

Cabbage Patch
Whispering Oaks
Dr. Clark
Application to the Planning Board

For: Subdivision of Land
 Number of Lots 35
 Controlled Site Use
 Site Plan Approval

Date: AUGUST 5, 2016
 Information Only
 Preliminary
 Final Sec. 4

Name of proposed development: SECTION 4 WHISPERING OAKS SUBDIVISION

Applicant:

Name CABBAGE PATCH PARTNERS, LLC
Address 3250 FAR BEACH DRIVE
BALDWINSVILLE, NY 13027

Telephone: (315) 638-8365

Owner of record:

Name CABBAGE PATCH PARTNERS, LLC
Address 3250 FAR BEACH DRIVE
BALDWINSVILLE, NY 13027

Telephone: (315) 638-8365

Proof of ownership attached: YES

Site Location:

8185 EMBRICK ROAD
BALDWINSVILLE, NY 13027

Proposed use (s) of site:

RESIDENTIAL SUBDIVISION

Current use & condition of site:

VACANT WOODED AND AGRICULTURAL
LAND

Plans prepared by:

Name PLUMLEY ENGINEERING, P.C.
Address 8232 LOOP ROAD
BALDWINSVILLE, NY 13027

Telephone: (315) 638-8587

Ownership intentions:

Name _____
Address _____

Telephone: _____

Farm Lot No. 78

Tax Map No. 049-02-03.0

Current Zoning AR-40 WITHIN INCENTIVE ZONING

Is site in an Agricultural Tax District? NO

Area of land 26.24 acres.

Plans for sewer and water connections

PUBLIC SEWER AND WATER CONNECTION

ALONG RUBICON ROAD AND EMBRICK ROAD

Character of surrounding:

RESIDENTIAL/AGRICULTURAL

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Dr. Robert Clark

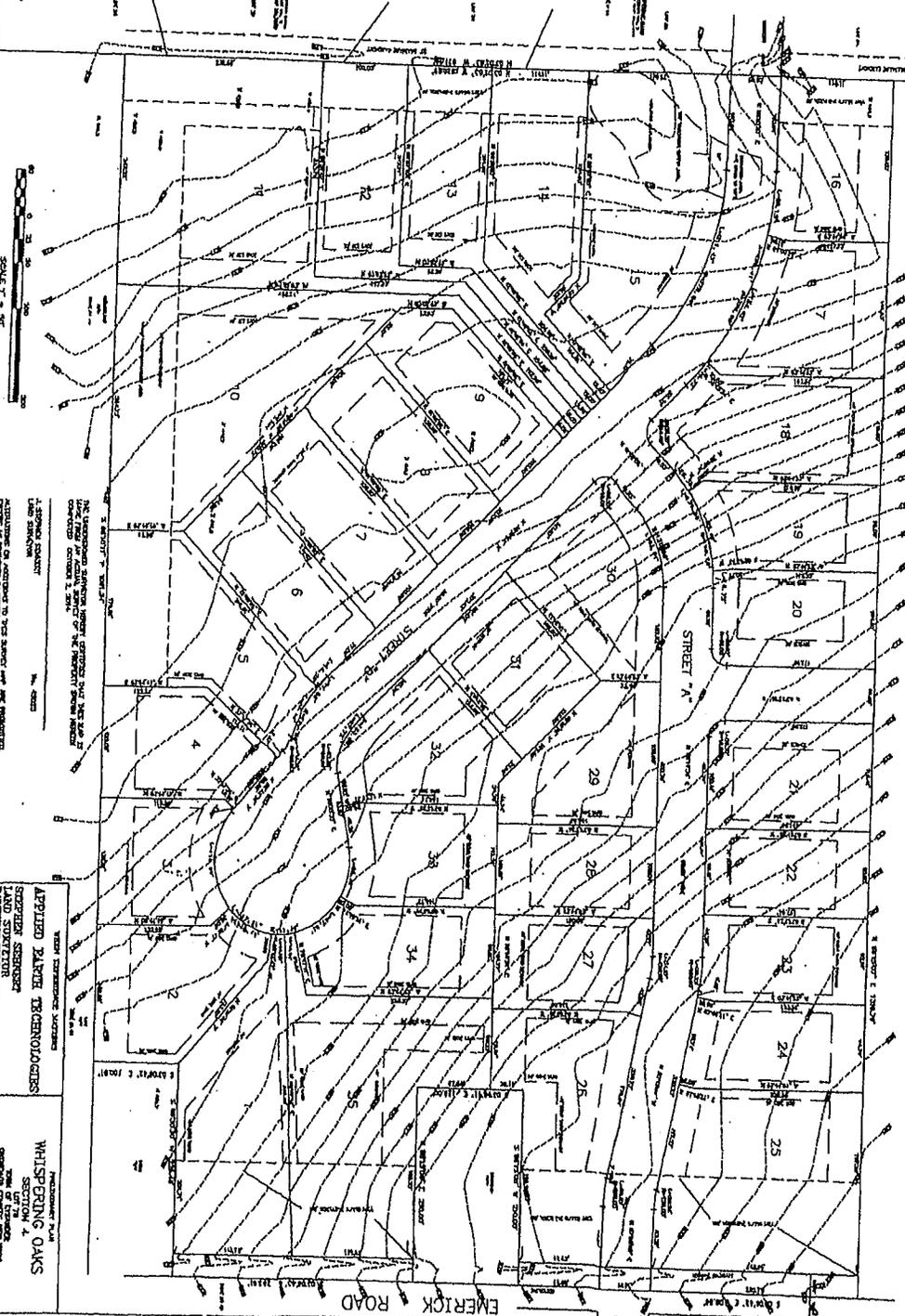
Name of Owner or Representative

Julian F. Clark

Signature Julian F. Clark, P.E. w/Plumley Engineering, P.C. for Dr. Clark

APPROVED:
 ROBERT C. LANE, ENGINEER
 100 N. RIVER ST.
 BALTIMORE, MD. 21201

NOTES:
 1. THIS PLAN IS TO BE CONSIDERED AS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE ENGINEER.
 2. THE ENGINEER HAS NOT BEEN ADVISED OF ANY CHANGES TO THE ORIGINAL PLAN.
 3. THE ENGINEER HAS NOT BEEN ADVISED OF ANY CHANGES TO THE ORIGINAL PLAN.
 4. THE ENGINEER HAS NOT BEEN ADVISED OF ANY CHANGES TO THE ORIGINAL PLAN.

