

TOWN OF LYSANDER
PLANNING BOARD
NOTICE OF PUBLIC HEARING

*Collington
Pointe
East
Continuation
7-13-17*

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

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

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

Dated: May 25, 2017

John Corey, Chairman
Lysander Planning Board

Collington

Application to the Planning Board

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

Date: 5-5-2017
Information Only _____
Preliminary _____
Final _____

Name of proposed development: Collington Pointe

Applicant: Plans prepared by: Est

Name Bella Casa Builders Name 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) 243-7083 Telephone: _____

Proof of ownership attached: _____ Farm Lot No. NA

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

Patchett 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 TRASHON
Name of Owner or Representative

[Signature]
Signature



Joanna M. Mahoney
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: May 31, 2017

OCPB Case # S-17-39

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The Board also offers the following comments:

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

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

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

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

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

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

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



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

DUGER

Application to the Planning Board

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

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

Name of proposed development: DUGER PROPERTY AND EXT.

Applicant:

Plans prepared by:
APPLIED EARTH TECHNOLOGIES

Name LEO R. DUGER

Name STEPHEN SEHNERT, LS

Address 771 W. GEN. RD
BALDWINVILLE, N.Y. 13027

Address 8 CANTON STREET
BALDWINVILLE, NY

Telephone: 315-635-5062

Telephone: 635-5197

Owner of record:

Ownership intentions:

Name SAME

Name

Address

Address

Telephone:

Telephone:

Proof of ownership attached: NO

Farm Lot No. 73

Site Location:
NW CORNER W. GEN. RD.
1/2 PLAINVILLE RD

Tax Map No. 34-01-01.1 01.3
01.2 02

Current Zoning AGRICULTURAL

Is site in an Agricultural Tax District? NO

Area of land 55.26 acres.

Proposed use(s) of site:

Plans for sewer and water connections:

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

N/A

Current use & condition of site:

Character of surrounding

SAME

LIGHT ROADSIDE
RESIDENTIAL & AGRICULTURAL

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Stephen Sehnert, LS
Name of Owner or Representative

Stephen Sehnert
Signature

TOWN OF LYSANDER
8220 Loop Rd
Baldwinsville, NY 13027

Planning Board
(315) 638-4819

AGRICULTURAL DATA STATEMENT

This statement is required by Section 283-a, New York State Town Law, for any proposed project that would occur (a) on property within an Agricultural District containing a farm operation, or (b) on property with boundaries within 500 feet of a farm operation located with an Agricultural District.

