

Appointment

BALDWIN, SUTPHEN & FRATESCHI, PLLC

ATTORNEYS AT LAW

126 North Salina Street, Suite 400
Syracuse, New York 13202-1050

Robert F. Baldwin, Jr. *
Timothy A. Frateschi
Charles M. Sprock, Jr.
Jamie Lynn Sutphen **

Joseph V. Frateschi

Of Counsel

John J. Brunetti ***
William F. Drexler

*Admitted in FL; **Admitted in PA & NJ
*** Retired Judge of the Court of Claims

January 9, 2019

Karen Rice
Clerk
Town of Lysander Planning Board
Via E-mail - planning@townoflysander.org

Re: Engagement Letter

Dear Ms. Rice:

This letter will summarize the proposed terms of our firm's representation of the Lysander Planning Board (the "Board") regarding legal services to be provided by the Baldwin, Sutphen & Frateschi, PLLC (the "Firm").

Scope of Engagement.

It is our understanding that the Client is would like general representation of the Planning Board in matters pertaining to zoning, subdivision and related land use planning issues that may come before the Board. This would be similar to the representation I have previously provided to the Board.

Fee Arrangement.

Our fee for legal services will be based on the time spent by the attorneys and legal assistants who work on the matter. Legal fees will be billed at \$180.00 per hour for 2019 for general representation of the Board as described above. Should a fee dispute arise which is not resolved by discussion between us, you may seek arbitration. We will provide information concerning arbitration in the event of such a dispute or upon your request.

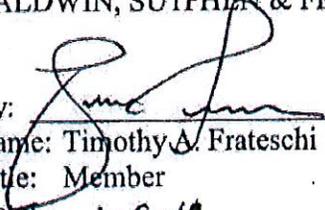
Other Charges.

In addition to our fees for rendering professional services, our billing statements will include separate charges for performing services such as photocopying, delivery charges, long distance telephone calls, facsimile transmissions, specialized computer applications, travel, and other expenses and services incurred incident to the performance of our legal services.

our representation of you, we have obtained proprietary or other confidential information of a non-public nature, that, if known to such other client, could be used in any such other matter by such client to your material disadvantage.

We appreciate the opportunity to represent the Board and look forward to starting as soon as possible.

BALDWIN, SUTPHEN & FRATESCHI, PLLC

By: 
Name: Timothy A. Frateschi
Title: Member
Date: 1-9-19

TOWN OF LYSANDER PLANNING BOARD

By: _____
Name:
Title:

Short Environmental Assessment Form

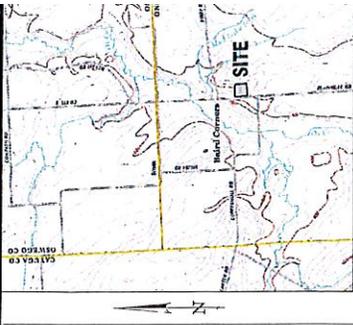
Part 1 - Project Information

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: Strigo Winery & Country Store			
Project Location (describe, and attach a location map): 9272 Plainville Road			
Brief Description of Proposed Action: Renovate exiting barn into winery with tasting room and country store. Plant grape fields for vineyard.			
Name of Applicant or Sponsor: Strigo Vineyards, LLC		Telephone: 845-750-4566 E-Mail: jmurabito@morningstarcares.com	
Address: 8179 Cranes Watch Circle			
City/PO: Baldwinsville		State: New York	Zip Code: 13027
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Lysander ZBA - Special Use Permit, OCDOH - Septic System; OCDOT - Driveway Permit		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 68.7 acres	
b. Total acreage to be physically disturbed?		_____ ± 1 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 68.7 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			



LOCATION MAP

REF: U.S.G.S. CONTOUR: 2011 7.5 MIN. 7" = 2000'

