

TOWN OF LYSANDER

Dina Falcone, Town Clerk

8220 Loop Road

Baldwinsville, New York 13027

Phone: (315) 638-0224 Fax: (315) 635-1515

E-mail: townclerk@townoflysander.org

June 21, 2016

Re: Incentive Zoning Application

Dear Property Owner:

The Town Board has received an incentive zoning request from Cabbage Patch Partners, LLC proposing a residential subdivision on a 26 acre property located at 8185 Emerick Road in the Town of Lysander. The surrounding property is currently zoned agricultural.

The Onondaga County Planning Board, Town of Lysander Planning Board and the Town of Lysander Zoning Board of Appeals will be reviewing this request.

The Town Board has scheduled a public hearing for June 27, 2016 at 7:00 p.m. at the Lysander Town Hall, 8220 Loop Road, to hear all persons for or against the proposed incentive zoning application.

I am sending you this letter because this incentive zoning application request is within 500 feet of your property. If you cannot attend, you may send written comments to the Town Supervisor, Joseph Saraceni, prior to the meeting via email to supervisor@townoflysander.org or via U.S. postal mail to the address above. You may also call the Town Supervisor at 315.638.4264.

Very truly yours,



Dina Falcone
Town Clerk

Enclosure

PLUMLEY

ENGINEERING

Civil and Environmental Engineering

INCENTIVE ZONING PROJECT NARRATIVE

WHISPERING OAKS SUBDIVISION – SECTION 4 Town of Lysander Onondaga County, New York Project No. 2014099

May 2016

Cabbage Patch Partners, LLC, is proposing a residential subdivision on a 26-acre property located at 8185 Emerick Road in the Town of Lysander. The property consists of wooded and agricultural land, and is currently zoned Agricultural Residential – 40,000 (AR-40). The subdivision was initially laid out by Cabbage Patch Partners, along with Plumley Engineering, staying within the maximum allowable development under current zoning regulations. Under those regulations, it was found that a 22-lot subdivision could be created as depicted in *Figure 1: AR-40 Zoning Subdivision Plan*, attached.

As the property lies within an Incentive Zoning Overlay District, Cabbage Patch Partners and Plumley Engineering, along with Town of Lysander representatives, have assessed the development potential with smaller lot sizes utilizing the incentive zoning provisions. In order to maintain continuity with previous phases of the Whispering Oaks Subdivision (located directly to the west of the proposed development and connected by Rubicon Road), the development would be laid out to generally comply with the Town's Residential – 20,000 (R-20) zoning requirements (2015 Zoning Regulations). Under R-20 zoning requirements, it was found that a 35-lot subdivision could be created as seen in *Figure 2: Incentive Zoning Subdivision Plan*, attached.

The intent of the Incentive Zoning is “to empower the Town Board to grant incentives or bonuses to advance the vision and policies articulated in the Town's Comprehensive Plan.” This is completed by making adjustments (Incentives) to “permissible density and area requirements”

in return for specific purposes (Benefits/Amenities) “of preserving farmland and open space, as well as to promote the extensions of roadways, sewers and other such amenities at a minimum cost to the residents and taxpayers.”

PROPOSED INCENTIVE

Per the Incentive Zoning, the following incentives may be granted by the Town Board to an application on a specific site:

- Increases in residential or non-residential unit density.
- Changes in use.
- Increases in lot coverage.
- Changes in setbacks or allowed height.
- Increase in floor area.
- Reduction of a required buffer area.

For this project, the applicant is requesting to increase the unit density. The increased density incentive will provide the developer with 13 additional lots for the subdivision. As AR-40 lots are sold at an average price of \$75,000 and R-20 lots are sold at an average price of \$50,000 in the Town of Lysander (pricing provided by Town Engineer), the additional smaller lots could result in a \$100,000 increase in revenue for the developer once the project is fully developed. Note that this incentive value is based on current average lot sale prices and there is no guarantee that sale prices will continue at these values over the time frame of the development.

PROPOSED BENEFITS/AMENITIES

As stated in the Incentive Zoning, the following benefits or amenities to the Town may be either on or off the site of the subject application:

1. Preservation of farmland or open space.

2. Regional Parks.
3. Utilities and appurtenances in excess of those required to mitigate proposed development impacts.
4. Preservation of cultural or historic facilities in excess of those required to mitigate proposed development impacts.
5. Other facilities or benefits to the residents of the community which are consistent with the purpose and intent of the Incentive Zoning regulations, as determined by the Town Board.
6. Any combination of above listed amenities and/or cash in lieu of any amenity(s) for specific purposes identified.