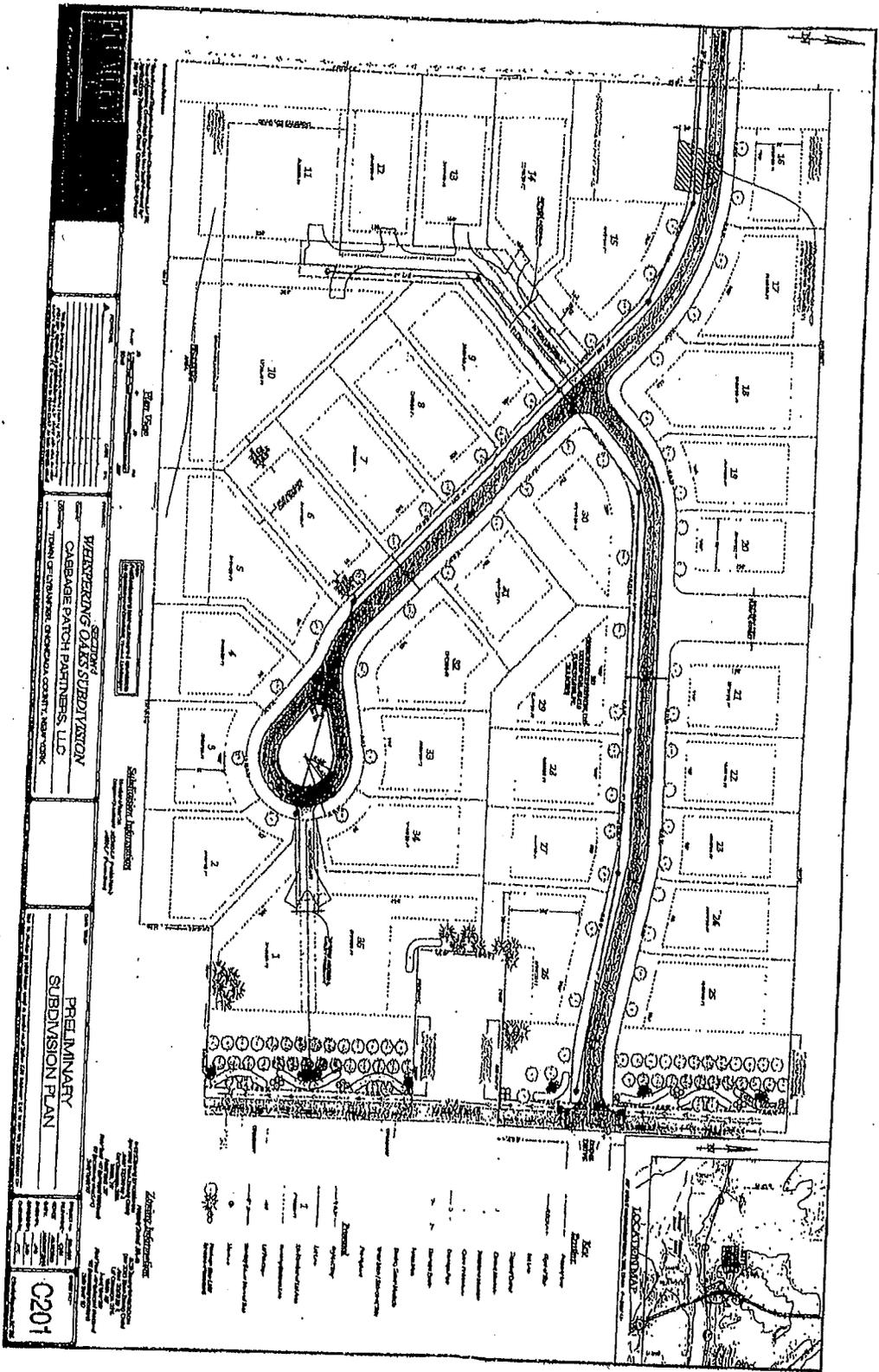


THE UNDERSIGNED ENGINEER HEREBY CERTIFIES THAT THIS PLAN IS A TRUE AND CORRECT REPRESENTATION OF THE ORIGINAL PLAN AS SUBMITTED TO HIM BY THE LANDOWNER AND THAT HE HAS NOT BEEN ADVISED OF ANY CHANGES TO THE ORIGINAL PLAN.

APPLIED MATHEMATICS
 GEORGE SHERMAN
 LAND SURVEYOR
 BALTIMORE, MD.

WHISPERING OAKS
 SECTION 4
 COUNTY OF BALTIMORE, MD.

DATE	NO.	REVISION
10/1/58	1	AS SHOWN





Joanne M. Mahoney
County Executive

Cabbage Patch

Onondaga County Planning Board

RESOLUTION OF THE
ONONDAGA COUNTY PLANNING BOARD

Meeting Date: August 31, 2016

OCPB Case # S-16-64

- 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 Cabbage Patch for the property located 8185 Emerick 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 New York Route 690, a state highway; and
- WHEREAS, the applicant proposes to subdivide approximately 26 acres into 35 single-family residential building lots, utilizing the town's Incentive Zoning Overlay in an Agriculture-Residential (AR-40) zoning district; and
- WHEREAS, the Board previously recommended Disapproval of an application to apply the Incentive Zoning Overlay to the proposed project, citing lack of information relating to buildout implications, a regional wastewater strategy, fiscal impact, and encouraging additional community discussion, farmland buffering, and master planning for the entirety of the overlay area prior to individual project review; the Town has approved the Incentive Zoning application; and
- WHEREAS, 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); in its recommendations, the Board expressed significant concern about the costs of extending sewers and other publicly-funded infrastructure assets into the proposed Incentive Zoning Overlay District, 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 plan outreach; and
- WHEREAS, the Incentive Zoning ordinance text, in its purpose and intent statement, notes "it is appropriate to make adjustments to permissible density and area requirements for specific purposes of preserving farmland and open space as well as to promote the extension of roadways, sewers and other such amenities"; stated objectives of the Overlay Zone include: A) preservation /enhancement of natural and cultural features; B) accommodation of uses and arrangements not contemplated in conventional zoning that would further land use conservation and development goals of the Town; C) creation of usable open space, recreation lands and trails, D) preservation of farmland, scenic and water resources, environmentally sensitive areas, and habitats; E) provision of a more desirable environment than would be possible through strict application of existing zoning; and F) promotion of the general health, safety and welfare of the Town; and

