

TOWN OF LYSANDER  
PLANNING BOARD MEETING  
8220 Loop Road  
Thursday, August 11, 2022 at 7:00 p.m.

I. PUBLIC HEARING -- 7:00 p.m.

- |   |                             |
|---|-----------------------------|
| 1. Minor Subdivision<br>Case No. 2022—004 | Webb, Timothy<br>Kibby Road |
|---|-----------------------------|

II. APPROVAL OF MINUTES

Review and approval of the minutes of the July 14, 2022 Planning Board meeting minutes.

III. OLD BUSINESS

- |   |                             |
|---|-----------------------------|
| 1. Minor Subdivision<br>Case No. 2022—004 | Webb, Timothy<br>Kibby Road |
|---|-----------------------------|

IV. NEW BUSINESS

- |   |                                 |
|---|---------------------------------|
| 1. Controlled Site Use<br>Case No. 2022—005 | JALAC, LLC<br>2918 Belgium Road |
|---|---------------------------------|

V. ADJOURN

The next regular Planning Board meeting is scheduled for Thursday, September 8, 2022 at 7:00 p.m.

Webb - 1229.10

Application to the Planning Board

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

Date: 6/17/22  
       Information Only  
       Preliminary  
X Final

Name of proposed development: TUZINSKI PROPERTY AMD.

Applicant:

Name TIMOTHY C. WEBB  
Address 722 KIRBY RD.  
BALDWINVILLE NY 13027  
Telephone: 315-678-5009

Plans prepared by:  
APPLIED EARTH TECHNOLOGIES  
Name STEPHEN SEHNERT, LS  
Address 8 CANTON STREET  
BALDWINVILLE, NY  
Telephone: 635-5197

Owner of record:

Name SAME  
Address \_\_\_\_\_

Ownership intentions:

Name \_\_\_\_\_  
Address \_\_\_\_\_

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

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

Proof of ownership attached: NO

Farm Lot No. 35

Site Location:

AT ABOVE LOCATION

Tax Map No. 15-03-02,2

Current Zoning AG

Is site in an Agricultural Tax District? NO

Area of land 25.02 acres.

Proposed use(s) of site:

RESIDENTIAL

Plans for sewer and water connections:

DRILLED WELL  
SUBSURFACE SEWAGE DISPOSAL

Current use & condition of site:

RESIDENTIAL &  
VACANT LAND

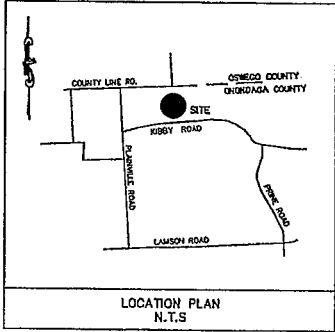
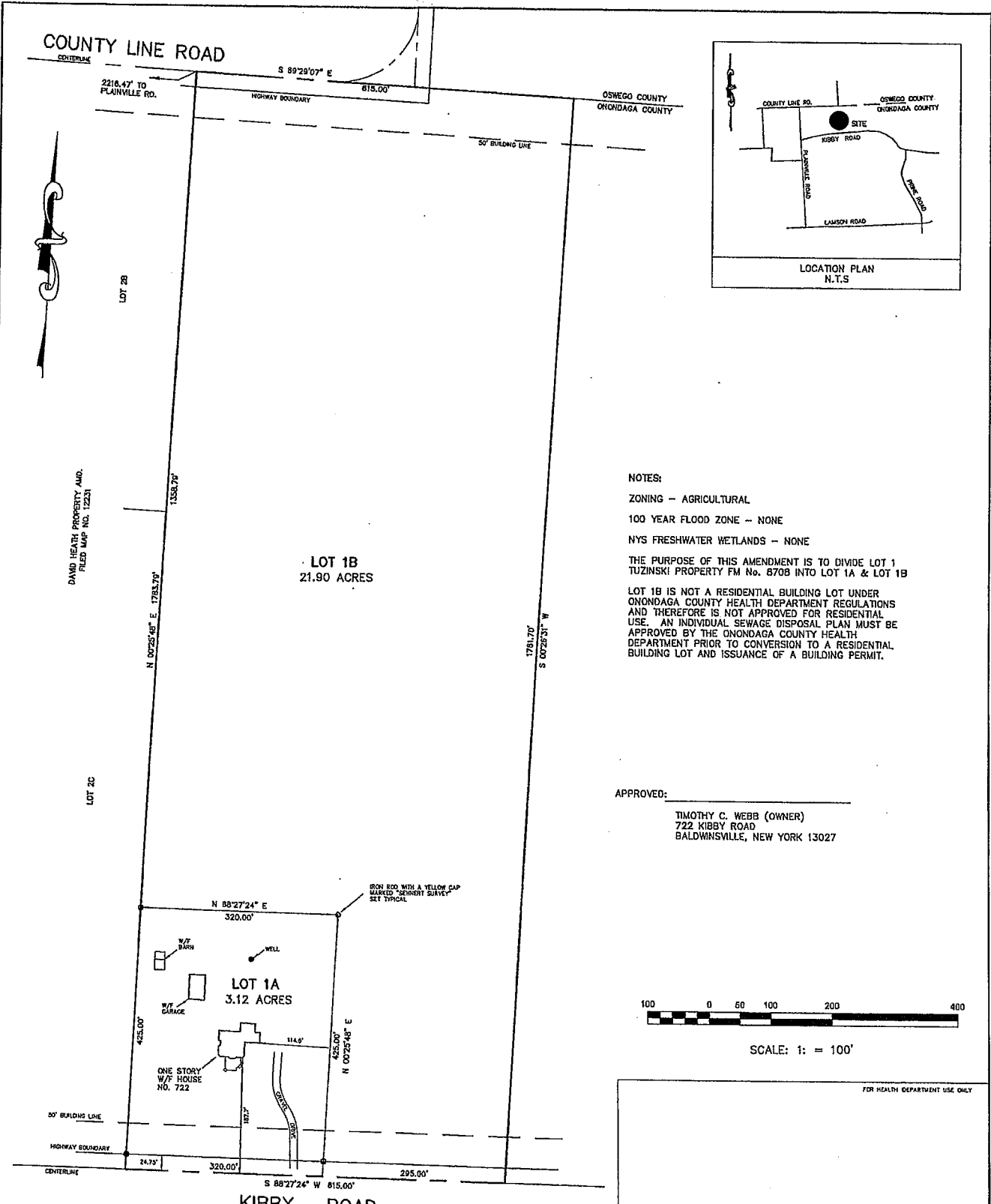
Character of surrounding

LIGHT ROADSIDE  
RESIDENTIAL

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

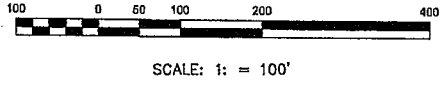
STEPHEN SEHNERT, LS  
Name of Owner or Representative

Step Sehn  
Signature



NOTES:  
 ZONING - AGRICULTURAL  
 100 YEAR FLOOD ZONE - NONE  
 NYS FRESHWATER WETLANDS - NONE  
 THE PURPOSE OF THIS AMENDMENT IS TO DIVIDE LOT 1 TUZINSKI PROPERTY FM No. 6708 INTO LOT 1A & LOT 1B  
 LOT 1B IS NOT A RESIDENTIAL BUILDING LOT UNDER ONONDAGA COUNTY HEALTH DEPARTMENT REGULATIONS AND THEREFORE IS NOT APPROVED FOR RESIDENTIAL USE. AN INDIVIDUAL SEWAGE DISPOSAL PLAN MUST BE APPROVED BY THE ONONDAGA COUNTY HEALTH DEPARTMENT PRIOR TO CONVERSION TO A RESIDENTIAL BUILDING LOT AND ISSUANCE OF A BUILDING PERMIT.

