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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.

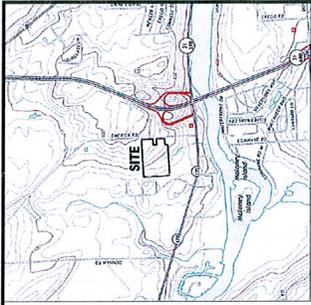
Based on a current assessed property value of \$350,000, the County and Town taxes generated are approximately \$4,000 per year, while the school taxes generated are approximately \$8,000 per year.

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.



LOCATION MAP
 REF: U.S.G.S. ENGINEERING DIVISION, 2017, 1:50,000, P. 2007-1

Key

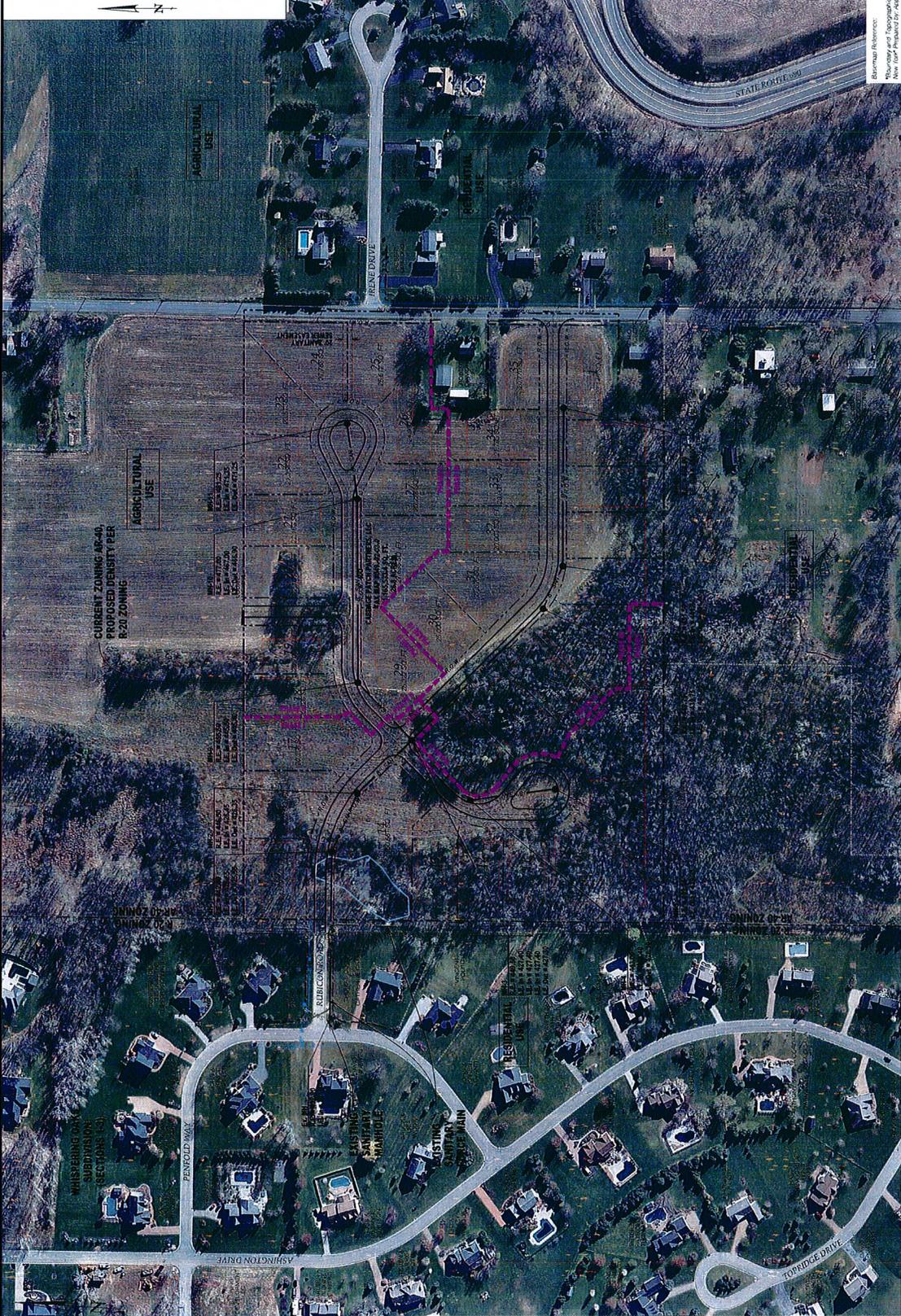
Existing

- Property Line
- Right of Way
- Lot Line
- Electric Manhole
- Telephone Manhole
- Cable TV Manhole
- Drainage Pipe
- Drainage Structure
- Force Main
- Sanitary Sewer Pipe
- Sanitary Sewer Manhole
- Water Main / Stormwater Size

