

TOWN OF LYSANDER  
ZONING BOARD OF APPEALS  
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that pursuant to Section 267-a(12)Town Law, a Public Hearing will be held by the Town of Lysander Zoning Board of Appeals on Monday, March 5, 2018 at 7:30 p.m. at the Town of Lysander Town Offices, 8220 Loop Road, Baldwinsville, New York, for the purpose of considering the following:

The application of Joel Needle, for an Area Variance for property located at 1741 Church Road, Baldwinsville, New York, Tax Map No. 030-02-07.7 to allow a Minor Subdivision of land with a lot width of 245', in accordance with Article XXI, Section 139-60, Paragraph D(1)(l) and (2)(b), Major Highway Overlay Controls requirement of the Lysander Town Ordinance.

Dated: February 8, 2018

Richard Jarvis, Chairman  
Lysander Zoning Board of Appeals

## EAGLE NEWSPAPERS LEGAL PUBLICATION FORM

Please attach to each legal publication submitted

Publish this notice on Wednesday, February 21, 2018

In the following newspaper: Baldwinsville Messenger

Indicate required number of: Proofs (1)      Posting Slips

Charge publication cost to: Town of Lysander Zoning Board

Remarks: Minor Subdivision—1741 Church Road

Date: February 8, 2018

Submitted by: Karen Rice, Clerk to Planning Board

ZBA members-

TOWN OF LYSANDER

ZONING BOARD OF APPEALS

APPLICATION

Application Number 2018-01 / Date 2-5-18 Fee \$50.00

Type of Application

- Special Use Permit
- Permit for Temporary Structure/Occupancy (explain need on page 2)
- Extension of Permit for Temporary Structure/Occupancy (explain need on page 2)
- Appeal of Decision made by the Code Enforcement Officer
  - Area Variance (provide details on page 2)
  - Use Variance (use requested \_\_\_\_\_)
- Informal Interpretation (describe issue on page 2)
- Other \_\_\_\_\_

Applicable Sections of the Zoning Ordinance

Article XII, Section 139-60  
Paragraph D(1)(2)(b)  
Minimum lot width

Review by Onondaga County  
Planning Board

Required  Not Required

Review by Town of Lysander  
Planning Board

Required  Not Required

Applicant

Name be/Woodli  
Street Number 1741 Church Rd Municipality \_\_\_\_\_  
State Ny Zip Code 13027

Property

Street Number 1741 Church Rd Municipality \_\_\_\_\_  
State Ny Zip Code 13027  
Tax Map Number 030-2-027

Owner (if different than applicant)

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

Zoning District A2 Overlay Control Highway

Size of Property 10.48 acres

Existing Structures/Uses  Conforming  Nonconforming

**Need and Description**

For temporary permits, explain why a permit is needed. For area variances, attach a copy of a current survey and any drawings or plans - if reducing or enlarging documents that do not include a graphic representation of scale indicate the percentage of reduction or enlargement. Attach additional pages if necessary.

I would like to subdivide into multiple lots  
All lots have lot width at Building line but not at the  
Road for lot #1 it is 5 ft short, the lot would have  
lot acres

**Area Variances**

- Residential
- Nonresidential
- Principal Structure *existing*
- Accessory Structure

- Front Yard Setback  
Required Setback \_\_\_\_\_ feet  
Variance Requested \_\_\_\_\_ feet
- Individual Side Yard Setback  
Required Setback \_\_\_\_\_ feet  
Variance Requested \_\_\_\_\_ feet
- Lot Dimensions/Coverage/Floor Area  
Type \_\_\_\_\_  
Requirement \_\_\_\_\_  
Variance Requested \_\_\_\_\_
- Rear Yard Setback  
Required Setback \_\_\_\_\_ feet  
Variance Requested \_\_\_\_\_ feet
- Total Side Yard Setback  
Required Setback \_\_\_\_\_ feet  
Variance Requested \_\_\_\_\_ feet
- Other  
Type LOT WIDTH  
Requirement 250'  
Variance Requested \_\_\_\_\_

**Alternatives**

Explain in detail why the proposed action cannot be conducted where a variance would not be required, or where a smaller variance would be required (attach additional pages if necessary).