APPROVED: \_\_\_\_\_  
 TIMOTHY C. WEBB (OWNER)  
 722 KIBBY ROAD  
 BALDWINVILLE, NEW YORK 13027



FOR HEALTH DEPARTMENT USE ONLY

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS MAP IS MADE FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON COMPLETED MAY 26, 2022

J. STEPHEN SEHNERT  
 LAND SURVEYOR  
 No. 45023  
 ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP ARE PROHIBITED, EXCEPT AS PROVIDED IN SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW,

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

FINAL PLAN  
 TUZINSKI PROPERTY AMENDED  
 PART OF LOT 35  
 TOWN OF LYSANDER  
 ONONDAGA COUNTY, NEW YORK

JUNE 15, 2022		
273	63	1729.10



J. Ryan McMahon, II  
County Executive



Ben Walsh  
Mayor



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY

Daniel Kwasnowski, AICP  
Planning Director

Don Jordan  
Deputy Director

**TO:** Members, Town of Lysander Planning Board  
**FROM:** Dan Kwasnowski, AICP  
 Director, Syracuse-Onondaga County Planning Agency (SOCPA)  
**DATE:** 7/19/2022  
**RE:** Administrative Review – Webb Final Subdivision  
**RECOMMENDATION:** MODIFICATION

Per General Municipal Law, §§239-m and -n, and the Onondaga County Planning Board Rules of Procedure and Referral Policy, the Board may delegate review and recommendation on certain referral actions to the Director of the Syracuse-Onondaga County Planning Agency.

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: <http://www.ongov.net/planning/ocpbpreferableactions.html>.

Please contact SOCPA staff at (315)435-2611 or [countyplanning@ongov.net](mailto:countyplanning@ongov.net) with any questions.

**CASE NUMBER:** S-22-45  
**DATE RECEIVED:** 7/15/2022  
**30-DAY DEADLINE:** 8/14/2022  
**REFERRING BOARD:** TLysPB  
**TYPE OF ACTION:** FINAL SUBDIVISION  
**APPLICANT:** Timothy Webb  
**LOCATION:** 722 Kibby Road  
**WITHIN 500' OF:** Municipal boundary between the Town of Lysander and Oswego County, and a farm operation located in a NYS Agricultural District  
**TAX ID(s):** 015.-03-02.2  
**RELATED CASES:**

**Project Summary:**

The applicant is proposing to subdivide a 25-acre parcel into two new lots, Lot 1A (3.12 acres) and Lot 1B (21.90 acres), in an Agricultural zoning district.

The site is located in a rural area at the northern municipal border of the Town and Oswego County. The site and surrounding lands are enrolled in NYS Agricultural District 3 and do not appear to contain active farmland. The submitted Final Plan dated June 15, 2022 shows proposed Lot 1A contains an existing one-story house with a detached garage and barn and a gravel driveway on Kibby Road, a local road. The remaining lands, proposed Lot 1B contain mostly forested land with a portion of cleared land near the Kibby Road frontage. Per the local application, the applicant intends to sell Lot 1A and build a new house on Lot 1B. The site is served by an individual well and septic system, and a new individual well and septic system are proposed to serve the new house on proposed Lot 1B.

**Advisory Notes:**

1. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of the subdivision.
2. 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.

**Recommendation: MODIFICATION**

The applicant must contact the Onondaga County Health Department's Bureau of Public Health Engineering to confirm the location of the existing sewage disposal system to ensure it will not be impacted by the proposed subdivision.



# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

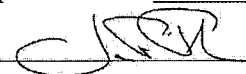
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