Proposed

- Right of Way
- Lot Line
- Lot Number
- Retaining Structure Line
- Sanitary Sewer w. Size
- Sanitary Manhole

R-20 Zoning Information
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.1
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.2
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.3
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.4
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.5
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.6
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.7
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.8
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.9
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.10
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.11
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.12
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.13
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.14
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.15
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.16
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.17
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.18
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.19
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.20
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.21
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.22
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.23
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.24
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.25
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.26
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.27
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.28
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.29
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.30
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.31
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.32
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.33
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.34
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.35
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.36
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.37
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.38
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.39
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 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.41
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.42
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.43
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.44
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.45
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.46
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.47
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.48
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.49
 LYS-CGS Comprehensive Zoning Ordinance, Section 16-20, Subsection 16-20.50



Plan View

Scale: 1" = 100'

North Arrow

Project Information:

PROJECT: SECTION 4
 CLIENT: WHISPERING OAKS SUBDIVISION
 SUBDIVISION: CABBAGE PATCH PARTNERS, LLC
 LOCATION: TOWN OF LYSANDER, ONONDAGA COUNTY, NEW YORK

PLUMLEY ENGINEERING
Civil and Environmental Engineering

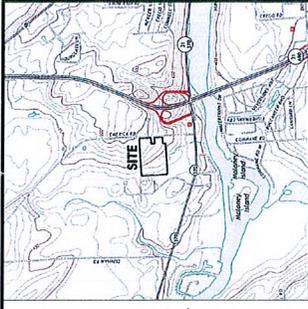
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PROJECT NO.: 2024-001
 SHEET NO.: 1 OF 1
 DATE: 10/15/2024

DESIGNED BY: [Name]
 CHECKED BY: [Name]
 DRAWN BY: [Name]
 DATE: 10/15/2024

PROJECT TITLE: R-20 ZONING SUBDIVISION PLAN

FIG. 2



LOCATION MAP

REF: USGS Engineering & Geology Survey, 1:25,000, 1987
 REF: USGS Engineering & Geology Survey, 1:25,000, 1987

Key

- Existing**
- Property Line
 - Right of Way
 - Lot Line
 - Electric Mainline
 - Telephone Mainline
 - Cable TV Mainline
 - Drainage Pipe
 - Drainage Swale
 - Force Main
 - Sanitary Sewer Pipe
 - Sanitary Storm Mainline
 - Water Main, Service w/ Size
- Promised**
- Right of Way
 - Lot Line
 - Lot Number
 - Burning Structure Line

AR-40 Zoning Information

Property Zoned: AR-40
 Area: 1.24 ac.
 Area: 1.24 ac.
 Area: 1.24 ac.
 Scale: 1" = 40'

Barometric Reference:
 Whiskey and Topographic Survey for Onondaga County, New York, Onondaga County, New York
 New York Prepared by: Anshel Bath Instrumentation, dated October 31, 2014, Project No.: 104-15.
 Color Contouring: 2017

North Reference:
 NYS GIS Center/Onondaga County, New York, Onondaga County, New York
 Color Contouring: 2017

Note: Site numbers / coordinates may have changed since this drawing was constructed. Verify with owner.



<p>SECTION 4 WHISPERING OAKS SUBDIVISION CABBAGE PATCH PARTNERS, LLC TOWN OF LYSANDER, ONONDAGA COUNTY, NEW YORK</p>		<p>AR-40 ZONING SUBDIVISION PLAN</p>	<p>Fig. 1</p>
<p>PROJECT NO.: 20-1003 FILE NAME: 1003-01 SCALE: AS SHOWN DATE: JAN 2015 DRAWN BY: JAC CHECKED BY: JAC C-40103-01</p>	<p>TOWN TITLE:</p>	<p>TOWN TITLE:</p>	<p>DATE: 1/1/2015 DRAWN BY: JAC CHECKED BY: JAC C-40103-01</p>

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