1100 Civic Center, 421 Montgomery Street, Syracuse, NY 13202 (315) 435-2611, Fax (315) 435-2439

E-mail Address: countyplanning@ongov.net

- WHEREAS, the site is located west of the Village of Baldwinsville, adjacent to an existing subdivision; the site and other neighboring land uses are agricultural, wooded land and road-side residential; and
- WHEREAS, the Preliminary Subdivision Plan dated August 2016 shows 35 lots, ranging from 18,000-64,000 square feet, front yard lot widths of generally 100 feet, with the exception of several flag lots; 100' deep vegetated buffer areas are shown along the Emerick Road frontage, and a 50' vegetated buffer for lots adjacent to the existing Whispering Oaks subdivision; and
- WHEREAS, the lots would front on two public roads, one extending east from Rubicon Road in the existing Whispering Oaks subdivision leading to a cul-de-sac, and another from that new road leading east to Emerick Road, a local road; the plan also shows that proposed Lots 10-15 (some flag lots) would use a shared 20-foot wide driveway (no turnaround area at end) which would also be the location of a 60' wide access and utility easement; proposed Lots 1 and 35 would share a 20' wide driveway and 30' wide access and utility easement; a 60 foot right-of-way for future street is also shown leading to lands to the north; and
- WHEREAS, proposed Lot 15 shows approximately half of the lot to be encumbered by Wetlands A (federal), with a designated 150 foot vegetated buffer line; a portion of the wetland is to be removed for road construction; per documentation from the project engineer dated August 2016, depth to groundwater fluctuates from 0-6.5 feet; two wetlands occur on site, with one area determined to be an isolated wetland by the US Army Corps of Engineers; per the description, a small disturbance (0.07 acres) of the federally regulated wetland would take place, and a wetlands disturbance permit was applied for and granted in March 2015; the submitted EAF indicates wetland areas would be reduced by approximately 0.57 acres; and
- WHEREAS, if the proposed project cumulatively disturbs one acre or more of land, it must be covered under the New York State SPDES II General Permit for Stormwater Discharges from Construction Activity, and the applicant must submit a Stormwater Pollution Prevention Plan (SWPPP) to the municipality and a Notice of Intent (NOI) to the 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 with the municipality's Storm Water Management Plan (SWMP) and submit a MS4 SWPPP Acceptance Form signed by the municipality to the Bureau of Water Permits; and
- WHEREAS, the site is to be served by Village of Baldwinsville water, and the EAF and EAF mapper indicates that the site is located over, or immediately adjoining, primary and principal aquifers; 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 inventory; and
- WHEREAS, the site is located within the Baldwinsville Seneca Knolls Wastewater Treatment Plant Service Area, and would be added to the Whispering Oaks Sewer District; 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; the Onondaga County Department of Water Environment Protection notes that an additional pump

station may be required for ultimate build out of lots north of Route 370 under incentive and/or traditional zoning in this area, and another pump station would very likely be required for service extension to the Seneca Estates area to the west (though the Town proposal instead relies on use of individual unit grinder pumps in lieu of a more costly pump station); WEP reiterates its prior warnings as to the significant capital and life-cycle costs related to pump stations; 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 sewered 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 Town's new 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
NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board
recommends that said application be DISAPPROVED for the following REASON(S):

The Town has not addressed the recommendations set forth in the prior
Onondaga County Planning Boards resolution (Z-15-415) regarding application of
the Incentive Zoning Overlay on this site, which offered the following:

As this project will likely set the precedent for future application of Incentive
Zoning within this area from both a fiscal and site planning perspective, it is
important to fully consider the project benefits, costs, and impacts both for the
proposed site, but also for the entire Incentive Zoning area. Given these potential
buildout implications, the wastewater strategy facilitated in part by this project,
and the lack of certain fiscal impact information as required in the
Comprehensive Land Use Plan for Incentive Zoning projects, the Board does not
have adequate information to assess the impacts and merits of the project at this
time.

The Board recommends more significant preliminary review, to include not only
the applicant's quantification of provided benefits, but also Town analysis of the
fiscal impacts of the proposed project and financing strategy for the proposed
sewerage of additional lands to the west.

As part of that preliminary review, the Board continues to advocate for a more
robust community discussion regarding support for the proposed development
and the proposed sewerage strategy for properties to the west, including
identification and notification of potentially affected property owners,
presentation of upfront and life cycle costs and likely funding sources, and
potential direct expenses and property tax implications to affected existing
homeowners in the area and townwide. Reliance on increasingly competitive
state grants at a date well into the future to offset the vast majority of capital
costs is a risky strategy, especially in light of significant anticipated costs for
sewer expansion the Town is also pursuing on the Peninsula - which may likely
rely on the same funding strategy.

The Board also offers the following for consideration as part of the Incentive
Zoning review process:

In order to better meet the open space and farmland objectives of the overlay
district, the Town is encouraged to consider farmland and open space buffers at
minimum in locations bordering farmland as part of the incentive zoning review,
in order to ease the transition from developed land to farmland in this area.

The Board also encourages consideration of a more detailed planning process for
the Incentive Zoning area prior to subdivision approval on a site by site basis, to
ensure desired outcomes from dense buildout. Items to consider include
wetland/woodlands protection, agricultural buffers, and road network planning
to both minimize municipal cost and maximize interconnectivity.

The Town should also continue to work with WEP, the Village of Baldwinsville,
and the Town of Van Buren in developing a mutually acceptable allocation plan

which prioritizes allocation of limited wastewater treatment capacity within the Baldwinsville-Seneca Knolls Wastewater Treatment Plan to the highest quality and most cost-effective uses and locations within the service area.

Douglas B. Morris

Douglas B. Morris, Chairman
Onondaga County Planning Board
Transmittal Date: 08-31-2016

Robert H. Kaestle

Application to the Planning Board

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

Date: _____
 Information Only
 Preliminary
 Final

Name of proposed development: Kaestle Subdivision

Applicant:

Name: Robert Kaestle

Plans prepared by:

Name CNY Land Surveying, LLC

Address 8620 Avery Road
Baldwinsville, N.Y. 13027

Address 2075 Church Road
Baldwinsville, N.Y. 13027

Telephone: 678-2255

Telephone: 635-4614

Owner of record:

Ownership intentions:

Name Kaestle Family Trust

Name divide existing 83.35 Acres

Address 8686 Avery Road

Address into 2 lots of 34.267 Acres

Baldwinsville, N.Y. 13027

and 49.084 Acres

Telephone: _____

Telephone: _____

Proof of ownership attached: X

Farm Lot No. 52

Site location:

Tax Map No. 27-02-41.1

Northeast corner of Avery
and Swamp Roads

Current Zoning _____

Is site in an Agricultural
Tax District? _____

Area of land 83.35 acres.

Proposed use(s) of site:

Plans for sewer and water
connections:

Agricultural

Lot 1 has existing well and septic

Lot 2 is to be cultivated, no house

Current use & condition of site:

Character of surrounding

Agricultural, house and barns,
forest, wetlands

farm lands, forest, wetlands
with rural residences.

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Robert H. Kaestle
Name of Owner or Representative

Robert H. Kaestle
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: Robert Kaestle
Mailing address: 8620 Avery Road
Baldwinsville, N.Y. 13027

B. Description of the proposed project: to divide existing parcel into
two parcels

C. Project location: Northeast corner of Swamp Road and Avery Road

D. Tax Map number: 27-02-41-1

E. Number of acres involved with project: 83.35 Acres

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

G. Is any portion of the project site currently being farmed?
Yes If so, how much? 35[±] Acres
No

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

Joshua J. Allen

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

Both lots will still be farmed.

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

New owners will maintain the lots they acquire.

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:

Lot 1 has farm land, house and barn, wetlands, some woods

Lot 2 has farm land, woods and wetlands

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: property is currently farmed of corn
and/or soybean

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.