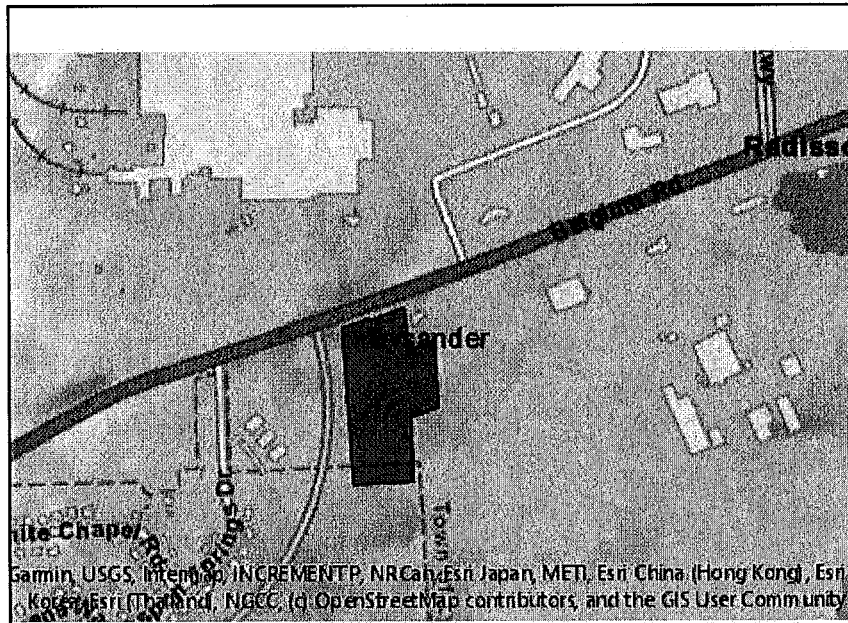
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Proposed storage and maintenance facility			
Project Location (describe, and attach a location map): 2918 Belgium Rd Lysander NY			
Brief Description of Proposed Action: Construction of a storage and maintenance facility with office space on an existing gravel lot			
Name of Applicant or Sponsor: JALAC, LLC		Telephone: E-Mail: jtrasher@chacompanies.com	
Address: 3536 Timber Banks Parkway			
City/PO: Baldwinsville		State: NY	Zip Code: 13026
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 checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____		4 acres	
b. Total acreage to be physically disturbed? _____		.6 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____		7.91 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	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?		NO	YES	
If Yes, identify: _____		<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	
	b. Are public transportation services 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 the 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?		NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES	
If No, describe method for providing potable water: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	
If No, describe method for providing wastewater treatment: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input checked="" type="checkbox"/>	<input 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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____				



14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	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"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: CHA Consulting (c/o James Trasher) Date: 8-2-22 Signature:  Title: Vice President		