Because my lot was originally broken away in shape of a trapezoid and on a curve on Road, when I try and subdivide I am 5 ft short.  
Lot width in agricultural (A-20) districts is 250'. An additional 50' is required if on a county or state road.

Sworn this 5<sup>th</sup> day of FEB., 20 18

*[Signature]*

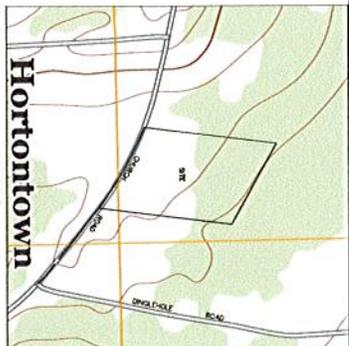
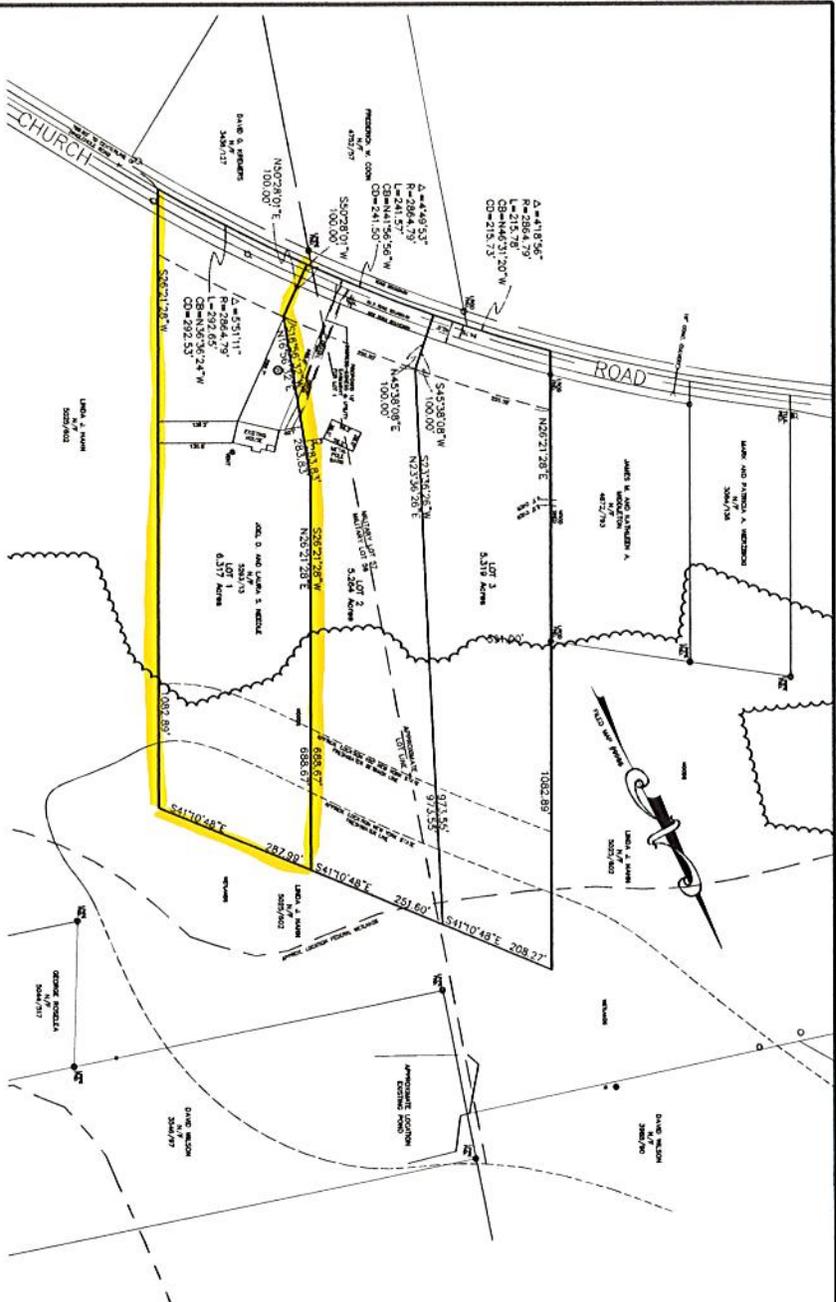
Notary Public