Robert W. Kaester
Name and Title of Person Completing Form

10-26-16
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: _____

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: Kaestle Subdivision							
Project Location (describe, and attach a location map): Northeast corner of Swamp and Avery Roads, Town of Lysander							
Brief Description of Proposed Action: To take the existing parcel and divide it into two parcels both of which will remain as cultivated fields at this time.							
Name of Applicant or Sponsor: Robert Kaestle		Telephone: 315-678-2255					
		E-Mail:					
Address: 8620 Avery Road							
City/PO: Baldwinsville, NY		State: N.Y.	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.			<table border="1" style="width: 100%; text-align: center;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="height: 30px;">✓</td> <td></td> </tr> </table>	NO	YES	✓	
NO	YES						
✓							
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:			<table border="1" style="width: 100%; text-align: center;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="height: 30px;">✓</td> <td></td> </tr> </table>	NO	YES	✓	
NO	YES						
✓							
3.a. Total acreage of the site of the proposed action?		<u>83.351</u> acres					
b. Total acreage to be physically disturbed?		<u>0</u> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>115.64</u> acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <u>wetlands</u> <input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		✓	
b. Consistent with the adopted comprehensive plan?		✓	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
			✓
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	
		✓	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
		✓	
b. Are public transportation service(s) available at or near the site of the proposed action?		✓	
		✓	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		✓	
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	
		✓	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: <u>Lot 1 has an existing well</u> <u>Lot 2 is used for farming</u>	NO	YES	
		✓	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: <u>Lot 1 has an existing septic system, Lot 2 is used for farming</u>	NO	YES	
		✓	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
		✓	
b. Is the proposed action located in an archeological sensitive area?		✓	
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	
			✓
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: _____		✓	
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 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 checked="" 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	
			✓
16. Is the project site located in the 100 year flood plain?	NO	YES	
			✓
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 type="checkbox"/> YES	NO	YES	
		✓	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____			

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
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
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

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Robert H. Kaestle Date: 10-26-16
Signature: Robert H. Kaestle

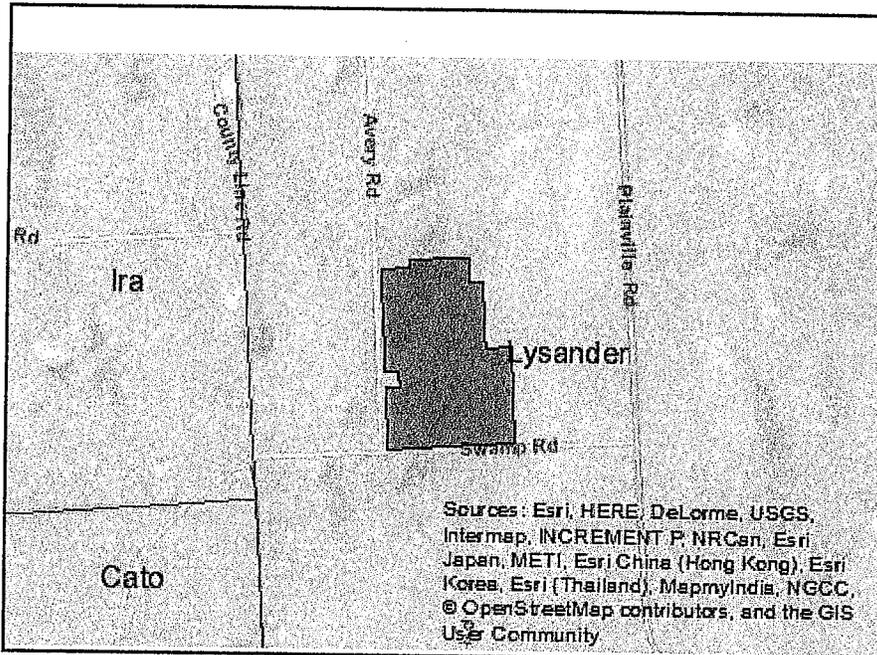
Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions 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?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
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?		
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?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

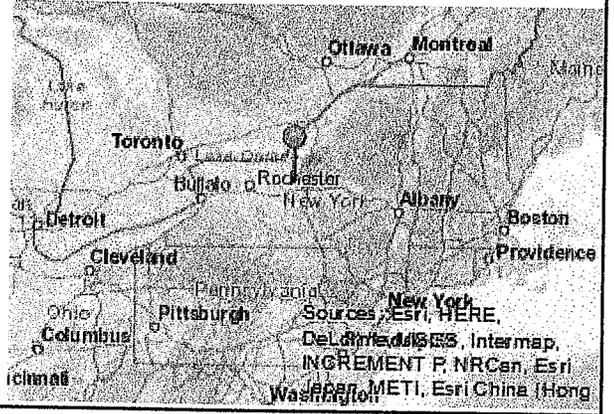
	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

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.

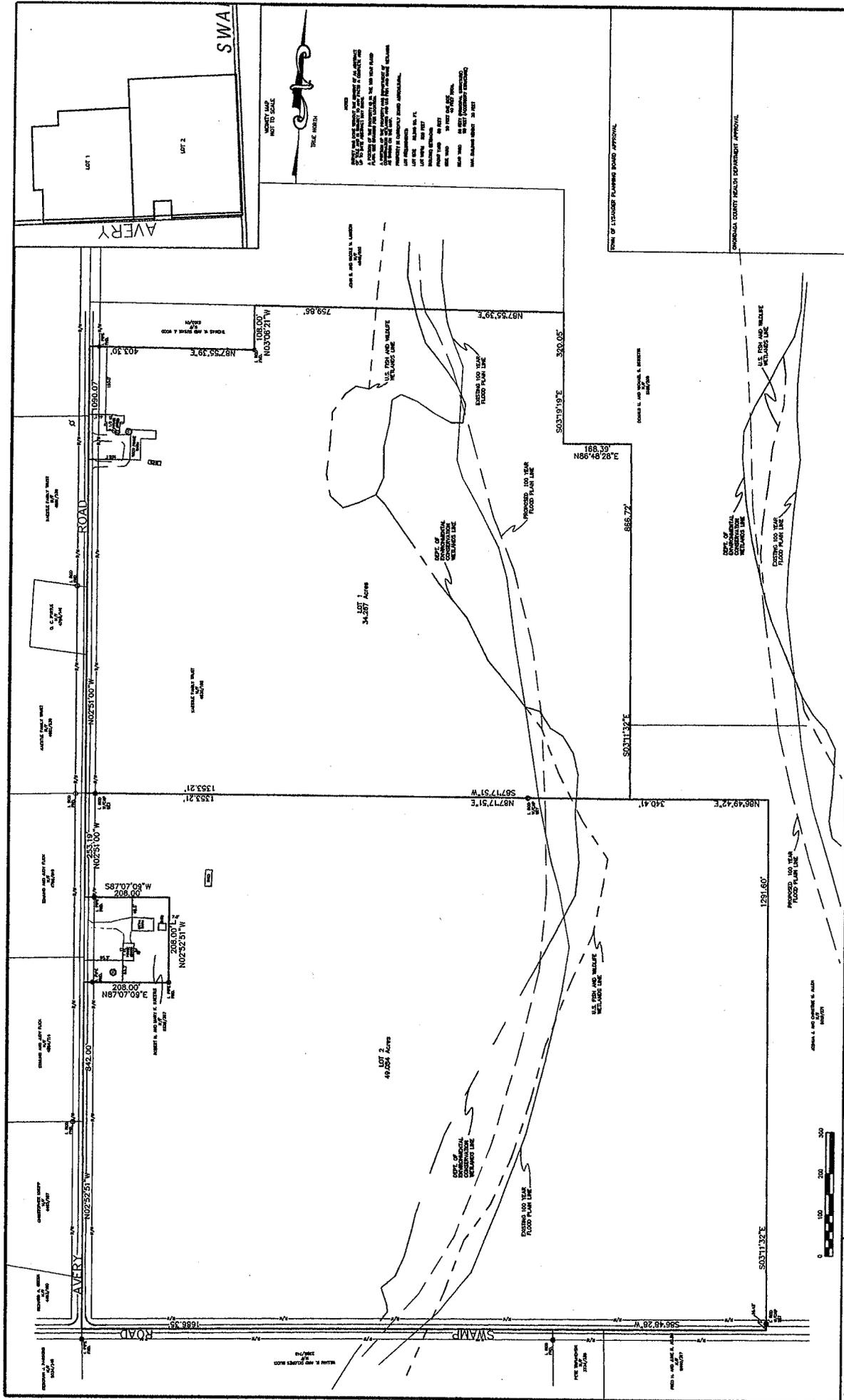
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input 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)