For this application, the following amenities are offered:

1. As part of the zoning incentive process, Cabbage Patch Partners will make a lump sum payment to the Town as each phase of the subdivision is approved for development (Contract Drawing approval). The sum of the payment will be \$1,600 for each lot in the approved subdivision phase. The current phasing breakdown is as follows:

Phase	Number of Lots in Phase	Payment to Town
Phase I	11	\$17,600
Phase II	12	\$19,200
Phase III	12	\$19,200
Total	35	\$56,000

Per section 139-76 of the Incentive Zoning, cash in lieu of any amenity for a specific purpose is allowable. In this case, the Town Board has indicated the money will be used for future sanitary sewer projects to serve Town residents.

2. The residents within the Whispering Oaks and West Genesee Street Sewer Districts will benefit from a greater reduction in debt service for the two sewer districts. Development of Section 4 of the Whispering Oaks Subdivision under AR-40 Zoning would save the residents of the Whispering Oaks and West Genesee Street Sewer Districts approximately \$155 annually. Development under R-20 Zoning will result in a reduction of nearly \$210 annually for each lot within the Whispering Oaks and West Genesee Street Sewer Districts (pricing provided by Town Engineer).

Once each phase of the project is filed with the County, each newly created lot will be assessed the full debt service equivalent dwelling unit tax. This tax will be paid annually by Cabbage Patch Partners until the lot is sold, at which point the lot owner will be responsible for the taxes. Based on the current phasing, the debt reduction will be decreased as follows:

Phase	Number of Lots in Phase	Total Debt Service Reduction within Both Districts Once Subdivision is Filed
Phase I	11	\$ 92.73
Phase II	12	\$161.35
Phase III	12	\$210.32

3. Based on the Phase breakdown detailed above and an average 4-lot takedown per year, Cabbage Patch Partners will pay an estimated total of \$26,000 in debt service for the life of the project. This is approximately \$7,850 of additional debt service payment than if the project was developed under AR-40 zoning (22 lots).
4. The proposed public sanitary sewer within the subdivision will be extended an additional 200 feet to the Emerick Road right-of-way and terminate at a manhole. The additional sanitary sewer will provide a connection point for a future sanitary sewer along Emerick Road. The estimated value of the additional sewer main, if constructed in the future, is \$15,000.

5. The developer is providing green space along Emerick Road that will be protected with deed restrictions attached to the lots that contain the green space. The total area of green space (within the deed restricted area) is approximately 1.45 acres. Under the current road and lot configuration, an additional two lots would be available to the developer had the green space not been provided.
6. Discussions with the Town led to the placement of landscaping and screening along Emerick Road to provide a “pleasant” view-scape for people traveling along Emerick Road. The cost of the landscaping and screening along Emerick Road is valued at \$15,500.

The total value of the benefits provided by the developer to the Town is \$94,350. This is comprised of the lump sum payment (\$56,000), the value of the sewer main extension (\$15,000), the difference in debt service payments (\$7,850) for developing 35 lots versus 22 lots, and the value of the landscape screening along Emerick Road (\$15,500). The value of the incentive obtained through the additional 13 lots is estimated at \$100,000.

The following benefits will also be provided to the Town by allowing the development:

- a. The increased density along the proposed road layout provides a sustainable Town road system as shown in the attached summary provided by the Town Engineer and based on the current highway tax rate.
- b. Another benefit to the Town will be the increased tax revenue generated. The additional 13 lots provided through the incentive zoning approval will result in approximately \$156,000 of added tax revenue annually. Based on a current assessed property value of \$350,000, the County and Town taxes generated are approximately \$4,000 per year, while the school taxes generated are approximately \$8,000 per year.

SUMMARY

1. It is the developer’s belief that the proposed subdivision is in line with the Town of Lysander’s Comprehensive Land Use Plan, in that:

- a. The parcel is within the Town's Incentive Zoning Overlay, indicating the Town intended this area to be utilized for incentive zoning.
 - b. As allowed in Incentive Zoning Overlay, the increased lot density within the agricultural zone provides an "incentive" to the developer while providing green space and public utility improvements to the surrounding community directly thru the extension of the sewer main and indirectly thru the lump sum payment to the Town to be used for sewer projects and reduction of the debt services for the existing sewer districts which is a "benefit" to the Town.
2. Based on a review of the existing infrastructure and surrounding land, the additional 13 lots that the Incentive Zoning provides will not create a burden on the public services (sanitary disposal, water, transportation, waste disposal, fire protection, etc.) currently provided to the surrounding community.
3. The proposed layout with the increased number of lots provides additional tax revenue to the Town and provides a sustainable Town road system.
4. The anticipated value of the incentive to the developer for the project is \$100,000 (based on current lot sale prices) and the value of the benefit to the Town and its residents \$94,350.