KAREN A. RICE  
Notary Public, State of New York  
Qualified in Onondaga County  
No. 4855987  
Commission Expires May 12, 20 18

*[Signature]*  
Applicant/Representative Signature

Owner/Representative Signature





PROPERTY BEING SUBDIVIDED IS CURRENTLY OWNED BY JAMES H. AND YVONNE A. JAMES, 4872 1/2 CHURCH ROAD, HORTONTOWN, NY 13027. THE PROPERTY IS CURRENTLY ZONED RESIDENTIAL. LOT 1 WAS EXISTING WITH THE SURVEY FOR LOTS 2 AND 3 AND WAS SUBDIVIDED INTO LOTS 1, 2 AND 3 BY DEED DATED 10/10/78. THE SURVEY FOR LOTS 1, 2 AND 3 WAS MADE BY GEORGE P. WILSON, SURVEYOR, AND IS ON FILE IN THE OFFICE OF THE SURVEYOR, HORTONTOWN, NY. THE SURVEY FOR LOTS 1, 2 AND 3 WAS MADE IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT OF 1980. THE SURVEY FOR LOTS 1, 2 AND 3 WAS MADE IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT OF 1980. THE SURVEY FOR LOTS 1, 2 AND 3 WAS MADE IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT OF 1980.

Drawn by: D.J. MOON  
 State of New York  
 Office of the Surveyor  
 State of New York  
 State of New York  
 State of New York



THE PROFESSIONAL SURVEYOR CERTIFIES THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY PLAT AS SUBMITTED TO THE SURVEYOR.



**CITY LAND SURVEYING**  
 807 S. CHURCH ROAD  
 BURLINGAME, NY 13027  
 (315) 635-4814

PART OF MILITARY LOTS 56 AND 57  
 TOWN OF LISIANDER  
 COUNTY OF ONONDAGA  
 STATE OF NEW YORK

**DRAWING TITLE**  
 FINAL PLAT  
 NEEDLE SUBDIVISION

DATE: 01/10/78  
 SCALE: 1" = 100'  
 SHEET: 1 OF 1

*Per Locke*

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

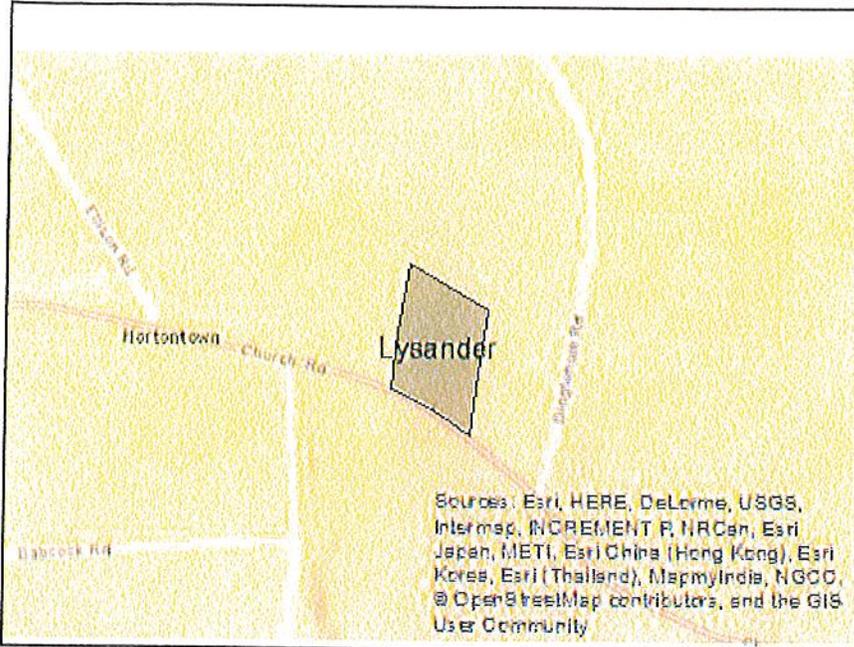
**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: NEEDLE SUBDIVISION			
Project Location (describe, and attach a location map): 1741 CHURCH ROAD, TAX MAP #30-02-7.7			
Brief Description of Proposed Action: SPLITTING EXISTING 16.90 ACRE PARCEL INTO THREE PARCELS			
Name of Applicant or Sponsor: JOEL D. NEEDLE		Telephone: 315-857-8397	
		E-Mail:	
Address: 1741 CHURCH ROAD			
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"/>
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: ONONDAGA COUNTY PLANNING AGENCY			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		16.901 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		16.091 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 type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