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 Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No



NOT TO SCALE

TRUE NORTH

THIS PLAN IS THE PROPERTY OF THE SURVEYOR AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR. ANY REPRODUCTION OR COPIING OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR IS STRICTLY PROHIBITED AND WILL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ETHICS OF THE SURVEYOR. THE SURVEYOR ASSUMES NO LIABILITY FOR ANY DAMAGE OR LOSS OF ANY KIND, INCLUDING BUT NOT LIMITED TO, DAMAGE TO PROPERTY OR PERSONAL INJURY, ARISING FROM THE USE OF THIS PLAN. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL FEES RECEIVED BY THE SURVEYOR FOR THE PREPARATION OF THIS PLAN. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL FEES RECEIVED BY THE SURVEYOR FOR THE PREPARATION OF THIS PLAN. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL FEES RECEIVED BY THE SURVEYOR FOR THE PREPARATION OF THIS PLAN.

FORM OF TOWN BOARD PLANNING BOARD APPROVAL

ONONDAGA COUNTY HEALTH DEPARTMENT APPROVAL

<p>DRAWING TITLE FINAL PLAN KAESTLE SUBDIVISION</p>		<p>FILE NO. 16.114</p>
<p>DATE 10/19/16</p>		<p>SCALE 1" = 100'</p>
<p>PART OF LOT 52 TOWN OF LYSANDER COUNTY OF ONONDAGA STATE OF NEW YORK</p>		<p>PROJECT 10/19/16</p>
<p>CNY LAND SURVEYING 2076 CHURCH ROAD BALDWINVILLE, NY 13028 (315) 635-4614</p>		<p>THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE PROPERTY SURVEYED.</p>
<p>DATE OF SURVEY 10/19/16</p>		<p>APPROVED BY THE BOARD AND TOWN CLERK</p>

SON BYRNE

Application to the Planning Board

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

Date: 10-
 Information Only
 Preliminary
 Final

Name of proposed development: Lamsou Station Byrne Dairy

Applicant:

Plans prepared by:

Name Sonbyrne Sales Inc / Christian Brunelle

Name CNY Land Surveying / Doug Reith

Address 171 Rte 5
Weedsport, NY 13166

Address 2075 Church Road
Baldwinsville, NY 13007

Telephone: (315) 430-7885

Telephone: (315) 635-4614

Owner of record:

Ownership intentions:

Name Timothy and Myra Reeves

Name Sonbyrne Sales Inc

Address 1362 Lamsou Rd.

Address 171 Rte 5

Phoenix, NY 13135

Weedsport, NY 13166

Telephone: (315) 380-4281

Telephone: (315) 274-6455

Proof of ownership attached:

Farm Lot No. _____

Site Location:

Tax Map No. 17-3-30.1

Lamsou Station

Current Zoning NR-BD / Agricultural

9255 Oswego Road

Is site in an Agricultural Tax District? NO

Phoenix, NY 13135

TOTAL: 28.705 acres to be subdivided into Area of land _____ acres. (2) Lots

Proposed use(s) of site:

Retail Store and Fueling Facility
Agriculture

Plans for sewer and water connections: PRIVATE

Lot #1: 24.18 acs
Lot #2: 4.525 acs

Current use & condition of site:

Retail Store and Fueling Facility
Agriculture

Character of surrounding

Business / Agricultural

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Christian Brunelle / Vice President
Name of Owner or Representative

Christian Brunelle
Signature

617.20
Appendix B
Short Environmental Assessment Form

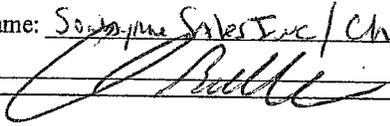
Instructions for Completing

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: <p style="text-align: center; font-size: 1.2em;">Lansow Station Subdivision</p>			
Project Location (describe, and attach a location map): <p style="text-align: center; font-size: 1.2em;">9255 Oswego Road Phoenix, NY 13135</p>			
Brief Description of Proposed Action: <p style="text-align: center; font-size: 1.2em;">Minor Subdivision of 28.705 acres into (2) lots of 24.18 acres and 4.525 acres. The 4.525 acre lot will be sold to Byrne Dairy and the remaining 24.18 acres will remain with the same owners (Tim and Myra Reeves). Existing uses will not change on the property.</p>			
Name of Applicant or Sponsor: <p style="text-align: center; font-size: 1.2em;">Sowbyane Sales Inc. / Christian Bauwell</p>		Telephone: (315) 422-7575	
Address: <p style="text-align: center; font-size: 1.2em;">171 Rte 5</p>		E-Mail: christian.bauwell@byrnedairy.com	
City/PO: <p style="text-align: center; font-size: 1.2em;">Weedsport</p>		State: <p style="text-align: center; font-size: 1.2em;">NY</p>	Zip Code: <p style="text-align: center; font-size: 1.2em;">13122</p>
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
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
<p style="text-align: center; font-size: 1.2em;">ONONDAGA COUNTY Health Dept. And ONONDAGA COUNTY Planning Board</p>			X
3.a. Total acreage of the site of the proposed action?		28.705 acres	
b. Total acreage to be physically disturbed?		N/A acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		4.525 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" 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			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		X	
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
			X
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	
			X
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
		X	
b. Are public transportation service(s) available at or near the site of the proposed action?		X	
		X	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		X	
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: <u>meets State Energy Code</u>	NO	YES	
			X
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
			X
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO	YES	
			X
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	X		
b. Is the proposed action located in an archeological sensitive area?	X		
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	
			X
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: _____	X		
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 type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input 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	
	X		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	X		
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 type="checkbox"/> YES	NO	YES	
	X		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____			

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
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
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
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Southern Sales Inc / CHRISTIAN BARNETT</u> Date: <u>10-26-16</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?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
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?		
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?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	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?		
11. Will the proposed action create a hazard to environmental resources or human health?		

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.