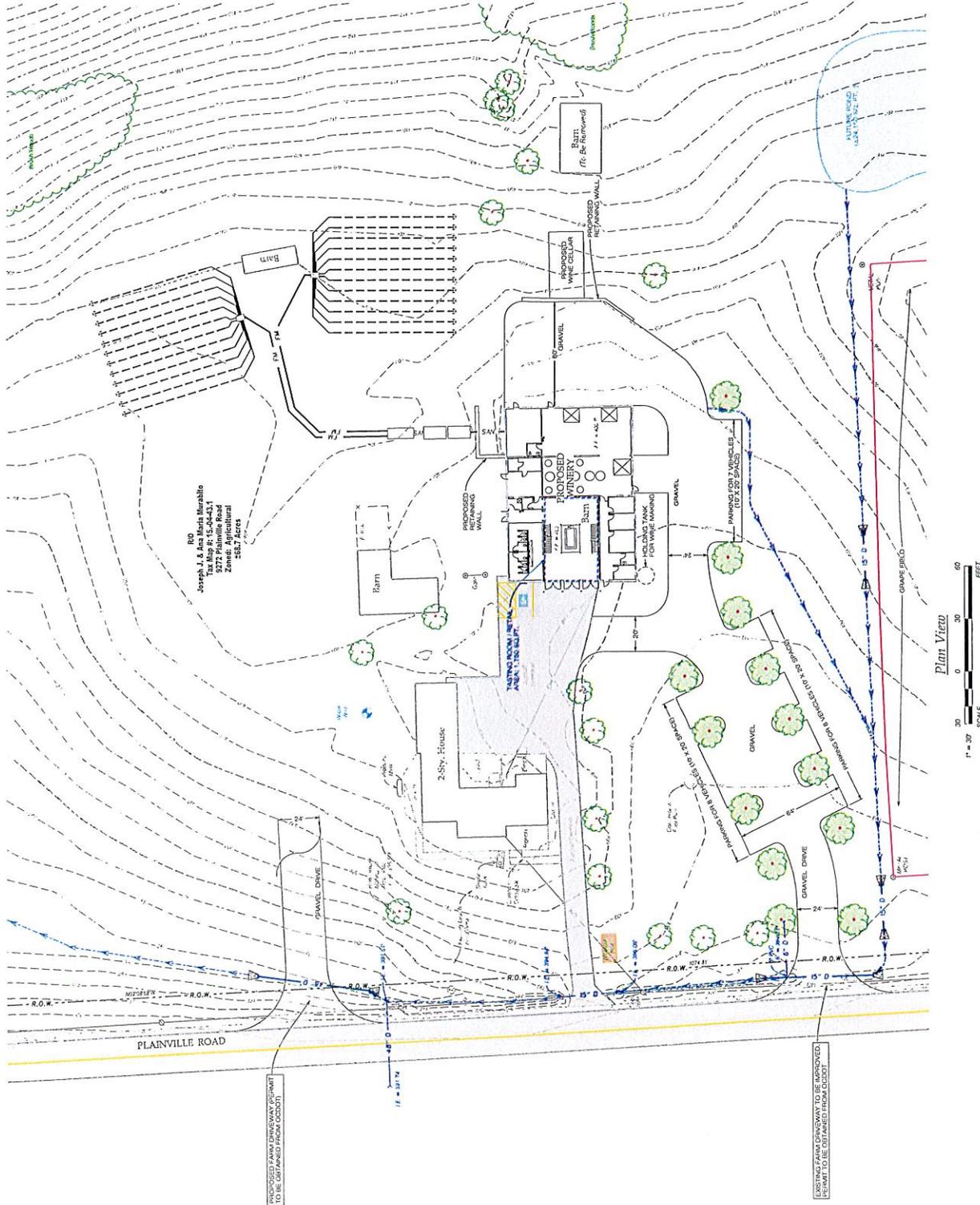
Key

Existing

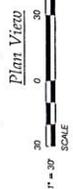
- Property Line
- Right of Way
- Lot Line
- Reputed Owner
- Overhead Utility
- Utility Pole
- Drainage Pipe w/ Size
- Topographic Contour