Whispering Oaks Phase IV (Cabbage Patch)

Anticipated Highway Tax Revenue VS Anticipated Roadway Cost of Ownership

(Life Cycle Cost Analysis)

Know Values

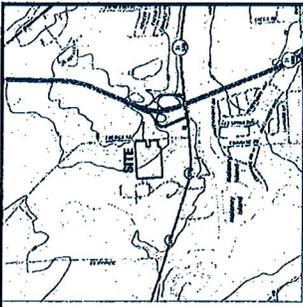
Miles of road in proposed development with assumed 50yr service life=	0.447
Number of Homes in Proposed Development=	35
Average Assesed Value per Home=	\$300,000
Estimated total assesed value	\$10,500,000
2016 mill & overlay cost per mile =	\$117,725
2016 Crack seal per mile =	\$7,596
Asphalt reconstruction cost in 2016 per mile =	\$247,092
2016 Snow Removal Cost per mile =	\$4,850

Assumptions

2016 Highway Tax Rate 1.2110/\$1000 @ 0% inflation annually
Estimated Total Assesed Value @ 0.5% inflation annually
Snow Removal Cost per mile @ 1% Inflation annually
1.5" mill & overlay in year 15 & year 30 @ 1% inflation annually
Assume crack fill in year 5,10,20,25,35,40,45 @ 1% inflation annually
Asphalt Reconstruction Cost in 2064 per mile @ 1% inflation annually

Expenses (During 50 year service life of road)

1.5" Mill & Overlay in year 15 & year 30 =	\$132,022
Crack Seal year 5, 10, 20, 25, 35, 40, 45	\$29,124
Asphalt Reconstruction in year 50 =	\$181,650
Snow Removal 50 yr total cost =	\$143,318
Total Expenses =	\$486,114
Anticipated Revenue Over 50yr Service Life =	\$736,588
Net Cost of Ownership =	\$250,474



