlands; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; the applicant must obtain appropriate permits from the U.S. Army Corps of Engineers for any proposed development or drainage in federal wetlands on site; and

WHEREAS, the current FEMA Flood Insurance Rate Maps (FIRM) indicate that a portion of this parcel is in a Special Flood Hazard Area (SFHA); the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; the EAF Mapper also indicates that the site is located over, or immediately adjoining, primary and principal aquifers; and

WHEREAS, the site has access to public water and sewer and is located in the Baldwinsville-Seneca Knolls Wastewater Treatment Plant service area; a 25' sanitary sewer easement and sewer lines are shown on the plan; and

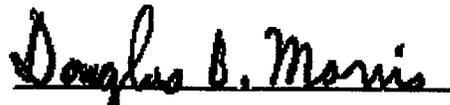
WHEREAS, per the Onondaga County Department of Water Environment Protection, the project shall comply with Local Law #1 of 2011 - A Local Law Establishing a Program to Promote Capacity Management, Maintenance and Operation of the Public Sewers and Related Purposes, where applicable; information regarding this law is available at www.ongov.net/wep/uselaws.html; and

WHEREAS, per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

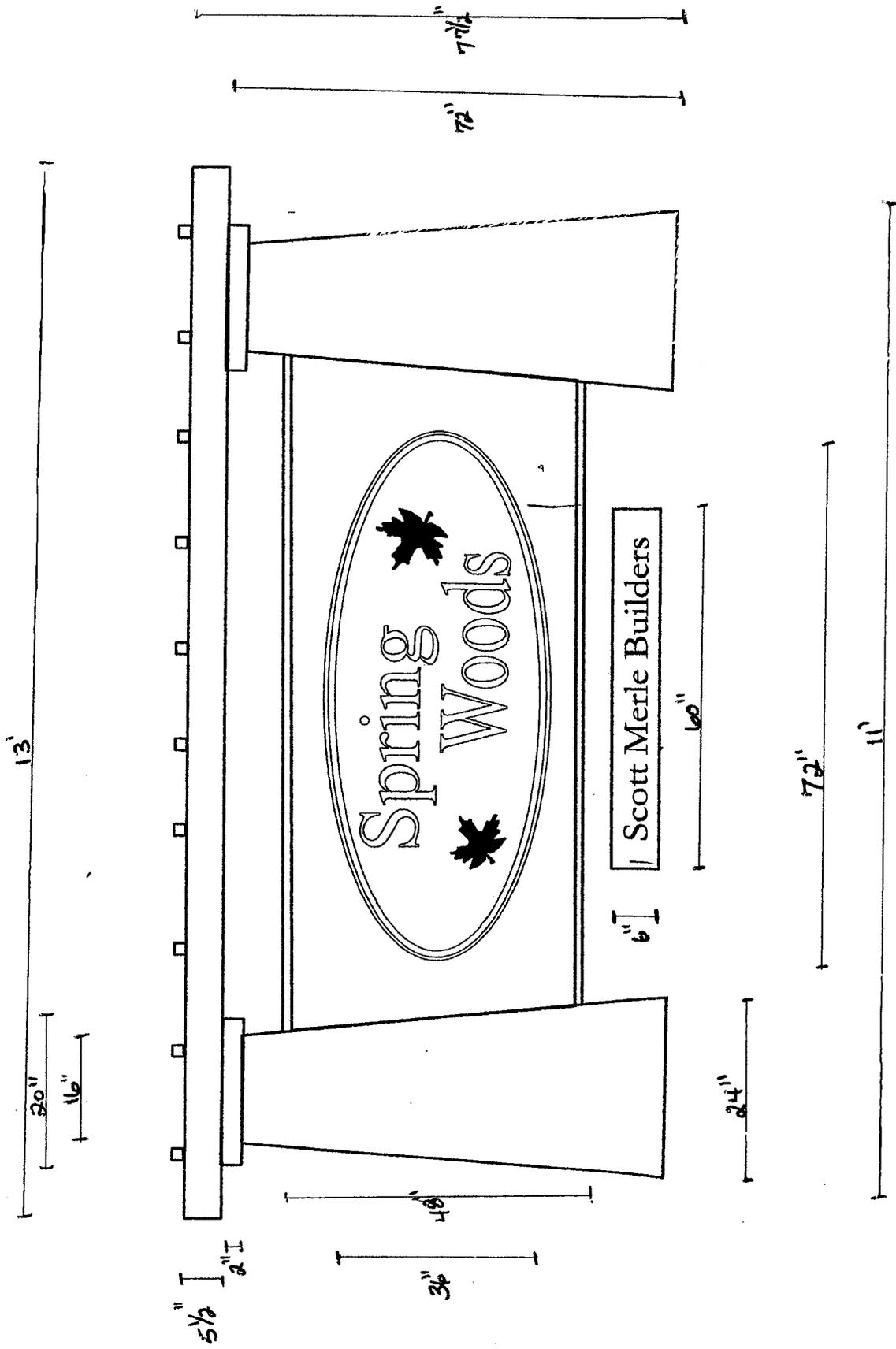
NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