Proposed

- Number of Parking Spaces
- Interlocking Paving w/ Appropriate Signage
- Culvert Pipe w/ Size
- Drainage Swale
- Tree (Red Maple)



RID
Joseph J. & Ana Maria Murabito
Tax Map #: 15-004-03.1
Zoning: Agricultural
558.7 Acres



PROJECT NO.: 2021113
FILE NAME: C20
SCALE: 1" = 30'
DATE: DEC. 2018
ENGR BY: JFC
DRAWN BY: J.A.
CHECKED BY: JFC

PROJECT TITLE: PARTIAL SITE PLAN

CLIENT: STRIGO WINERY, LLC
LOCATION: TOWN OF LYSANDER, ONONDAGA COUNTY, NEW YORK

PROJECT: STRIGO WINERY
CLIENT: STRIGO VINEYARDS, LLC
LOCATION: TOWN OF LYSANDER, ONONDAGA COUNTY, NEW YORK

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	12/18/18	JFC	ISSUED FOR PERMIT

NOTES:

1. Conditions in the permit of Right of Way (ROW) are to be followed. If there are any changes to the ROW, the applicant will be responsible for obtaining the necessary permits from the relevant agencies.

STRIGO WINERY
1500 BALDWINVILLE ST #107
BALDWINVILLE, NY 13027
TEL: 315-430-6888
FAX: 315-430-6887
WWW.STRIGOWINERY.COM

WILEY ENGINEERING
An Environmental Engineering Firm



Joanne M. Mahoney
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 09, 2019

OCPB Case # Z-19-7

- 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 SPECIAL PERMIT from the Town of Lysander Zoning Board of Appeals at the request of Murabito / Strigo Winery for the property located at 9272 Plainville Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of Plainville Road (Route 33), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is requesting a special permit to allow a country store use on a 68.7-acre parcel in an Agricultural zoning district as part of a proposed project to renovate an existing barn and establish a winery, tasting room and retail area; and
- WHEREAS, the Board is concurrently reviewing a site plan referral (Z-19-6) as part of the proposed project; and
- WHEREAS, the site is located in a rural area in the Town of Lysander, with surrounding land uses including active farmland, forested areas, and low density residential; the site is adjacent to several parcels enrolled in NYS Agricultural District 3 that contain active farmland; an agricultural data statement was not included with the referral materials; and
- WHEREAS, the submitted Site Plan dated December 2018 shows the site has frontage on Plainville Road, a county road, and contains an existing two-story house, a large barn structure at the rear of the house (to be renovated), and three smaller barn structures (one to be removed); aerial imagery shows the remainder of the site (over 60 acres) to be undeveloped farm fields and forestland; and
- WHEREAS, per the local application, the proposed barn renovation will provide space for a winery, tasting room and a country store (1,750 sf or retail); per the Site Plan, additional site improvements include planting 3.6 acres at the southwest corner of the site with grapes and constructing a retaining wall and 20' x 40' precast concrete box structure (wine cellar) at the rear of the renovated barn; and
- WHEREAS, per the Site Plan, there is an existing asphalt driveway on Plainville Road that serves the house and renovated barn; a 24' wide "proposed farm driveway (permit to be obtained from OCDOT)" is shown on the north side of the house and a 24' wide "existing farm driveway to be improved" is shown to the south; the southerly driveway will be lined with red maple trees and serve two proposed gravel parking areas, providing 25 spaces on the southern side of the renovated barn; a handicap accessible parking space is indicated at the front of the barn;
- ADVISORY NOTES: per the Onondaga County Department of Transportation, all existing or proposed driveways on Plainville Road must meet Department requirements; the proposed and modified driveways will require highway access and work permits from the Onondaga County Department of Transportation and will be subject to the availability of sight distance; residential and commercial

driveways must be kept separate, per the Onondaga County Department of Transportation; and

