

Baldwinsville  
Adventist  
Church

Application to the Planning Board

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

Date: 7/7/20  
\_\_\_\_\_ Information Only  
 Preliminary  
\_\_\_\_\_ Final

Name of proposed development: Baldwinsville Adventist Church

**Applicant:**

**Plans prepared by:**

Name Baldwinsville Adventist Church  
Address At Pastor's Chgo  
4319 Kennerly Dr, Syracuse NY 13215  
Telephone: 315-741-4441

Name James Monahan  
Address Monahan CNY R.E.  
8417 Cswego Rd #190  
Baldwinsville NY 13027  
Telephone: 315-664-2731

**Owner of record:**

**Ownership Intentions:**

Name Vance + Joanne Ann  
Address 5818 Bethlehem Rd  
Richmond VA 23230  
Telephone: 804-629-6763

Name Rental from Owner  
Address \_\_\_\_\_  
Telephone: \_\_\_\_\_

Proof of ownership attached: Yes

Farm Lot No. \_\_\_\_\_

Site Location:  
7830 Plainville Rd  
Memphis NY 13112

Tax Map No. 044-01-14.5

Current Zoning AG

Is site in an Agricultural Tax District? Yes

Proposed use (s) of site:  
Church

Area of land 5.46 acres.

Plans for sewer and water connections  
Existing

Current use & condition of site:  
Former Plainville Turkey  
Farm

Character of surrounding:  
Rural, Agricultural

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

James Monahan  
Name of Owner or Representative

James J. Monahan  
Signature  
Lie R.E. Brooker

TOWN OF LYSANDER  
6 Lock Street  
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: Baldwinsville Adventist Church

Mailing address: Clarks Mountain P.O. Box

8417 Oswego Rd #190 Baldwinsville

B. Description of the proposed project: change of use to church

C. Project location: 7830 Plainville Rd Memphis

D. Tax Map number: 044-01-14.2

E. Number of acres involved with project: 5.46

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.

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

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

Owner Vance Davis

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:

land cover is grass - no significant change anticipated

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: N/A

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

James Manahan R.E. Booker

7/9/20

Name and Title of Person Completing Form

Date

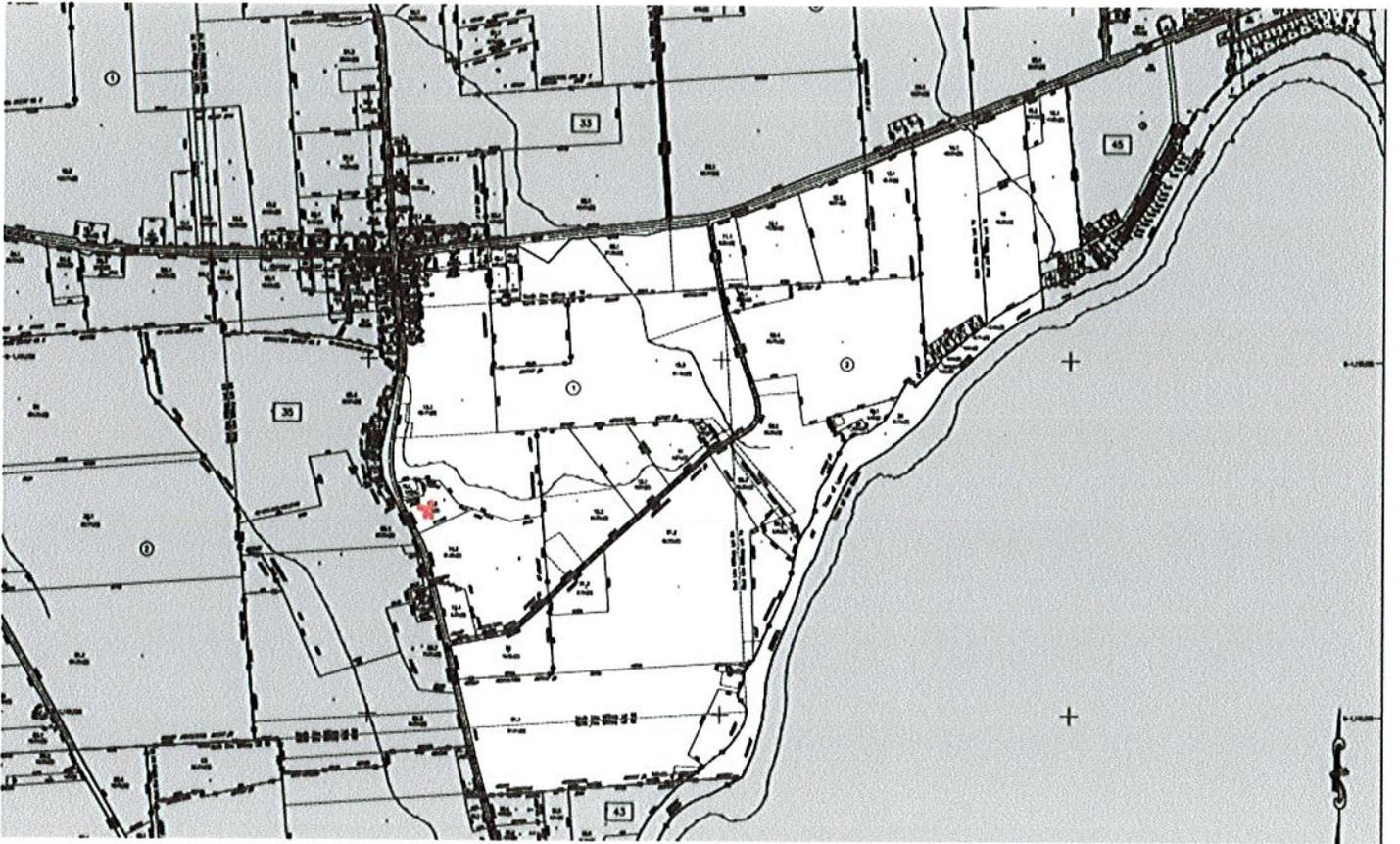
\*\*\*\*\*  
**FOR TOWN USE ONLY** --- Has this Agricultural Data Statement been referred to the Onondaga

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

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

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

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



### General Description of Property

Property is existing on tax map # 044.-01-14.5 with existing sewer and water service. Property is zoned Agricultural in an area with both rural and agricultural properties in the immediate area. The property used to be used as the Plainville Turkey Farm but has now been vacant for several years. Our usage will be as the Baldwinsville Adventist Church per Lease from owners Vance and Joanna Dann contingent upon Usage Allowance from the Town and County.

## Short Environmental Assessment Form

### Part I - Project Information

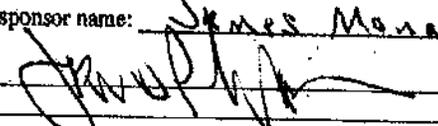
**Instructions for Completing**

**Part I - Project Information.** The applicant or project sponsor is responsible for the completion of Part I. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part I 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 I. 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 I - Project and Sponsor Information</b>			
Monahan CNY R.E. on behalf of Baldwinsville Adventist church			
Name of Action or Project: change of site use			
Project Location (describe, and attach a location map): Tax Map ID# 044.-01-14.5			
Brief Description of Proposed Action: Change of site use to use as a church			
Name of Applicant or Sponsor: Monahan CNY Real Estate on behalf of Baldwinsville Adventist church		Telephone: 315-664-2731	
Address: 8417 Oswego Rd # 190		E-Mail: <u>monahan@monahancnyrealestate.com</u>	
City/PO: Baldwinsville	State: NY	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 government Agency? If Yes, list agency(s) name and permit or approval: <u>Onondaga County Planning</u>		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>5.46</u>	acres
b. Total acreage to be physically disturbed?		<u>5.46</u>	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0</u>	acres
4. Check all land uses that occur on, are adjoining [and] or 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			