- 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.
- 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)

Collington
Pointe East

Karen Rice

From: Dina Falcone
Sent: Tuesday, November 01, 2016 11:53 AM
To: Karen Rice
Subject: Collington Pointe

MOTION TO DECLARE THE TOWN BOARD TO BE THE LEAD AGENCY FOR PURPOSES OF SEQR REGARDING COLLINGTON POINTE

RES#126/2016

Motion made by Councilor Diamond seconded by Councilor Ellis hereby declaring the Town Board to be the lead agency for purposes of SEQR with regards to the Collington Pointe Incentive Zoning Application and to transmit the application to the Planning Board for its review and recommendations and its analysis of environmental issues affecting the project.

Supervisor Saraceni Aye Councilor Ellis Aye Councilor Geraci Aye
Councilor Moore Aye Councilor Diamond Aye

Motion carried and adopted



11-10-16
Agenda

August 16, 2016

Town Board
Town of Lysander
Lysander Town Hall
8220 Loop Road
Baldwinsville, NY 13027

**RE: Collington Pointe East Incentive Zoning Application
CHA Proposal No.: 31204**

Dear Town Board:

CHA Consulting, Inc. (CHA), on behalf of Bella Casa Builders, is pleased to submit the Application for Incentive Zoning. We offer the following Scope of Services for your consideration:

Per section 139-72 of the Town Code, the Town Board has determined that it is appropriate to make adjustments to permissible density and area requirements for the specific purpose of preserving farmland and open space as well as to promote the extension of roadways, sewers and other such amenities at a minimum cost to the residents and tax payers. As per the Code, the objectives are stated as follows:

- A. The preservation and enhancement of natural features
- B. The accommodation of land uses and physical arrangements which are not contemplated under conventional zoning
- C. The creation of usable open space, recreation lands and trails
- D. The preservation of water resources, environmentally sensitive areas, significant plant and animal habitat and important ecological resources

In accordance with 261-b of the Town Law of the State of New York, the Town Board of Lysander is empowered to provide for a system of zoning incentives or bonuses in exchange for specific social, economic or cultural benefits or amenities as the Town Board deems necessary and appropriate.

The following benefits or amenities may be either on or off the site of the subject application per Section 139-76 of the Town Code:

1. Preservation of farmland or open space
2. Regional parks
3. Utilities and appurtenances in excess of those required to mitigate proposed impacts of development
4. Preservation of cultural or historic facilities
5. Other facilities or benefits to the residents of the community

The following incentives may be granted by the Town Board to an application per Section 139-77:

1. Increase in residential unit density
2. Change in use
3. Increases in lot coverage

4. Changes in setbacks and height
5. Increases in floor area
6. Reduction in required buffer area

PROPOSED PROPERTY

The proposed site includes three tax parcels located off Patchett Road owned by Bella Casa Builders by Alberici, Inc. More specifically, the parcels are:

- Tax Map ID No. 73.01-01-41 – 25.103+/- acres
- Tax Map ID No. 73.01-01-40.3 – 27.747+/- acres
- Tax Map ID No. 73.01-01-38 – 23.774+/- acres

The proposed project is adjacent to the Collington Pointe and Talamore residential developments developed by Bella Casa Builders over the last ten years. See **Exhibit 1** (Property Survey) and **Exhibit 2** (Overall Area Map) for location and adjacent developments.

The following application for incentive zoning includes the following required information per Section 139-78 of the Town Code:

1. Concept plan of the proposed site developed to its fullest extent under the existing zoning (AR-40). See **Exhibit 3**.
 - Development per existing zoning would provide 45 lots per AR-40 zoning requirements
2. Concept Plan of the proposed site developed under the Incentive Zoning request. See **Exhibit 4**.
 - Development to have 122+/- lots varying in acreage and lot width

INCENTIVES

Bella Casa Builders offers the following incentives as part of the Collington Pointe East residential development assuming the project will have 122 building lots:

1. Patchett Road Improvements to provide 2' gravel shoulders from River Road to the intersection of Collington Pointe Way

Length of Improvements – 4,900 LF from Collington Pointe Way to River Road

Box Out Shoulder 2' wide by 6" deep and install 6" NYSDOT Type 2 Subbase

Grade Shoulder to Grade at 2:1 to 3:1 slopes with common fill

Top soil & seed disturbed areas

Installation of 1300 LF of 12 HPDE, catch basins and outlet structures in existing ditch locations

Estimated Cost of Incentive: \$308,000

Payment: The developer proposes four payments for the proposed incentive:

-Payment 1: \$77,000 upon all necessary Town Approvals for development

-Payment 2: \$77,000 upon acceptance of Phase I Roadways and Infrastructure by Town Engineer and Town Board



- Payment 3: \$77,000 one year after acceptance of Phase I Roadways and Infrastructure
- Payment 4: \$77,000 two years after acceptance of Phase I Roadways and Infrastructure

2. A cash contribution of \$1,500 per lot to be set aside to provide sewers to the properties in the Red Rock and Hayes Road neighborhoods. This will also accommodate OCDWEP's requirement on any sanitary sewer offsets.

Sanitary Sewer offset to be utilized in any portion of the "Lysander Peninsula" at \$1,500 per lot

Estimated Cost of Incentive: \$183,000

Payment: The developer proposes the following payment schedule for the proposed improvements:

-Payments will be made per Section Developed in the following manner:

- A. Lots 1-40: \$1,500 paid at approval of building permit
- B. Lots 41-80: \$750 paid at approval of Phase/Section and \$750 paid at approval of building permit
- C. Lots 81-Full Development: \$1,500 paid at time of approval of Phase/Section

3. A stone dust walking trail around the existing and proposed storm water management areas for the development to be maintained by the Town

Completion of Proposed Improvement: The stone dust trails will be completed during the construction of the storm water management facilities. The stone dust trail around the existing basin will be constructed during the development of Section 1 of the proposed project.

4. Developer will design deed restrictions or covenants on the project that require the home owners 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. The developer will provide the Town with a list of proposed trees that will be allowed.

BENEFITS TO THE COMMUNITY

The following benefits will be conveyed to the community due to the implementation of the above referenced incentives to be provided.

1. ***Long Term Infrastructure Cost Reduction*** – The final build out of the proposed plan will include the addition of 122 lots (±) which will be connected to existing sanitary and storm water facilities of adjacent neighborhoods. As with all infrastructure, these facilities will require maintenance at various times throughout its life. These long term costs ultimately get conveyed back to the communities who are serviced by said facilities. With the addition of 122 lots, these costs will be dispersed between a larger group thus reducing the cost conveyed to each property owner within associated neighborhoods.
2. ***Improved Water Quality in Seneca River*** – A cash contribution in the amount of \$1,500 per lot will be set aside to help the Town provide public sewers for a neighborhood directly adjacent to the Seneca River whose properties are currently on septic systems. Many of these systems do not meet NYS Dept. of Health standards and frequently fail ultimately resulting in sanitary wastewater infiltrating to the Seneca River. With the help of proposed monetary offering, public sewers will eliminate these unwanted discharges to the river thus improving the water quality.