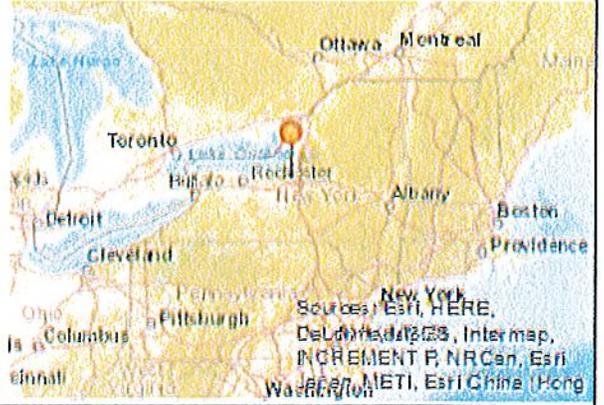
	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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"/>	<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"/>	<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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____ LOT 1 HAS EXISTING WELL, LOTS 2 AND 3 WILL NEED WELLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____ LOT 1 HAS EXISTING SEPTIC SYSTEM. LOTS 2 AND 3 WILL NEED SEPTIC SYSTEMS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>	<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 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	<input type="checkbox"/>

<p>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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p>		
<p>Applicant/sponsor name: <u>Joel Weeden</u></p>	<p>Date: <u>11/15/17</u></p>	
<p>Signature: <u>[Signature]</u></p>		



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

**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.



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong)

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]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Project:

Date:

*Short Environmental Assessment Form*  
*Part 2 - Impact Assessment*

**Part 2 is to be completed by the Lead Agency.**

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

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

Project: \_\_\_\_\_  
 Date: \_\_\_\_\_

### Short Environmental Assessment Form Part 3 Determination of Significance

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.

Planning Board \_\_\_\_\_  
 Name of Lead Agency

11/16/17 \_\_\_\_\_  
 Date

John Corey \_\_\_\_\_  
 Print or Type Name of Responsible Officer in Lead Agency

Chairman \_\_\_\_\_  
 Title of Responsible Officer

John Corey \_\_\_\_\_  
 Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
 Signature of Preparer (if different from Responsible Officer)

PRINT FORM

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: Joel D. Needle

Mailing address: 1741 Church Road

Baldwinsville, NY 13027

B. Description of the proposed project: Divide existing lot into 3 lots

C. Project location: 1741 Church Road

D. Tax Map number: 30-02-07-7

E. Number of acres involved with project: 16.901

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? \_\_\_\_\_ Acres

No

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

see attached

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

Developed into two residential lots

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

Current owner

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:

Existing lot has a house, open field and wood lot towards rear, rear of lot 1, has some 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: There is no farm operation on the property

~~~~~  
**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.  
~~~~~

      11/15/17  
Name and Title of Person Competing Form      Date

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

County Planning Agency? Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, please give date of referral: \_\_\_\_\_

If yes, please give County Referral Number: \_\_\_\_\_

If no, please state reason: \_\_\_\_\_  
\_\_\_\_\_

Agricultural Data Statement

Item H.