WHEREAS, per the submitted Environmental Assessment Form (EAF), 1.0 acre of the site will be disturbed by the proposed project; per the Site Plan, there is a proposed "future pond" (24,150 sf) at the rear of the grape field area, with proposed drainage swales connecting to the pond and across the front of the site;

ADVISORY NOTE: any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

WHEREAS, the site is served by an individual well and septic system, which are shown to occur to the north and front of the house, respectively; an additional septic system is proposed as part of the project; the Site Plan shows a sanitary line connecting from the renovated barn to septic tanks and a pump station, then to two force mains and ultimately two leach field areas northeast of the building; ADVISORY NOTE: the Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to issuance of a building permit; and

WHEREAS, GIS mapping shows the site may contain federal wetlands, which appears to include a tributary to Ox Creek; the southeast side of the site is also shown to potentially contain state wetlands (LYS-4); neither wetland area appears to be impacted by the existing or proposed development; and

WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and the Site Plan indicates no wooded areas on site will be removed; and

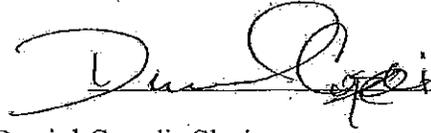
WHEREAS, ADVISORY NOTE: any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement; and

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

1. The applicant must contact the Onondaga County Department of Transportation to coordinate requirements for the existing driveway on Plainville Road, in order to satisfy commercial driveway standards, which may require widening the driveway. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval.

2. The Onondaga County Department of Transportation has determined that the municipality and applicant must contact the Department to discuss any required traffic data for the proposed project. Any modifications required by the Department must be reflected on the project plans prior to municipal approval.

3. The municipality must submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation. Any mitigation as may be determined by the Department must be reflected on the project plans prior to municipal approval. Additional stormwater runoff into the county's right-of-way or drainage system will be prohibited.

A handwritten signature in black ink, appearing to read "Daniel Cupoli". The signature is fluid and cursive, with a large initial "D" and "C".

Daniel Cupoli, Chairman
Onondaga County Planning Board
Transmittal Date: 01-09-2019

Handwritten signature/initials

Application to the Planning Board

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

Date: _____
 Information Only
 Preliminary
 Final

Name of proposed development: _____

Applicant:

Name Slavik Kabov

Address 5178 Munro rd
Camillus, NY 13031

Telephone: (315) 491-8762

Owner of record:

Name Nikolay & Nadezda Kuts

Address 157 Alhan Pkwy.
Syracuse, NY 13209

Telephone: (315) 378-9853

Proof of ownership attached: Deed

Site Location:

Southwest corner of
Lanson & Dinglehole
Roads

Proposed use (s) of site:

Single family residential

Current use & condition of site:

Residential
Agricultural

Plans prepared by:

Name Dennis Everett LS

Address 109 Parkway Drive
North Syracuse, NY 13212

Telephone: 3154668433

Ownership intentions:

Name _____

Address _____

Telephone: _____

Farm Lot No. 47

Tax Map No. 85-1-8

Current Zoning Agricultural

Is site in an Agricultural Tax District? No

Area of land _____ acres.

Plans for sewer and water connections

Sewer - private, on lot

Water - public

Character of surrounding:

Agricultural and rural

single family residential

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Nardine Kees
Name of Owner or Representative

[Signature]
Signature

TOWN OF LYSANDER
8220 LOOP ROAD
BALDWINSVILLE, NY 13027

DRIVEWAY PERMIT APPLICATION FOR TOWN ROADWAYS

(Please attach plans showing the location and dimensions of the proposed driveway.)