5. Is the proposed action,		NO	YES	N/A
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 type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES	
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES	
b. Are public transportation 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 the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES	
If No, describe method for providing potable water: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	
If No, describe method for providing wastewater treatment: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archeological site, or district that [a structure that] is listed on [either] the National Register of Historic Places or the State Register of Historic Places or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the [proposed action] project site, or any portion of it, located in or adjacent to an area designated as [archaeologically] sensitive [area] for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. A. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		<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 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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" 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"/>
<hr/> <hr/>		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
<b>I (AFFIRM) CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>James Monahan</u>	Date: <u>7/8/20</u>	
Signature: 	Title: <u>Lic R.E. Broker</u>	



J. Ryan McMahon II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 22, 2020

OCPB Case # Z-20-205

- 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 PROJECT SITE REVIEW from the Town of Lysander Planning Board at the request of Baldwinsville Adventist Church for the property located at 7830 Plainville Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Plainville Road (Route 32), a county highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to establish a church in a vacant building, formerly part of the Plainville Turkey Farm, on a 5.46-acre parcel in an Agricultural zoning district; and
- WHEREAS, in 2015, the Board recommended disapproval of a final subdivision referral (S-15-2) to subdivide a 38-acre parcel into two lots, which appears to have occurred and created the subject parcel; in its reasons for recommending disapproval, the Board noted that Onondaga County Health Department records showed both of the proposed lots were served by a single septic system and drinking water source, which is illegal and would require separate drinking water and wastewater services for both lots before the Department could endorse the subdivision; and
- WHEREAS, the site is located in a rural area in the Town of Lysander; the site and surrounding lands are enrolled in NYS Agricultural District 3; it appears that lands in the surrounding area contain active farm operations; per the application, the site itself was formerly part of the Plainville Turkey Farm, but has been vacant for several years; and
- WHEREAS, aerial imagery shows the site has frontage on Plainville Road, a county road, and contains three existing buildings, with the two front buildings connected by a one-story wing; there are two existing parking areas, one gravel and one asphalt, on the south side of the buildings; the site is served by an existing driveway that occurs on the adjacent parcel to the south;  
ADVISORY NOTE: per the Onondaga County Department of Transportation, all existing or proposed driveways on Plainville Road must meet Department requirements; and
- WHEREAS, the submitted lease agreement indicates the change of use is intended to allow for Baldwinsville Adventist Church to lease the main building, formerly a store with kitchen area for Plainville Turkey Farm, and attached barn/rec room building, parking lots, and green areas; the rear building, formerly barn/storehouse space, will not be leased by the applicant; and
- WHEREAS, per the submitted plan, the applicant intends to have 100 sanctuary seats for the new use; there will be no exterior improvements or changes in lighting; the front parking lot has 38 spaces and 2 handicap accessible spaces and the rear, gravel

lot has 30 spaces; and

WHEREAS, per the plan, proposed signage includes a ground-mounted aluminum sign with wood posts at the front of the site, near the driveway, and three wall-mounted signs, two at the front of the buildings and one on the side facing the parking lot; and

WHEREAS, per the referral notice, the site is served by an individual well and septic system; no changes to the existing infrastructure are proposed; and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (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 it appears that no trees will be removed as part of the proposed project; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); 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 Health Department to ensure the existing septic system can accommodate the proposed change of use.
2. 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. The municipality must ensure any mitigation as may be determined by the Department is reflected on the project plans prior to, or as a condition of, municipal approval.

The Board also offers the following comment:

Given the proximity to nearby agricultural land uses, the Town should consider the implications of establishing a religious use adjacent to active farmland as part of its review. Mitigations, such as landscaping along parking areas, is strongly encouraged to buffer the two different land uses.