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



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



JALAC, LLC  
3636 TIMBERVIEW PARKWAY  
BALDWIN, N.Y. 11527



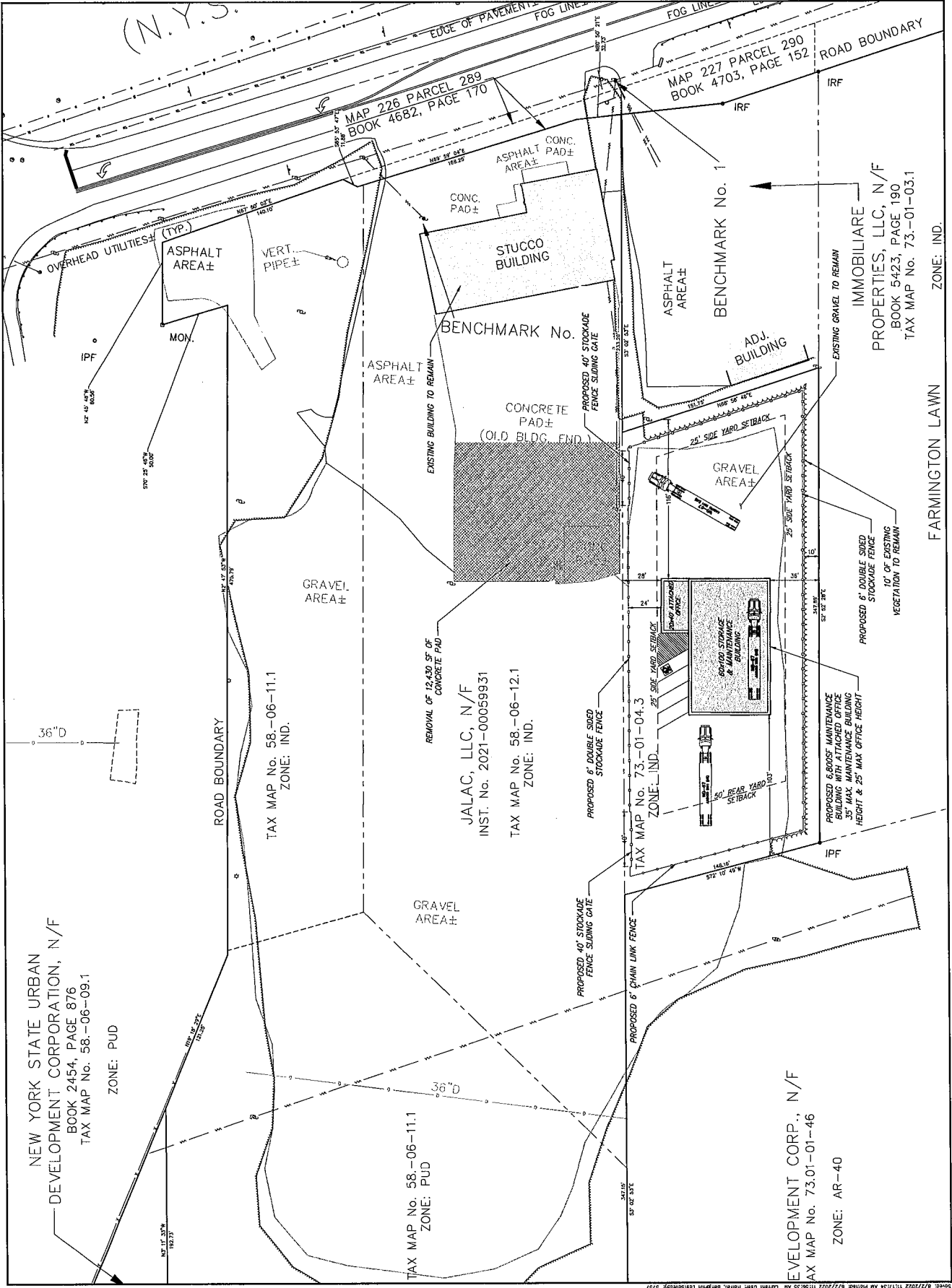
**BALDWIN HILL STORAGE & MAINTENANCE BUILDING**  
ROUTE 31 & 831  
LYSANDER, NY

No.	Description	Marked By	Date

SITE LAYOUT

Prepared By	Checked By	Drawn By
JL	JL	JL
Date	Date	Date
02/22/22	02/22/22	02/22/22

**C-101**



NEW YORK STATE URBAN DEVELOPMENT CORPORATION, N/F  
BOOK 2454, PAGE 876  
TAX MAP No. 58.-06-09.1  
ZONE: PUD

TAX MAP No. 58.-06-11.1  
ZONE: IND.

JALAC, LLC, N/F  
INST. No. 2021-00059931  
TAX MAP No. 58.-06-12.1  
ZONE: IND.

NEW YORK STATE URBAN DEVELOPMENT CORP., N/F  
TAX MAP No. 73.01-01-46  
ZONE: AR-40

EXISTING GRAVEL TO REMAIN  
IMMOBILIARE PROPERTIES, LLC, N/F  
BOOK 5423, PAGE 190  
TAX MAP No. 73.-01-03.1  
ZONE: IND.

FARMINGTON LAWN

11/13/24 11:17:58 AM Plotted: E:\2022\11561556.dwg User: JL Date: 02/22/22 11:56:35 AM Current User: JL  
 11/13/24 11:17:58 AM Plotted: E:\2022\11561556.dwg User: JL Date: 02/22/22 11:56:35 AM Current User: JL  
 11/13/24 11:17:58 AM Plotted: E:\2022\11561556.dwg User: JL Date: 02/22/22 11:56:35 AM Current User: JL  
 11/13/24 11:17:58 AM Plotted: E:\2022\11561556.dwg User: JL Date: 02/22/22 11:56:35 AM Current User: JL