1. Address of driveway to be installed 9217 dinglehole rd
If for a new home in subdivision, tract and lot number 25-1-8
2. Applicant Name Nikolay and Nadia Kuts
3. Mailing Address (If Different) 157 Alban Pkwy Syracuse NY 13209
4. Side of Road: North South East West
5. Proposed width of driveway in feet 12
6. Contractor to be used for driveway installation Dwncr
7. Is there a roadside ditch present No

Note: If culvert pipe is required, property owner or applicant will be required to purchase culvert pipe of the size, type and length (Minimum of 20 feet, Maximum of 40 feet) required by the Town Highway Superintendent, to be installed by a contractor approved by the highway superintendent at the owner's expense. Driveway grades will provide positive drainage into the existing roadside drainage system. Driveway runoff will not be allowed to enter the roadway. Culverts will be inspected by the Town Highway Superintendent prior to backfill and after the driveway is completed.

Fee - The fees for driveway permits will be \$75 for a residential driveway and \$100 for a commercial driveway.

For Town of Lysander Use

Sight Distance Left _____ Sight Distance Right _____
Speed Limit _____ Required Pipe Size _____
Other Facilities Required _____
Reasons Denied: _____
Fee Collected: Yes _____ No _____ Amount _____
Date Approved _____ By _____

Lysander Highway Superintendent
Phone: 635-5551 Fax: 635-5608

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: Kuts Subdivision			
Project Location (describe, and attach a location map): 9217 Dinglehole rd			
Brief Description of Proposed Action: Proposed is a subdivision of 4 lots from the property of 9217 dinglehole rd. with 3 lots on Lamson rd and remaining 40 ac. on Dinglehole rd.			
Name of Applicant or Sponsor: Nikolay and Nadia Kuts		Telephone: 315-378-9853	
Address: 157 Alhan Pkwy		E-Mail: nadiardh@gmail.com	
City/PO: Syracuse	State: NY	Zip Code: 13209	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
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:			YES <input checked="" type="checkbox"/>
Town of Lysander			
3.a. Total acreage of the site of the proposed action?		<u>46</u> acres	
b. Total acreage to be physically disturbed?		<u>7</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>46</u> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input 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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input type="checkbox"/> NO <input type="checkbox"/> YES		

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: _____
 Signature: *Naudia Keels*

Date: 2/1/19

U.S. Fish and Wildlife Service
National Wetlands Inventory



U.S. Fish and Wildlife Service, National Wetlands and Support Team, wetlands_team@fws.gov

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

- January 27, 2019
- Wetlands**
- Estuarine and Marine Deepwater
 - Estuarine and Marine Wetland
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Freshwater Pond
 - Lake
 - Other
 - Riverine

From: Slavik Kaskov <skaskov@yahoo.com>
To: Amy Hunter <amygramm@aol.com>
Subject: Fw: Fwd: Kuts parcel 9217 Dinglehole Road, Lysander
Date: Fri, Feb 1, 2019 10:33 am

On Thursday, January 31, 2019 7:54 PM, Eric Buck <ebuck1@gmail.com> wrote:

----- Forwarded message -----
From: Eric Buck <ebuck1@gmail.com>
Date: Thu, Jan 24, 2019, 11:00 AM
Subject: Re: Kuts parcel 9217 Dinglehole Road, Lysander
To: Dennis Everett LS <NorthSyracuseSurveyor@msn.com>