Linda Hahn 8630 Dunham Road, Baldwinsville, NY

Gordon Rode 8725 Dinglehole Road, Baldwinsville, NY

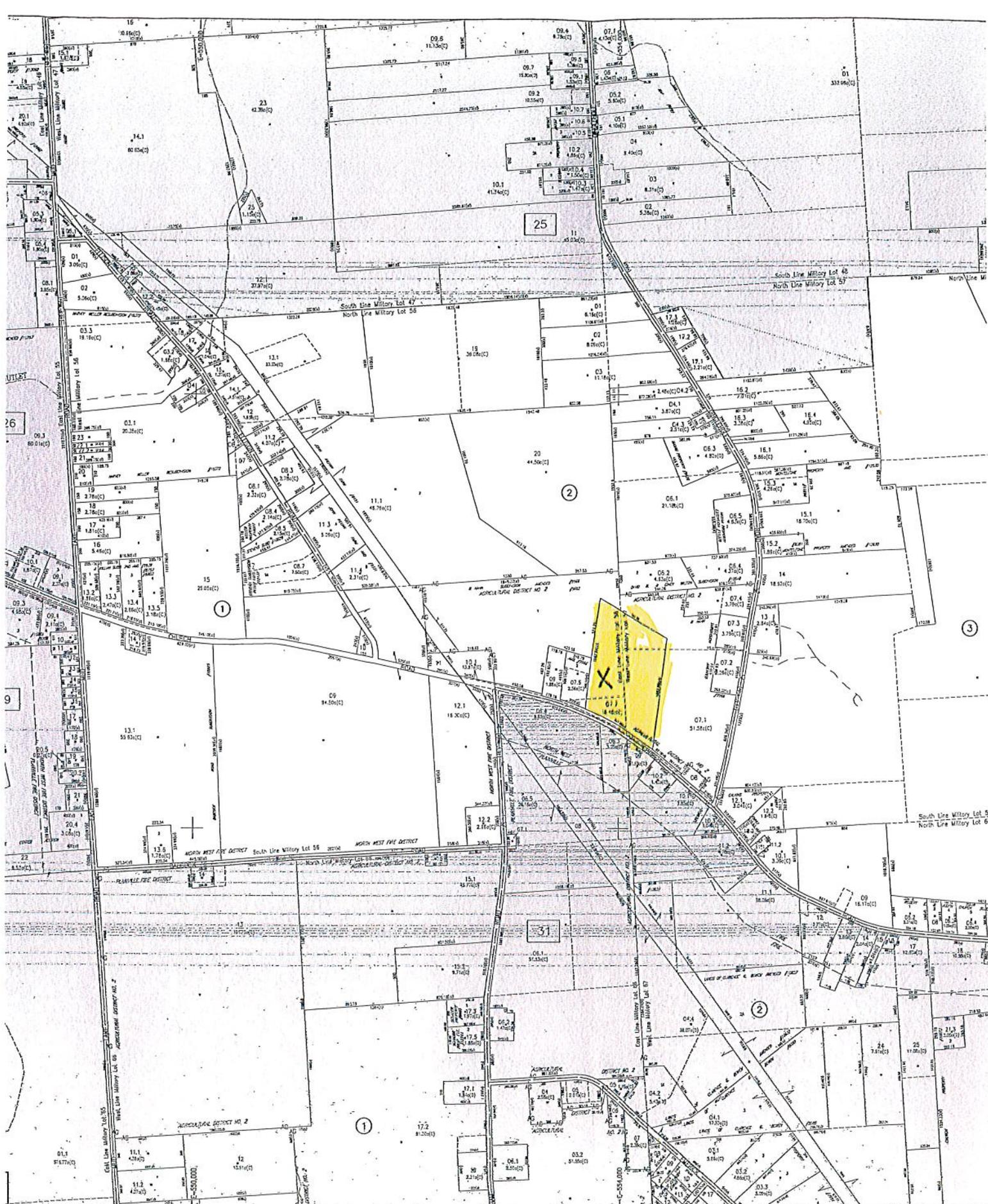
Mark Windhausen 8781 Dinglehole Road, Baldwinsville NY