A. Name of applicant: LEO R. DUGER
Mailing address: 771 W. GEN. RD
BALDWINSVILLE, N.Y. 13027

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

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

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

E. Number of acres involved with project: 55.26

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

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

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

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

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

N/A

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

NO CHANGE IN USE OF LAND

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

~~M. Description of farm operation:~~

FARM NOTE

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

X Stephen Schwaert 5/23/17
Name and Title of Person Completing Form Date

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

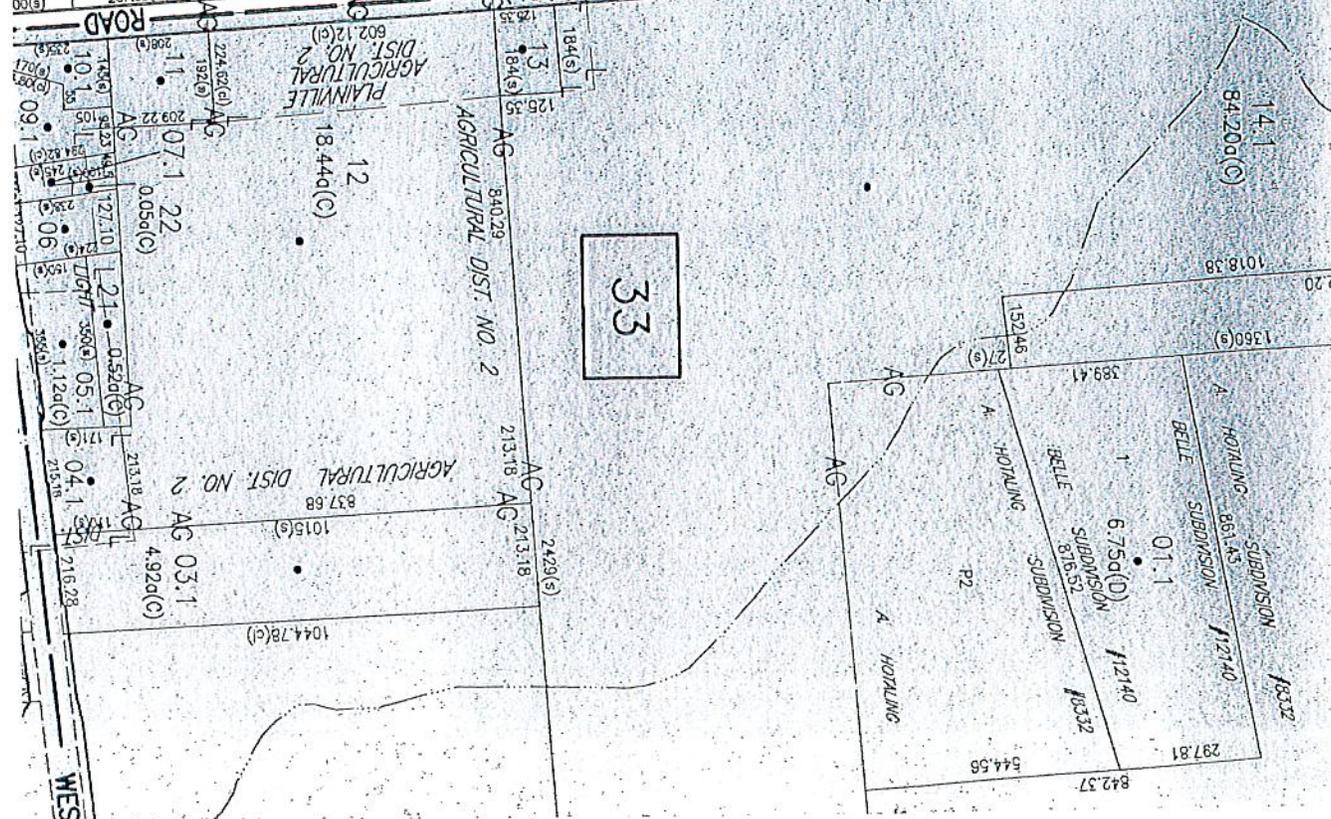
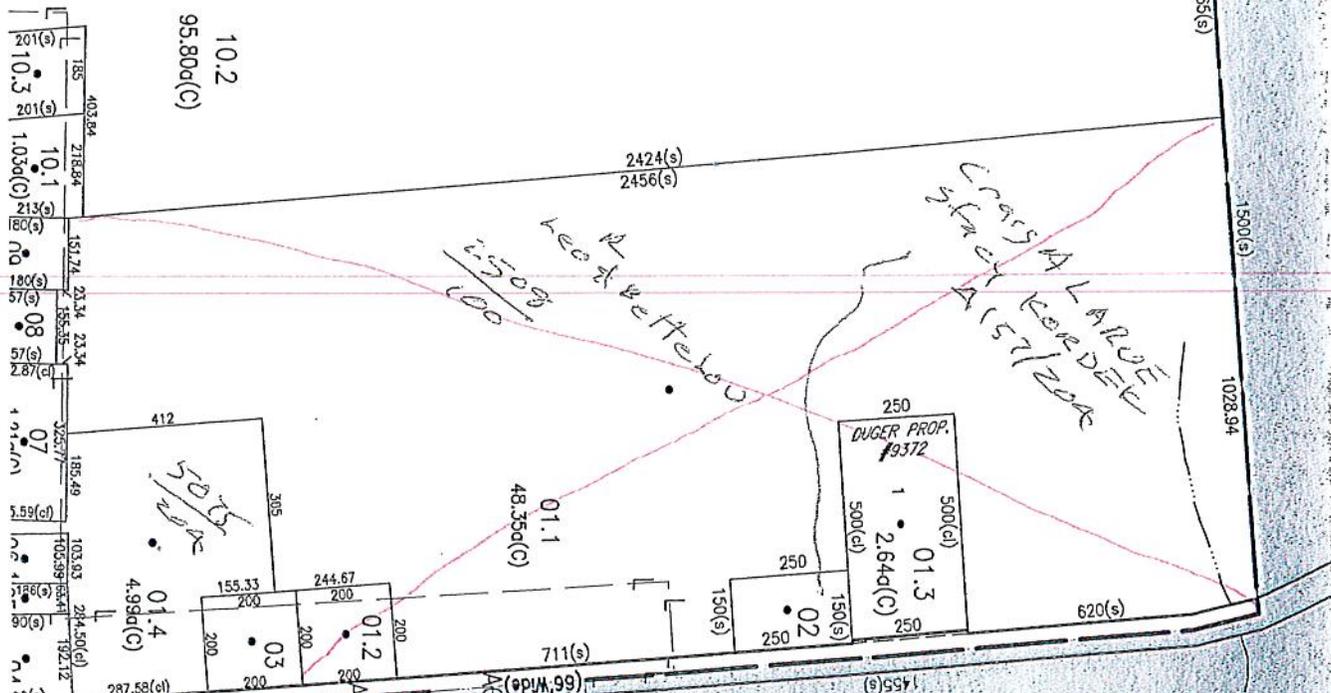
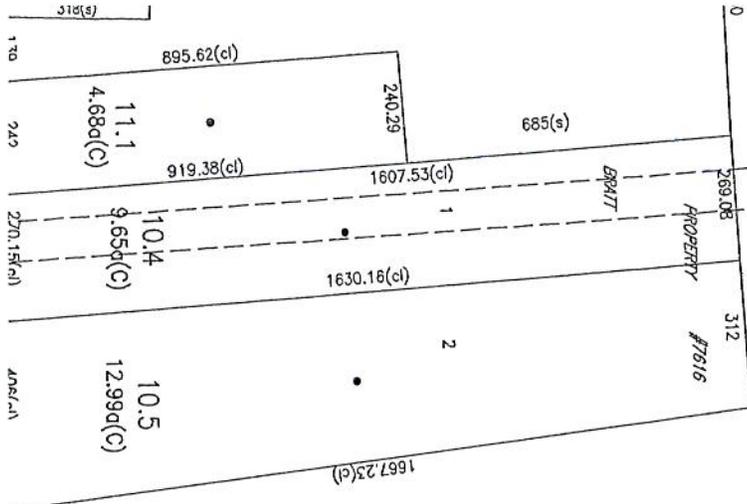
County Planning Agency? Yes _____ No _____