West to East
Lot 1. 28 min, 10 min
Lot 2. 8 min, 4 min
Lot 3. 5 min, 5 min

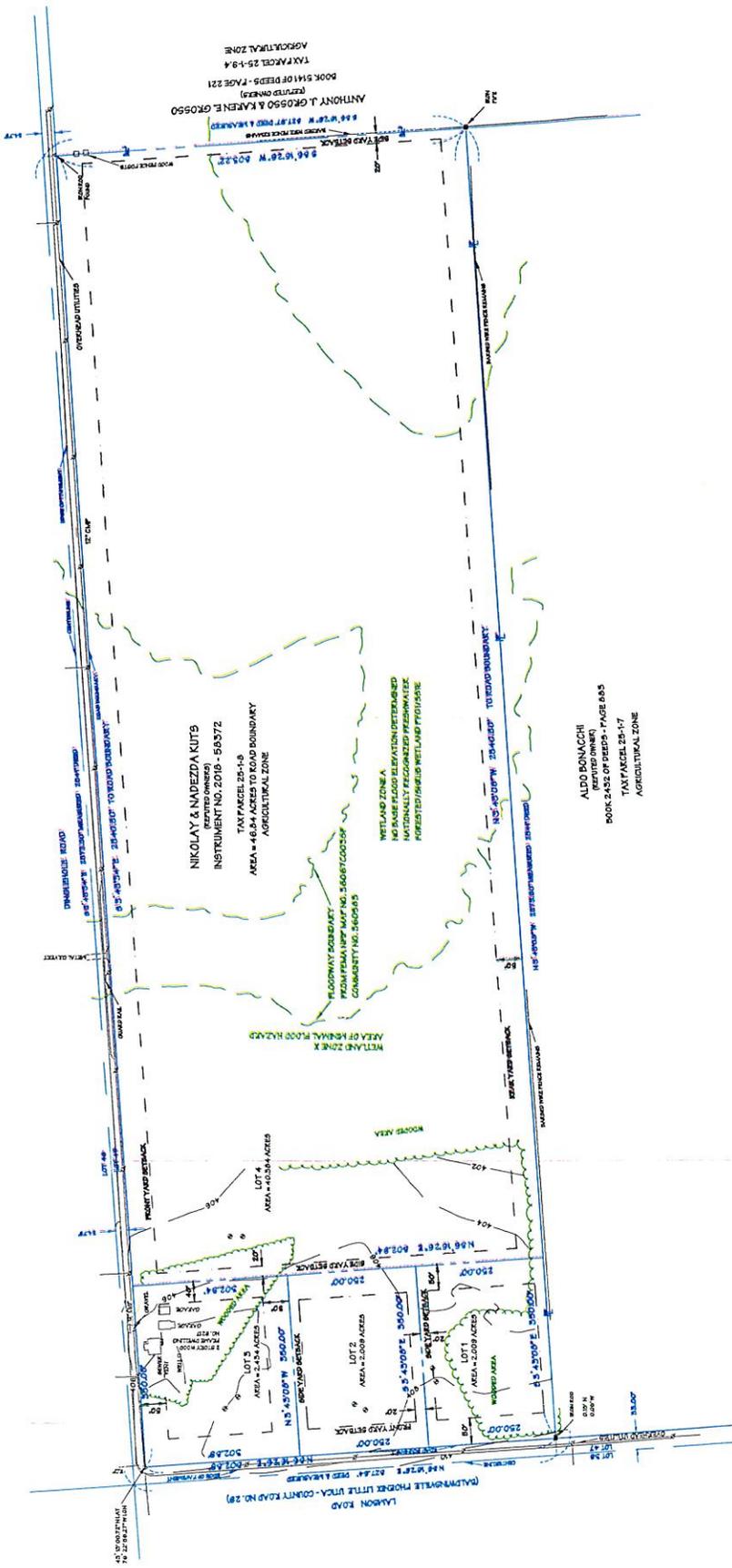
Lot 4 to South of house
North perc 14 min
South perc 7 min

On Thu, Jan 24, 2019, 10:21 AM Eric Buck <ebuck1@gmail.com> wrote:
Looks like you've got all holes correctly located except the 2 you mentioned. They are South and maybe a little West of the garages. I'll get you perc rates. Not sure what the town requires for subdivision. Some towns require approved plans.

On Thu, Jan 24, 2019, 9:55 AM Dennis Everett LS <NorthSyracuseSurveyor@msn.com> wrote:
So, can you give me a clue if I have all the holes located and do we need to show a table with the perc rates?