LOCATION MAP

NY 16.05.02 SUBDIVISION LAW, 2013, 21, 24, 25, 27, 2009-17

Key

Existing

Property Line

Right of Way

Lot Line

Proposed

Right of Way

Lot Line

Lot Number

1

AR-40 Zoning Information

Primary Zoning: AR-40

Accessory Zoning: A-20

Residential Zoning: R-10

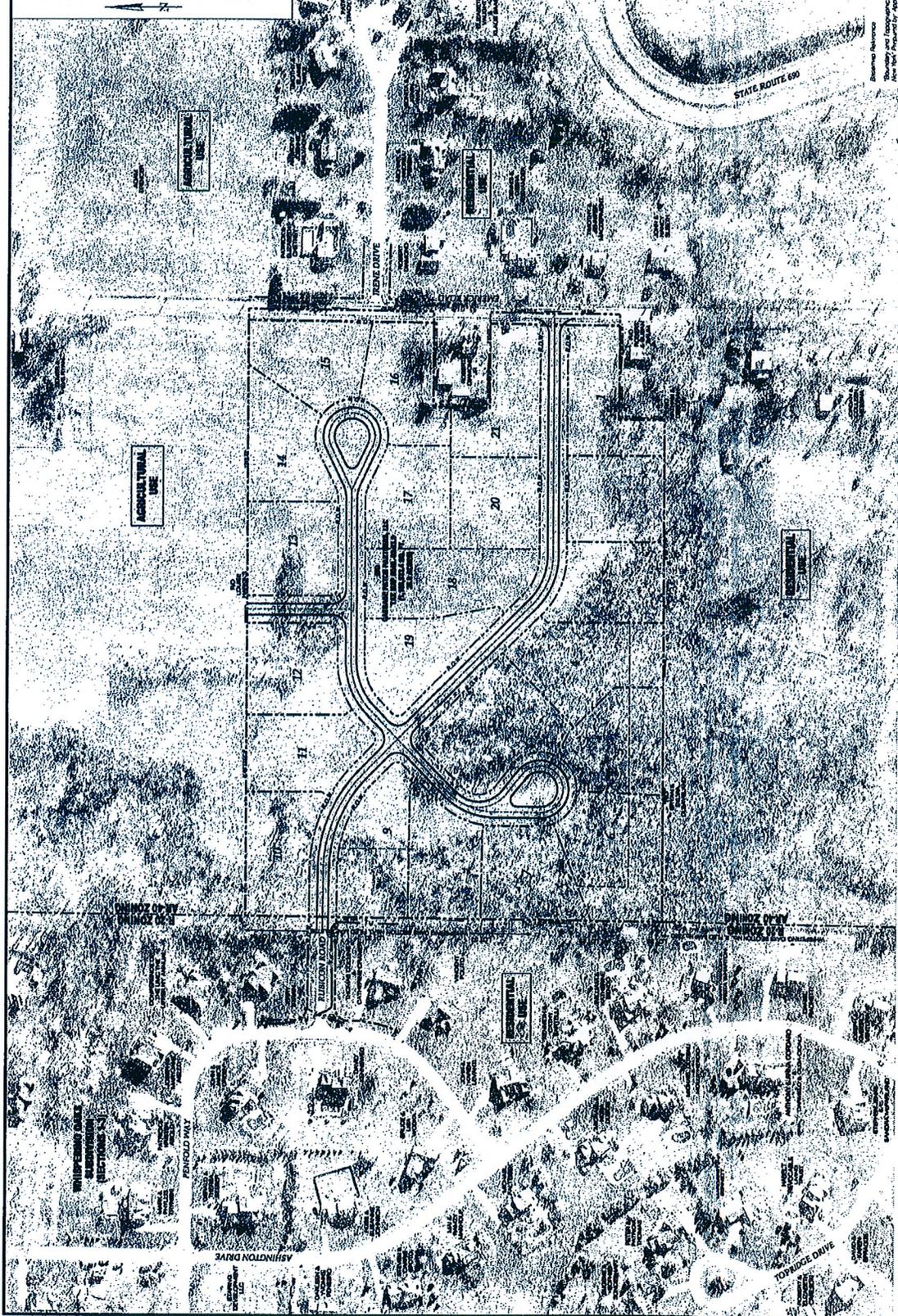
Other Zoning: Z-10

See Map 47

Approved Reference:
 Boundary and Topographic Survey by Clark Subdivision, L.P. 78, Town of Lysander, Onondaga County,
 New York, Prepared by Applied Civil Technologies, dated October 21, 2014, Project No. 14-15

Approved Reference:
 2015 Onondaga County Zoning Ordinance, New York, One Foot Resolution - Minimum
 2015 Onondaga County Zoning Ordinance, New York, One Foot Resolution - Minimum
 2015 Onondaga County Zoning Ordinance, New York, One Foot Resolution - Minimum

<p>SECTION 1 WHISPERING OAKS SUBDIVISION CABBAGE PATCH PARTNERS, LLC TOWN OF LYSANDER, ONONDAGA COUNTY, NEW YORK</p>		<p>PROJECT NO. 2015-0000</p> <p>DATE: 03/20/2015</p> <p>SCALE: AS SHOWN</p> <p>BY: [Signature]</p> <p>CHECKED BY: [Signature]</p> <p>DATE: 03/20/2015</p> <p>SCALE: AS SHOWN</p>	<p>Fig. 1A</p>
<p>AR-40 ZONING SUBDIVISION PLAN</p>		<p>DATE: 03/20/2015</p> <p>SCALE: AS SHOWN</p>	<p>PROJECT NO. 2015-0000</p> <p>DATE: 03/20/2015</p> <p>SCALE: AS SHOWN</p>



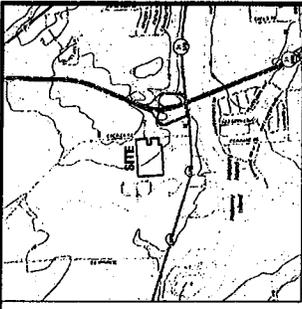
Plan View



1" = 100'

0 50 100

FEET



LOCATION MAP

- Key**
- Existing
 - Property Line
 - Right of Way
 - 1987 Fee
 - Proposed
 - Right of Way
 - Lot Line
 - Lot Number