If yes, please give date of referral: _____

If yes, please give County Referral Number: _____

If no, please state reason: _____

East Line Military Lot 72
West Line Military Lot 73



51.24 32-01

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: DUGER PROPERTY AMENDMENT & EXTENSION			
Project Location (describe, and attach a location map): MAP ATTACHED			
Brief Description of Proposed Action: ADD LAND TO EXISTING PARCELS AND RESERVE THE REMAINING LAND FOR FAMILY USE			
Name of Applicant or Sponsor: LEO R DUGER		Telephone: 315-635-5062.	E-Mail:
Address: 771 W. GEN. ROAD			
City/PO: BALDWINVILLE		State: NY	Zip Code: 13027
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		55.26 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		55.26 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>STEPHEN SEHWERT, LS</u> Date: <u>5/17/17</u>		
Signature: <u>[Signature]</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

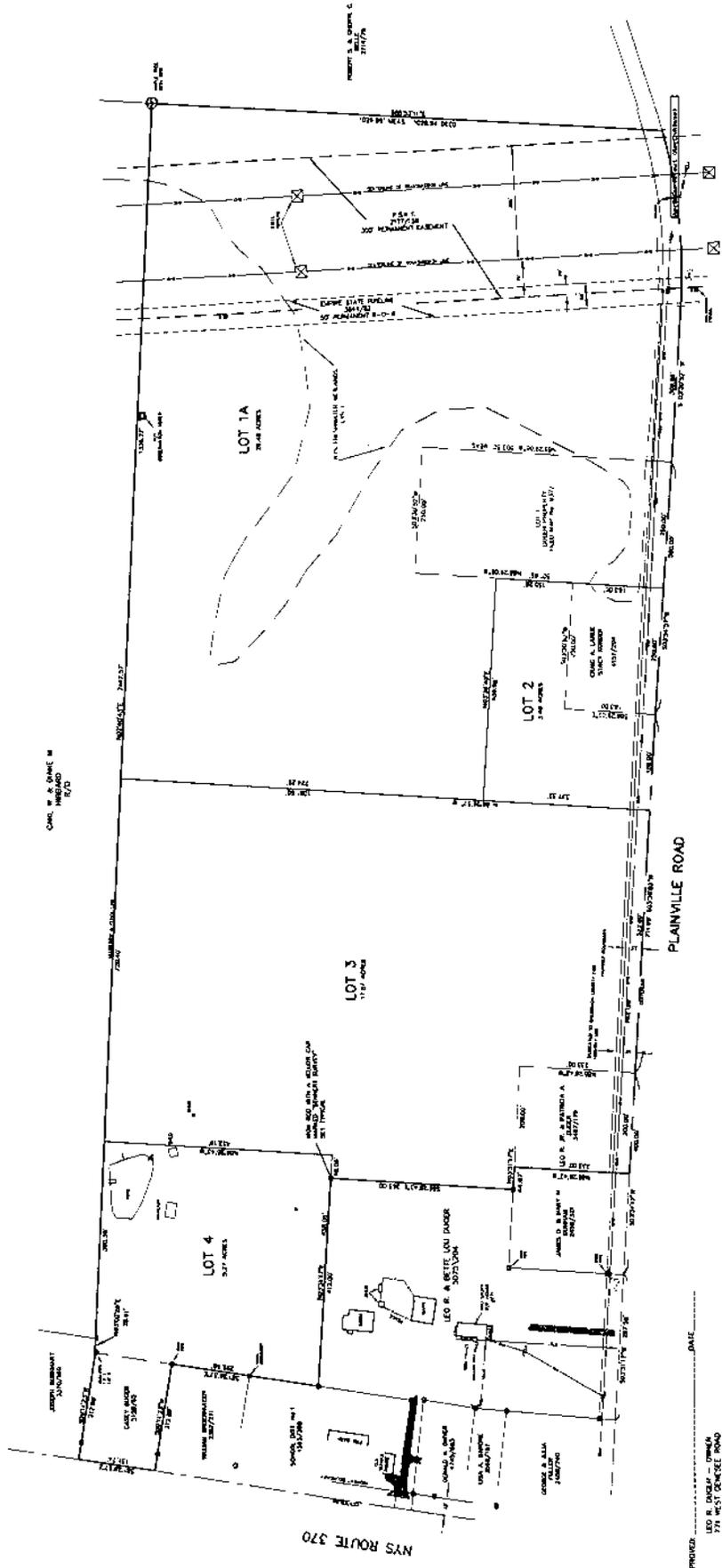
	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or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