George A. Roselea 8785 Dinglehole Road, Bladwinsville, NY

Frederic and Kathleen Coon 1740 Church Road, Baldwinsville, NY

Jessica Hahn 8630 Dunham Road, Baldwinsville, New York

Joel and Laura Needle, 1741 Church Road, Baldwinsville, NY



**SPECIAL DISTRICT INFORMATION**

SCHOOL	BUILDINGVILLE CENTRAL
FIRE	NORTH WEST
WATER	COUNTY
AGRICULTURAL	COUNTY DISTRICT 2

AGRICULTURAL DISTRICT LINE	---+---	PARK DISTRICT LINE	--- ---
AVENUE DISTRICT LINE	---A---	REFUSE DISTRICT LINE	---R---
DRAINAGE DISTRICT LINE	---D---	SAUNTERY DISTRICT LINE	---S---
FIRE DISTRICT LINE	---F---	SCHOOL DISTRICT LINE	---S---
HYDRANT DISTRICT LINE	---H---	SEWER DISTRICT LINE	---S---
LONGING DISTRICT LINE	---L---	WATER DISTRICT LINE	---W---

**LEGEND**

PROPERTY PARCEL LINE	---	COUNTY LINE	---	PARCEL NUMBER	24	BLOCK NUMBER	
ORIGINAL LOT LINE	---	30% LINE	---	DEED AREA	(C)	DEED BLOCK NO.	
ROAD OR BRIDGE	---	VILLAGE LINE	---	CALCULATED AREA	(C)	PROPERTY COOP	
RIGHT-OF-WAY LINE	---	BLOCK BOUNDARY	---	DEED DIMENSION	(C)	SCALED DIMENSION	(S)
STREAM	---	STREAM AND PARCEL LINE	---	DEED DIMENSION	(C)	ADJACENT SECT	
RAILROAD TRACK	---			DEED DIMENSION	(C)		



Joanne M. Mahoney  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 27, 2017

OCPB Case # S-17-103

- 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 FINAL SUBDIVISION from the Town of Lysander Planning Board at the request of Joel D. Needle for the property located at 1741 Church 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 Church Road (Route 192), a county highway, and farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 16.90-acre parcel into three new lots in an Agricultural zoning district; and
- WHEREAS, the site is located along Church Road, a county road, in a rural area in the Town of Lysander; surrounding land uses are low density residential; the site and adjacent lands are enrolled in New York State Agricultural District 3 and the adjacent lands appear to contain some active farmland; and
- WHEREAS, the submitted subdivision plan dated November 10, 2017 shows the site to contain an existing house at the southeastern corner of the lot with an existing gravel driveway onto Church Road; the remainder of the site is covered by open fields and a forested area at the rear of the parcel; and
- WHEREAS, the subdivision map shows the proposed subdivision will divide the parcel into three lots; Lot 1 (6.333 acres) is shown at the eastern side of the parcel and to include the existing house; the other two lots are both labeled Lot 2 with one shown to be 5.274 acres and the other 5.293 acres; per the subdivision map, the existing driveway is situated on both proposed Lot 1 and the adjacent Lot 2 with the access point falling on Lot 2; and
- WHEREAS, the existing house is served by individual well and septic system; drinking water and wastewater services for the two new lots will require individual well and septic systems; the subdivision plan states that Lots 2 and 3, which presumably refers to the two lots labeled Lot 2, are not residential building lots and "individual sewage plans must be approved by the Onondaga County Health Department prior to conversion to residential building lots and issuance of a building permit"; and
- WHEREAS, GIS mapping shows a possible area of federal wetlands at the rear of the site that appears to encroach on the existing forested area of the parcel; a New York State freshwater wetland boundary is shown on the subdivision plan at the rear of the parcel; the state wetland area does not appear to encroach on the existing house on the parcel; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, a principal aquifer; 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:

Per the Onondaga County Department of Transportation, the existing driveway onto Church Road must be contained on a single parcel by either relocating the driveway or the proposed lot line between Lots 1 and 2, or appropriate access agreements must be obtained for the shared driveway.