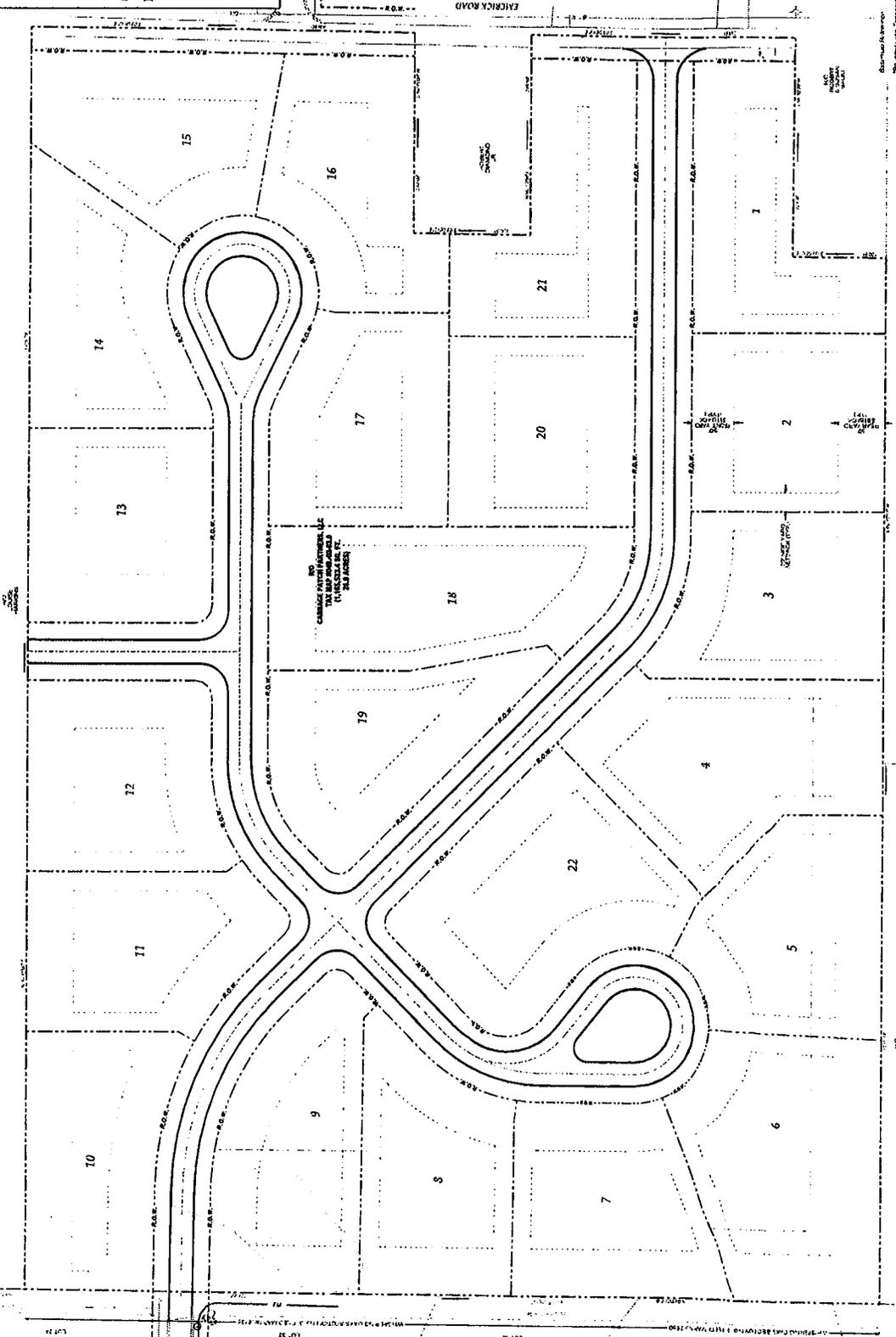
1

AR-40 Zoning Information

Permitted: Single-Family Detached
 Minimum Lot Area: 10,000 sq. ft.
 Minimum Lot Width: 30 ft.
 Minimum Front Setback: 20 ft.
 Minimum Side Setback: 5 ft.