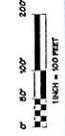


PERCOLATION TEST RESULTS
 LOT 1 25 MINUTES, 10 MINUTES
 LOT 2 5 MINUTES, 4 MINUTES
 LOT 3 5 MINUTES, 5 MINUTES
 LOT 4 14 MINUTES, 7 MINUTES



LEGEND:
 - - - - - EXISTING CONTOUR LINE
 U UTILITY POLE
 P PERCOLATION TEST

NOTES:
 NO ALTERATION PERMITTED HEREON.
 THIS MAP IS SUBJECT TO ANY STATE OR LOCAL ORDINANCES AND UP-TO-DATE ABSTRACT OF TITLE MAY REVEAL CHANGES IN BOUNDARIES OR INTERESTS SINCE THE DATE OF THE PERCOLATION TEST RESULTS ARE AS OBSERVED BY ERIC BUCK, P.E.



PRELIMINARY
 31 JAN 19

SUBDIVISION OF LANDS OF KUTS	
PART OF LOT 47	
TOWN OF LYSANDER	
ONONDAGA COUNTY, NEW YORK	
DATE	31 JAN 19
BY	ALAN FARRAR, INC.
FOR	NIKOLAY & NADEZDA KUTS

APPROVAL BY OWNERS	APPROVAL BY TOWN OF LYSANDER PLANNING BOARD
NIKOLAY KUTS _____ DATE _____ NADEZDA KUTS _____ DATE _____ BY ALAN FARRAR, INC. (REGISTERED PROFESSIONAL ENGINEER) APPROVAL BY TOWN OF LYSANDER PLANNING BOARD _____ DATE _____	CERTIFICATION BY ABSTRACT & TITLE COMPANY _____ DATE _____

APPROVAL BY ONONDAGA COUNTY HEALTH DEPARTMENT

PLANNING BOARD FEE & DEPOSIT SCHEDULE

OWNER/APPLICANT _____ CASE # _____ DATE _____

DEVELOPER/DEVELOPMENT NAME _____ NUMBER OF LOTS _____

LOCATION/SECTION _____ ACTION: Major S/D _____ Minor S/D _____ CSU _____ SPU _____ Site Plan _____

PLANNING BOARD FEES:

	AMT. DUE	AMT. PAID	DATE PAID	RECT. NO.
Application Fee (all actions)	\$ 75.00			
Final Approval (all subdivisions)	\$ 125.00			
Inspection Fee (minor subdivisions)	\$ 100.00			

IN LIEU OF LAND FOR PUBLIC USE:

	AMT. DUE	AMT. PAID	DATE PAID	RECT. NO.
Minor S/D \$250.00 each #lots _____	\$ _____			
Major S/D \$500.00 each #lots _____	\$ _____			
Apartments \$500/unit #Units _____	\$ _____			

Fees in Lieu of Land for Public Use must be paid prior to Final Plat Approval

ESCROW DEPOSITS:

	AMT. DUE	AMT. PAID	DATE PAID	RECT. NO.
Minor Subdivision-up to 4 lots, Basic Deposit \$250	\$ _____			
Division of Land Basic Deposit \$200 per lot	\$ _____			
Major Subdivision # of lots _____ @ \$200/lot	\$ _____			
New roads require \$2,000	\$ _____			
Town water requires \$2,000	\$ _____			
Public sewers (wet or dry) \$2,000	\$ _____			
Stormwater Management \$ 200/acre	\$ _____			
Additional deposits if required for: _____	\$ _____			
_____	\$ _____			

ESCROW DEPOSITS--(CSU, SPU, SITE PLAN):

Deposit for Controlled Site Use	\$ 1,000			
Deposit for Site Plan in a PUD	\$ 1,000			
Deposit for Special Use Permit	\$ 1,000			
Deposit for SPU Site Plan Review	\$ 1,000			
Deposit for Stormwater Management \$ 200/acre	\$ _____			
or portion thereof. # of acres _____				
Additional deposits if required for: _____				

MEMO: Total fees & deposits due: \$ _____

Proposed: January 10, 2019

C: Karen Rice
David Rahrle