3. **Additional Recreational Opportunities** – Proposal includes construction of an 8’ stone dust walking trail which will be routed around the existing Collington Pointe and proposed Collington Pointe East storm water management areas. Access will be provided for both Collington Pointe and Collington Pointe East developments for use. The trail will provide residents the opportunity to enjoy the natural beauty of the land and promote healthy living within the community.
4. **Retain Open Space and Wetland Areas** – Through the implementation of deed restrictions and covenants, future home owners will be required to retain open space with a requirement that they must plant a minimum number of trees of approved type within a certain timeframe. The required trees will help provide habitat for animals and keep a rural feel to the landscape. In addition to the front yard requirements, there are a number of lots which will be located adjacent to a wetland area. These lots will have deed restrictions which will encompass any portion of their lot which extends into the 100’ wetland buffer zone. Development and use of this space will be restricted to help preserve the natural geography and landscape of the wetland area.
5. **Increased Tax Base** – As previously discussed, under current zoning, the maximum buildout of subject properties will allow for 45 lots. Based on a comparative market analysis of similar sized developments, these homes are estimated to be valued at approximately \$500,000 resulting in a tax base of \$22.5 M. The proposed plan will create 122 lots of smaller size. Based on the same market analysis for the smaller lots, the estimated value of these homes will be approximately \$300,000 resulting in a tax base of 36.6 M for the development. This increase in assessed taxable value will help alleviate the tax levy for the entire town thus decreasing the tax burden required of all property owners within the community.

We believe that the proposal provides the Town with some great new residential development on Patchett Road to complement the existing Collington Pointe and Talamore residential developments and provides infrastructure and amenities to the Town of Lysander.

Thank you for your consideration and review, and we look forward to working with you on the approval of this project. Should you have any questions, please do not hesitate to contact my office at (315) 471-3920.

Very truly yours,



James F. Trasher, P.E.
Vice President

JFT

Cc: Stacey Alberici, Bella Casa Builders
Al Yager, Town Engineer

V:\Projects\ANY\K4\31204\Corres\Applications\Incentive Zoning Submission_8-3-16\1 - Incentive Zoning Letter - Town Official Submission.docx



FIGURES

- Exhibit 1 – Property Survey
- Exhibit 2 – Overall Area Map
- Exhibit 3 – Full Build W/ Existing Zoning
- Exhibit 4 – Proposed Layout W/ Incentive Zoning

**Full Environmental Assessment Form
Part 1 - Project and Setting**

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Proposed Subdivision - Collington Pointe East		
Project Location (describe, and attach a general location map): Extension off East side of Collington Pointe Subdivison to the north of Patchett Road.		
Brief Description of Proposed Action (include purpose or need): Proposed project includes construction of a multi-phase residential development which will expand and connect to the Collington Pointe Subdivision. There will be two access roads off of Patchett Road and one connecting to Collington Pointe Rd. The overall development will ultimately consist of 122 new lots which will be built as demand allows. The development will be constructed in 7 phase per provided phasing plan. The intial phase will start with the connection to Collington Pointe Road.		
Name of Applicant/Sponsor: Bella Casa Builders Inc.	Telephone:	E-Mail: staceyalberici@aol.com
Address: 4750 Woodward Way		
City/PO: Liverpool	State: NY	Zip Code: 13088
Project Contact (if not same as sponsor; give name and title/role): CHA Consulting Inc. (C/O James Trasher)	Telephone: 315-471-3920	E-Mail: JTrasher@chacompanies.com
Address: 441 S. Salina Street		
City/PO: Syracuse	State: NY	Zip Code: 13202
Property Owner (if not same as sponsor): Bella Casa Builders by Alberici Inc.	Telephone:	E-Mail:
Address: Same as applicant		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town Board Incentive Zoning Approval	8/2016
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Site Plan Review	10/2016
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	OCDWEP-BSP5	1/2017
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC(SWPPP)	11/2016
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s):	

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s):	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
 If Yes, what is the zoning classification(s) including any applicable overlay district?
 Currently zoned AR-40 with an Incentive Zoning Overlay

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
 If Yes,
 i. What is the proposed new zoning for the site?

C.4. Existing community services.

a. In what school district is the project site located? Baldwinsville

b. What police or other public protection forces serve the project site?
Village of Baldwinsville Police, Onondaga County Sheriffs, and NYS Police

c. Which fire protection and emergency medical services serve the project site?
Baldwinsville Fire Dept.

d. What parks serve the project site?
Lysander Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential

b. a. Total acreage of the site of the proposed action? 76.624 acres
 b. Total acreage to be physically disturbed? 65 acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 76.624 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 85 current plus 122 Units: Lots

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
 If Yes,
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Residential
 ii. Is a cluster/conservation layout proposed? Yes No
 iii. Number of lots proposed? 122
 iv. Minimum and maximum proposed lot sizes? Minimum 80' x 125' Maximum 160' x 260'

e. Will proposed action be constructed in multiple phases? Yes No
 i. If No, anticipated period of construction: _____ months
 ii. If Yes:
 • Total number of phases anticipated 7
 • Anticipated commencement date of phase 1 (including demolition) 5 month 2017 year
 • Anticipated completion date of final phase 10 month 2027 year
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:
Phase 1 will commence with extension of road from Collington Pointe Rd. Road will be installed and lots rough graded. Properties will be developed and sold as demand allows. Once Initial phase is complete, roads will be constructed for next phase followed by property development and so on.

f. Does the project include new residential uses? Yes No

If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	122			
At completion				
of all phases	122			

g. Does the proposed action include new non-residential construction (including expansions)? Yes No

If Yes,

- i. Total number of structures _____
- ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
- iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No

If Yes,

- i. Purpose of the impoundment: _____
- ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____
- iii. If other than water, identify the type of impounded/contained liquids and their source. _____
- iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
- v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
- vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) Yes No

If Yes:

- i. What is the purpose of the excavation or dredging? _____
- ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
- Volume (specify tons or cubic yards): _____
 - Over what duration of time? _____
- iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____
- iv. Will there be onsite dewatering or processing of excavated materials? Yes No
If yes, describe. _____
- v. What is the total area to be dredged or excavated? _____ acres
- vi. What is the maximum area to be worked at any one time? _____ acres
- vii. What would be the maximum depth of excavation or dredging? _____ feet
- viii. Will the excavation require blasting? Yes No
- ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No

If Yes:

- i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: _____ 48,800 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: OCWA
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
Line extensions will loop between Collington Pointe Road Main and Patchett Road Main Through site.
- Source(s) of supply for the district: Otisco/Ontario Lakes

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: _____ 48,800 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

Sanitary Sewer

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: Baldwinsville-Seneca Knolls
- Name of district: Collington Pointe Extension No. 1
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

- Do existing sewer lines serve the project site? Yes No
- Will line extension within an existing district be necessary to serve the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

New sanitary sewer mains will be installed throughout site and connected to existing Collington Pointe Sewer District

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

683,648 Square feet or 15.69 acres (impervious surface)
3,337,741 Square feet or 76.62 acres (parcel size)

ii. Describe types of new point sources. Stormwater will be collected in with variouse catchbasing within roads and conveyed via pipes to proposed stormwater mangagment facility on site followed by discharge to adjacent wetlands

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

Runoff will be collected and conveyed to proposed stormwater mangagment area adjacent to existing collington Pointe management pond.