Annual Reference:
 1987 Ordinance No. 100
 1992 Ordinance No. 100
 1997 Ordinance No. 100
 2002 Ordinance No. 100

Basemap Reference:
 1987 and 1992 Aerial Photographs
 1987 and 1992 Topographic Maps
 1987 and 1992 Aerial Photographs
 1987 and 1992 Topographic Maps



Plan View



SECTION 1

WHISPERING OAKS SUBDIVISION

CABBAGE PATCH PARTNERS, LLC

TOWN OF LYSANDER, ONONDAGA COUNTY, NEW YORK

FIG. 1B

DATE: 11/11/10

PROJECT NO.: 100-000000

DATE: 11/11/10

SCALE: AS SHOWN

DATE: 11/11/10

SCALE: AS SHOWN

DATE: 11/11/10

SCALE: AS SHOWN

DATE: 11/11/10



AGENDA ITEM 1

OWN or Lysander 2016 Pavement Management Work Plan

Name	From	To	Length (ft)	Width (ft)	Area (sq)	Surface Type	Repair Type	Estimated Cost
Crego ST	Cornell Terr	Village Line	1819	26	57255	Asphalt	Hot Mix Top 1.5"	\$34,029
Chatham Woods	Lamson Road	Entire Development	1185	24	31660	Asphalt	Suit Kote CM1	\$132,898
Brundage RD	Sixty RD	West Entry Road	1957	38 (562x12 turn lane)	16182	Asphalt	Mill and 2" Overlay	\$73,609
Widemark DR	RT 370	Hiltonwood RD	633	32	2251	Asphalt	Mill & 1.5" HM Fill	\$17,377
Bally Gar	Killoe	Killoe RD	1080	24	2880	Asphalt	Mill & 1.5" HM Fill	\$23,580
Corina RD	Hiltonwood RD	Hiltonwood RD	2703	24	7208	Asphalt	Mill & 1.5" HM Fill	\$35,656
Brannock Byrne	Killoe RD	Corina RD	1227	24	3272	Asphalt	Mill & 1.5" HM Fill	\$22,494
Hiltonwood RD	Dewitt DR	Corina RD	4960	24	13227	Asphalt	Mill & 1.5" HM Fill	\$90,670
Rana RD	RT 370	Dead End	2709	32	9632	Asphalt	Mill & 1.5" HM Fill	\$67,779
Fadi	Rana	Dead End	264	24	704	Asphalt	Mill & 1.5" HM Fill	\$4,747
Naha	Rana	Rana	560	24	1493	Asphalt	Mill & 1.5" HM Fill	\$16,022
Naha	Rana	Rana	1340	24	3573	Asphalt	Mill & 1.5" HM Fill	\$25,224
Braswood DR	Carpenter RD	North Entry RD	1830	28	5693	Asphalt	Mill & 1.5" HM Fill	\$39,505
Arbuckle LN	Braswood DR	Cul De Sac	683	28	2131	Asphalt	Mill & 1.5" HM Fill	\$18,608
Hayfield Lane	Braswood DR	Cul De Sac	398	28	1228	Asphalt	Mill & 1.5" HM Fill	\$10,474
Dovle RD	Rae 370	Dead End	8498	24	22661	Surface Treated	Chip Seal	\$34,212
Gloria Drive	Hicks Rd	Bend	1894	26	5472	Surface Treated	Chip Seal	\$8,291
Homestead Drive	370	Dovle	1080	20	2400	Surface Treated	Chip Seal	\$4,760
Merritt Drive	River	Olive	1577	24	4205	Surface Treated	Chip Seal	\$6,881
Hillside Rd	River	end	1077	24	2872	Surface Treated	Chip Seal	\$5,577
Poplar Field	Dovle	Cul-de-Sac	1817	24	4845	Surface Treated	Chip Seal	\$15,275
Haylage Circle	Dovle	Cul-de-Sac	1332	24	3605	Surface Treated	Chip Seal	\$5,423
Green Bough Circle	Dovle	Cul-de-Sac	1279	24	3411	Surface Treated	Fiber Micro Seal	\$19,165
Killoe Rd	Killoe	Corina RD	4520	24	12053	Surface Treated	Fiber Micro Seal	\$729,804
Warriors Path	Killoe	Corina RD	1335	24	3560	Surface Treated	Fiber Micro Seal	\$5,660
						Crack Repairs	Misc. Patching	\$40,000
								\$80,196
TOTAL =								\$850,000

* Estimated cost are based on Onondaga County Bid #8493, using May 2016 asphalt escalation rates with Type 6 RAP asphalt mix and do not include expense for any asphalt binder course repairs that may be required, or rental truck costs

AGENDA ITEM I

(BID TO BE PROVIDED
AT BOARD MEETING)