The Board also offers the following comment(s):

1. Any future or proposed access to Church Road must be coordinated with the Onondaga County Department of Transportation, and access will be determined by the availability of sight distance.
2. The Board encourages the Town to consider the potential long-term effects of large-lot, strip subdivisions along road frontages, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts, as potential conflicts with agricultural operations, changes to the rural character, increased public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur.



Douglas B. Morris, Chairman  
Onondaga County Planning Board  
Transmittal Date: 12-27-2017

**TOWN of LYSANDER**  
**8220 LOOP ROAD**  
**BALDWINVILLE, NEW YORK 13027**  
**(315) 638-4264**

January 11, 2018

Chairman Corey and Lysander Planning Board Members  
8220 Loop Road  
Baldwinsville, NY 13027

Re: Needle, Minor Subdivision

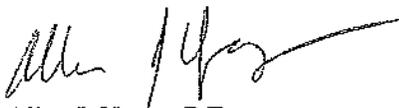
Subj: Planning Board – Subdivision Review

Dear Chairman Corey and Lysander Planning Board Members:

I have completed my review of both versions of the above referenced minor subdivision prepared by CNY Land Surveying dated January 10, 2018. In this instance the Planning Board appears to have some discretion with regards to the proposed lot configuration. The Town of Lysander Subdivision Code section 117-14 B.2 states the following; "To the greatest extent possible, all lot lines should be at right angles to the street or to a tangent of the arc of a curved street." it appears that this requirement can be met in this instance. However, this configuration is somewhat awkward and could lead to property line disputes between neighbors in the future.

With regards to the lot frontage requirement in the Agricultural District/Highway Overlay the proposed lots must have 250' of frontage at the front building line. Both plans as presented do not meet this requirement for lot 1. The Planning Board could give a conditional approval for a revised plat showing 2 lots with the lot 1 configuration revised to meet the 250' frontage requirement. The applicant also has the option to go before the ZBA for a lot width variance if he so desires.

Regards



Allen J. Yager, P.E.  
Town of Lysander Engineer

**TOWN of LYSANDER**  
**8220 LOOP ROAD**  
**BALDWINVILLE, NEW YORK 13027**  
**(315) 638-4264**

January 9, 2018

Mr. Douglas Reith, L.S.  
CNY Land Surveying  
2075 Church Road  
Baldwinsville, NY 13027

Re: Needle, Minor Subdivision

Subj: Subdivision Review

Dear Mr. Reith:

I have completed my review of the preliminary plat for the above referenced minor subdivision prepared by your office dated November 10, 2017. The final plat for the subdivision will need to include a few minor revisions. The Town of Lysander Subdivision Code section 117-14 B.2 states the following: "To the greatest extent possible, all lot lines should be at right angles to the street or to a tangent of the arc of a curved street." It appears that this requirement can easily be met in this instance. Lot width in the Town of Lysander is measured at the building set back line per the Town of Lysander Zoning Code requirements which in this instance would be 100' from the center line of the road ROW. Please revise the final plat to have the lot line perpendicular to the road ROW extending back to where the building set back line intersects with the proposed lot lines. The final plat will also need to show the proposed driveway cut for lot 1 with a temporary access easement for lot 1 across lot 2 until the proposed driveway is constructed. A note indicating that the existing driveway will serve as access for lot 2 should also be included. The label for lot three will also need to be corrected.

Regards



Allen J. Yager, P.E.  
Town of Lysander Engineer