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

- NOTE
- 1 - ALL DIMENSIONS IN FEET, INCHES & FEET
 - 2 - ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE
 - 3 - NO AREA DATA SHOWN
 - 4 - NO AREA DATA SHOWN



APPROVED: _____ DATE: _____
 LEO R. FROST - ENGINEER
 778 WEST DENISE ROAD
 BALDWINVILLE, NY 13021

FOR REVIEW BY SUPERVISOR USE ONLY



THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS MAP IS MADE FROM AN ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON COMPLETED ON 4/1/2017.

J. STEPHEN BERNHART
 LAND SURVEYOR
 No. 43083

ALL EASEMENTS OR ADVERSE TO THIS SURVEY AND ARE PROHIBITED EXCEPT AS PROVIDED IN SECTION 7008, SUBSECTION 2, OF THE NEW YORK STATE EMBODIMENT LAW.

PLUR EXPERIENCE MATTERS
 APPLIED EARTH TECHNOLOGIES
 LUGER PROPERTY AMENDMENT & EXTENSION
 STEPHEN BERNHART
 LAND SURVEYOR
 BALDWINVILLE, NEW YORK

DATE	NO.	DATE	NO.
MAY 16, 2017	1	MAY 16, 2017	1
JUN 21, 2017	2	JUN 21, 2017	2
JULY 5, 2017	3	JULY 5, 2017	3
AUG 15, 2017	4	AUG 15, 2017	4
SEPT 15, 2017	5	SEPT 15, 2017	5
OCT 15, 2017	6	OCT 15, 2017	6
NOV 15, 2017	7	NOV 15, 2017	7
DEC 15, 2017	8	DEC 15, 2017	8
JAN 15, 2018	9	JAN 15, 2018	9
FEB 15, 2018	10	FEB 15, 2018	10
MAR 15, 2018	11	MAR 15, 2018	11
APR 15, 2018	12	APR 15, 2018	12
MAY 15, 2018	13	MAY 15, 2018	13
JUN 15, 2018	14	JUN 15, 2018	14
JUL 15, 2018	15	JUL 15, 2018	15
AUG 15, 2018	16	AUG 15, 2018	16
SEP 15, 2018	17	SEP 15, 2018	17
OCT 15, 2018	18	OCT 15, 2018	18
NOV 15, 2018	19	NOV 15, 2018	19
DEC 15, 2018	20	DEC 15, 2018	20
JAN 15, 2019	21	JAN 15, 2019	21
FEB 15, 2019	22	FEB 15, 2019	22
MAR 15, 2019	23	MAR 15, 2019	23
APR 15, 2019	24	APR 15, 2019	24
MAY 15, 2019	25	MAY 15, 2019	25
JUN 15, 2019	26	JUN 15, 2019	26
JUL 15, 2019	27	JUL 15, 2019	27
AUG 15, 2019	28	AUG 15, 2019	28
SEP 15, 2019	29	SEP 15, 2019	29
OCT 15, 2019	30	OCT 15, 2019	30
NOV 15, 2019	31	NOV 15, 2019	31
DEC 15, 2019	32	DEC 15, 2019	32
JAN 15, 2020	33	JAN 15, 2020	33
FEB 15, 2020	34	FEB 15, 2020	34
MAR 15, 2020	35	MAR 15, 2020	35
APR 15, 2020	36	APR 15, 2020	36
MAY 15, 2020	37	MAY 15, 2020	37
JUN 15, 2020	38	JUN 15, 2020	38
JUL 15, 2020	39	JUL 15, 2020	39
AUG 15, 2020	40	AUG 15, 2020	40
SEP 15, 2020	41	SEP 15, 2020	41
OCT 15, 2020	42	OCT 15, 2020	42
NOV 15, 2020	43	NOV 15, 2020	43
DEC 15, 2020	44	DEC 15, 2020	44
JAN 15, 2021	45	JAN 15, 2021	45
FEB 15, 2021	46	FEB 15, 2021	46
MAR 15, 2021	47	MAR 15, 2021	47
APR 15, 2021	48	APR 15, 2021	48
MAY 15, 2021	49	MAY 15, 2021	49
JUN 15, 2021	50	JUN 15, 2021	50
JUL 15, 2021	51	JUL 15, 2021	51
AUG 15, 2021	52	AUG 15, 2021	52
SEP 15, 2021	53	SEP 15, 2021	53
OCT 15, 2021	54	OCT 15, 2021	54
NOV 15, 2021	55	NOV 15, 2021	55
DEC 15, 2021	56	DEC 15, 2021	56
JAN 15, 2022	57	JAN 15, 2022	57
FEB 15, 2022	58	FEB 15, 2022	58
MAR 15, 2022	59	MAR 15, 2022	59
APR 15, 2022	60	APR 15, 2022	60
MAY 15, 2022	61	MAY 15, 2022	61
JUN 15, 2022	62	JUN 15, 2022	62
JUL 15, 2022	63	JUL 15, 2022	63
AUG 15, 2022	64	AUG 15, 2022	64
SEP 15, 2022	65	SEP 15, 2022	65
OCT 15, 2022	66	OCT 15, 2022	66
NOV 15, 2022	67	NOV 15, 2022	67
DEC 15, 2022	68	DEC 15, 2022	68
JAN 15, 2023	69	JAN 15, 2023	69
FEB 15, 2023	70	FEB 15, 2023	70
MAR 15, 2023	71	MAR 15, 2023	71
APR 15, 2023	72	APR 15, 2023	72
MAY 15, 2023	73	MAY 15, 2023	73
JUN 15, 2023	74	JUN 15, 2023	74
JUL 15, 2023	75	JUL 15, 2023	75
AUG 15, 2023	76	AUG 15, 2023	76
SEP 15, 2023	77	SEP 15, 2023	77
OCT 15, 2023	78	OCT 15, 2023	78
NOV 15, 2023	79	NOV 15, 2023	79
DEC 15, 2023	80	DEC 15, 2023	80
JAN 15, 2024	81	JAN 15, 2024	81
FEB 15, 2024	82	FEB 15, 2024	82
MAR 15, 2024	83	MAR 15, 2024	83
APR 15, 2024	84	APR 15, 2024	84
MAY 15, 2024	85	MAY 15, 2024	85
JUN 15, 2024	86	JUN 15, 2024	86
JUL 15, 2024	87	JUL 15, 2024	87
AUG 15, 2024	88	AUG 15, 2024	88
SEP 15, 2024	89	SEP 15, 2024	89
OCT 15, 2024	90	OCT 15, 2024	90
NOV 15, 2024	91	NOV 15, 2024	91
DEC 15, 2024	92	DEC 15, 2024	92
JAN 15, 2025	93	JAN 15, 2025	93
FEB 15, 2025	94	FEB 15, 2025	94
MAR 15, 2025	95	MAR 15, 2025	95
APR 15, 2025	96	APR 15, 2025	96
MAY 15, 2025	97	MAY 15, 2025	97
JUN 15, 2025	98	JUN 15, 2025	98
JUL 15, 2025	99	JUL 15, 2025	99
AUG 15, 2025	100	AUG 15, 2025	100