Given the length of time since Town approval of the subdivision, the Board notes the following recommendations regarding the full subdivision project:

1. Per the New York State Department of Transportation, no direct access shall be permitted on Route 370 from any proposed lots. All access must be from the proposed subdivision road, and the applicant is required to obtain permits for any work in the State right-of-way.
2. The New York State Department of Transportation has determined that the applicant must submit an updated drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the State's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
4. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. 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 315-435-6820.
5. 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 drainage patterns in or near the floodplain.
6. The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on site, and any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site. The applicant is also advised to obtain appropriate permits from the Corps for any proposed development or drainage into wetlands on site.
7. The Town and applicant are advised to ensure a long-term maintenance plan is in place for the proposed stormwater management area.
8. The Board encourages the Town and applicant to consider decreasing the size of the lots in order to provide greater buffering of the stream and wetlands.



Douglas B. Morris, Chairman
Onondaga County Planning Board
Transmittal Date: 10-08-2014





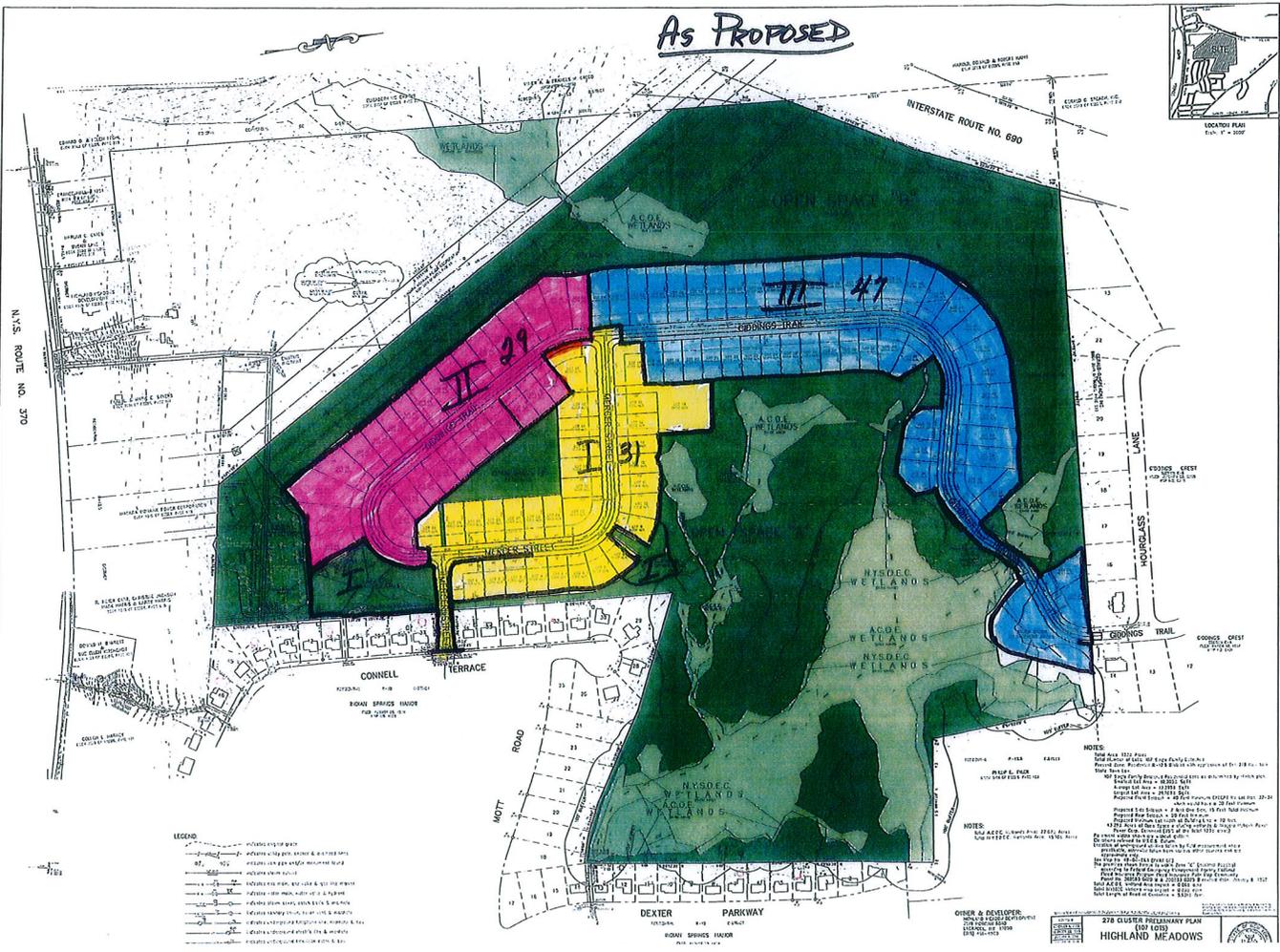
Spring Woods

Scott Meisle Builders

Spring
Woods



As Proposed



- LEGEND**
- PROPOSED LOT BOUNDARIES
 - EXISTING LOT BOUNDARIES
 - EXISTING DRIVEWAYS
 - EXISTING DRIVEWAYS TO BE REMOVED
 - EXISTING DRIVEWAYS TO BE RELOCATED
 - EXISTING DRIVEWAYS TO BE WIDENED
 - EXISTING DRIVEWAYS TO BE NARROWED
 - EXISTING DRIVEWAYS TO BE RECONSTRUCTED
 - EXISTING DRIVEWAYS TO BE REPAIRED
 - EXISTING DRIVEWAYS TO BE MAINTAINED
 - EXISTING DRIVEWAYS TO BE DEMOLISHED
 - EXISTING DRIVEWAYS TO BE ABANDONED
 - EXISTING DRIVEWAYS TO BE RESTORED
 - EXISTING DRIVEWAYS TO BE PRESERVED
 - EXISTING DRIVEWAYS TO BE PROTECTED
 - EXISTING DRIVEWAYS TO BE MONITORED
 - EXISTING DRIVEWAYS TO BE MANAGED
 - EXISTING DRIVEWAYS TO BE MAINTAINED
 - EXISTING DRIVEWAYS TO BE RECONSTRUCTED
 - EXISTING DRIVEWAYS TO BE REPAIRED
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 - EXISTING DRIVEWAYS TO BE PRESERVED
 - EXISTING DRIVEWAYS TO BE PROTECTED
 - EXISTING DRIVEWAYS TO BE MONITORED
 - EXISTING DRIVEWAYS TO BE MANAGED

NOTES:

1. THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO APPROVAL BY THE STATE OF NEW YORK.
2. THE STATE OF NEW YORK HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE STATE EMBODIMENT OF THE FEDERAL WATER POLLUTION CONTROL ACT.
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OWNER & DEVELOPER:
 HIGHLAND MEADOWS
 278 CLUSTER PRELIMINARY PLAN
 (FOR RECORD)