- If to surface waters, identify receiving water bodies or wetlands: _____
Waters will be ultimately discharged to BAL-14 wetland following treatment and mangagment in proposed stormwater facilities.

- Will stormwater runoff flow to adjacent properties? Yes No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade to, an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7 AM - 6 PM _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ Residential - NA _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
--	--

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No

If yes:

i. Provide details including sources, time of day and duration:

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
Describe: _____

n. Will the proposed action have outdoor lighting? Yes No
If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally describe proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No

If Yes:

i. Describe proposed treatment(s): _____

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

- Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe:

Generally bound by residential subdivision to West and South, site currently mostly vacant forested Land, Agricultural/residential to the East.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	.024	16.194	+16.17
• Forested	34.00	4.5	-29.5
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	34.00	-	-34.00
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)	8.60	8.60	-
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: Mowed Residential Yards	-	47.330	+47.33

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ > 8 _____ feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

Ontario Loam - OgB	_____	60 %
Cazenovia Silt Loam - CfB	_____	30 %
Ontario Gravely Loam - OnC	_____	10 %

d. What is the average depth to the water table on the project site? Average: _____ 2.4 _____ feet

e. Drainage status of project site soils: Well Drained: _____ 60 % of site
 Moderately Well Drained: _____ 25 % of site
 Poorly Drained _____ 15 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 85 % of site
 10-15%: _____ 10 % of site
 15% or greater: _____ 5 % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 897-43 Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters Approximate Size 95 Ac.
- Wetland No. (if regulated by DEC) BAL-14

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100 year Floodplain? Yes No

k. Is the project site in the 500 year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No

If Yes:

i. Name of aquifer: _____



m. Identify the predominant wildlife species that occupy or use the project site:

Deer _____	Birds _____	Small Mammals _____
Reptiles _____	_____	_____

n. Does the project site contain a designated significant natural community? Yes No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No

Indiana Bat

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No

If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No

If Yes, provide county plus district name/number: ONON 003

b. Are agricultural lands consisting of highly productive soils present? Yes No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No

If Yes:

i. Nature of the natural landmark: Biological Community Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
ii. Name: _____	
iii. Brief description of attributes on which listing is based: _____	
f. 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"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
i. Describe possible resource(s): _____	
ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Identify resource: _____	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
iii. Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Identify the name of the river and its designation: _____	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

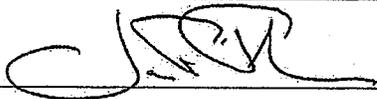
Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name James Trasher, PE -CHA On Behalf of applicant Date 8/4/16

Signature  Title Vice President



Powers Archaeology LLC

November 1, 2016

Mr. James Trasher, Vice President
CHA
441 South Salina St.
Syracuse, NY 13202-4712

RE: Phase I (IA and IB) Cultural Resource Investigations for the Proposed Collington Pointe East Project, Town of Lysander, Onondaga County, New York

To whom it may concern:

This letter's intention is to briefly summarize archaeological investigations undertaken for the Proposed Collington Pointe East Project. The proposed project encompasses development of a residential subdivision within a 76.6-acre / 31-hectare parcel north of Patchett Road and east of Collington Pointe Way, within the town of Lysander, Onondaga County, New York. Approximately 58.5 acres / 23.7 hectares of the 76.6-acre / 31-hectare parcel will be impacted by the proposed project.

The Phase IA Cultural Resource Investigation of the proposed project required the examination of archaeological, environmental, and historic literature pertinent to the project area. The primary objective of this research was to identify any recorded and potential historic and/or archaeological resources within the proposed project area, as well as determining the level of archaeological sensitivity. Phase IA investigations of the project area included an archaeological records check utilizing the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) online Cultural Resource Information System, an examination of historical maps and atlases, a review of documents reporting prior disturbance within the project area, and an on-site field observation/inspection to determine areas of prior disturbance and cultural sensitivity. Phase IA research indicated that there are no previously recorded archaeological sites within or immediately adjacent to the project area.

Phase IB field investigations involved subsurface shovel testing. Shovel tests were excavated throughout the project area by hand, and measured 1 ft x 1 ft in diameter. Each test was excavated to a maximum depth of 30 inches below the surface unless sterile subsoil or evidence of disturbance was encountered. Shovel test locations were determined by the field supervisor. All excavated soils were screened. The documentation of field conditions, disturbance, and evidence of any structural foundations were accomplished by photography.

180 Avon Road, Rochester NY 14625 585-266-4180

Phase I investigations were completed for the Collington Pointe East Project. No significant cultural resources (prehistoric or historic) were recovered. Consequently, Powers Archaeology LLC believes that current development plans should be allowed to proceed, and that no further archaeological work is warranted.

We are currently working on the final report, which will be submitted to the New York State Office of Parks, Recreation, and Historic Preservation shortly. If you have any questions or concerns, we would be happy to address them at any time.

All the best,

A handwritten signature in cursive script that reads "Paul Powers". The signature is written in black ink and is positioned above the typed name and title.

Paul Powers
Company Archaeologist/Owner

Cell Phone: 585-750-5056

COBB-3145
COLD SPRINGS

Application to the Planning Board

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

Date: 11/9/16
X Information Only
 Preliminary
 Final

Name of proposed development: COBB PROPERTY

Applicant: 3145 COLD SPRINGS RD.

Name OWNERS

Plans prepared by:
APPLIED EARTH TECHNOLOGIES
Name STEPHEN SEHNERT, LS

Address _____

Address 8 CANTON STREET
BALDWINSVILLE, NY

Telephone: _____

Telephone: 635-5197

Owner of record:

Ownership intentions:

Name TIMOTHY P. & MORGAN A. COBB

Name _____

Address 4075 CORTINA RD
BALDWINSVILLE, NY 13027

Address _____

Telephone: _____

Telephone: _____

Proof of ownership attached: NO

Farm Lot No. 89

Site Location:

Tax Map No. 60-02-08

NORTH SIDE

Current Zoning R40

RT 370 OPP.

Is site in an Agricultural Tax District? NO

BARBARA LANE

Area of land 21.16 acres.

Proposed use(s) of site:

Plans for sewer and water connections:
PUBLIC

A SINGLE FAMILY

DETACHED RES.

Current use & condition of site:

Character of surrounding

VACANT

RESIDENTIAL

& CROP LAND

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

STEPHEN SEHNERT, LS
Name of Owner or Representative

[Signature]
Signature

TOWN OF LYSANDER
2017 PLANNING BOARD MEETING SCHEDULE
Time: 7:00 p.m. in Auditorium

January 12, 2017
February 9, 2017
March 9, 2017
April 13, 2017
May 11, 2017
June 8, 2017
July 13, 2017
August 10, 2017
September 14, 2017
October 12, 2017
November 9, 2017
December 14, 2017

Dates subject to change with appropriate notice. Deadline for application, plans and fees is 10 days prior to meeting date.

Proposed: November 1, 2016