Daniel Cupoli, Chairman  
Onondaga County Planning Board  
Transmittal Date: 07-22-2020

Figure 1 - Rental Property Layout & Parking

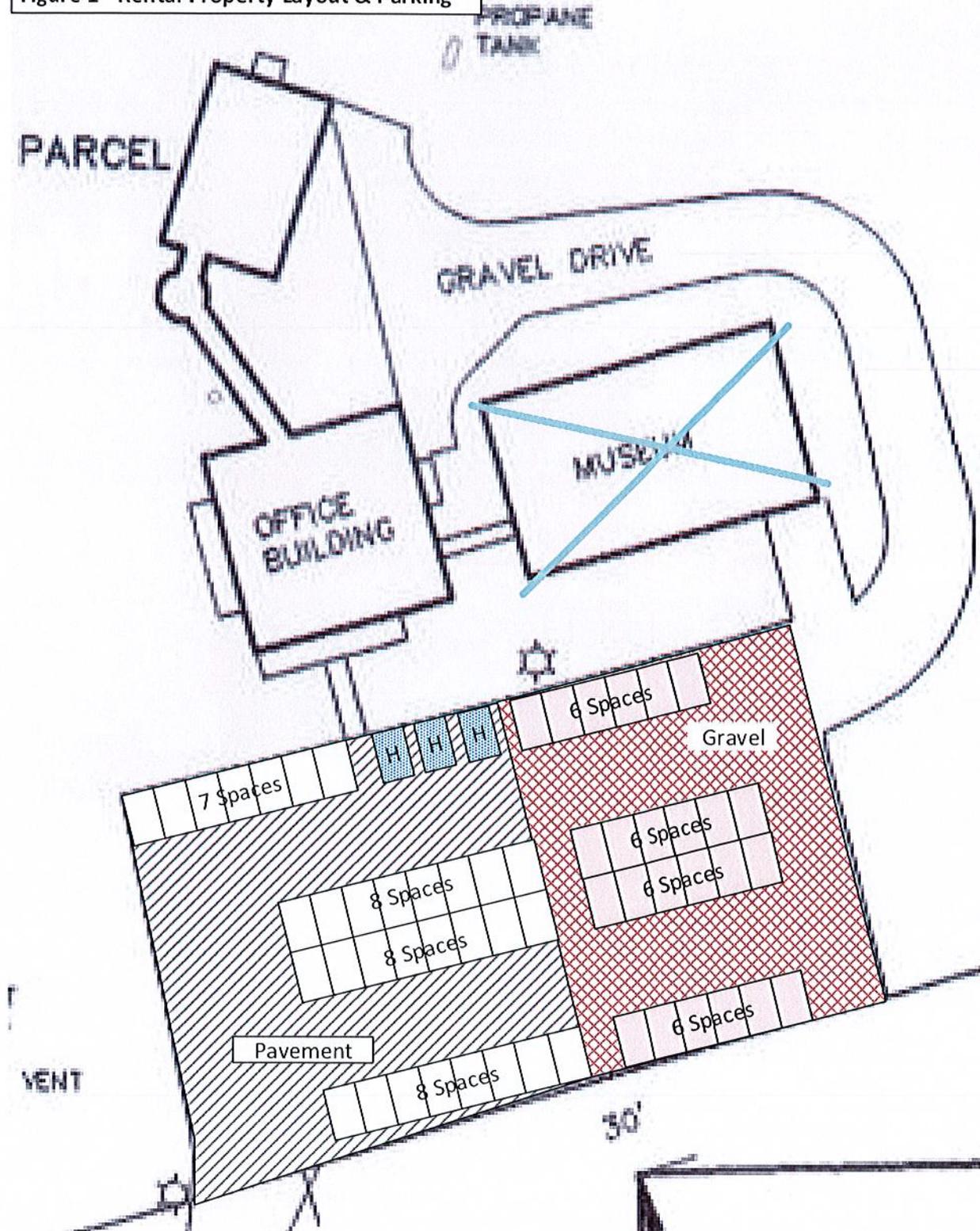


Figure 2 – Outdoor Lighting & Signage

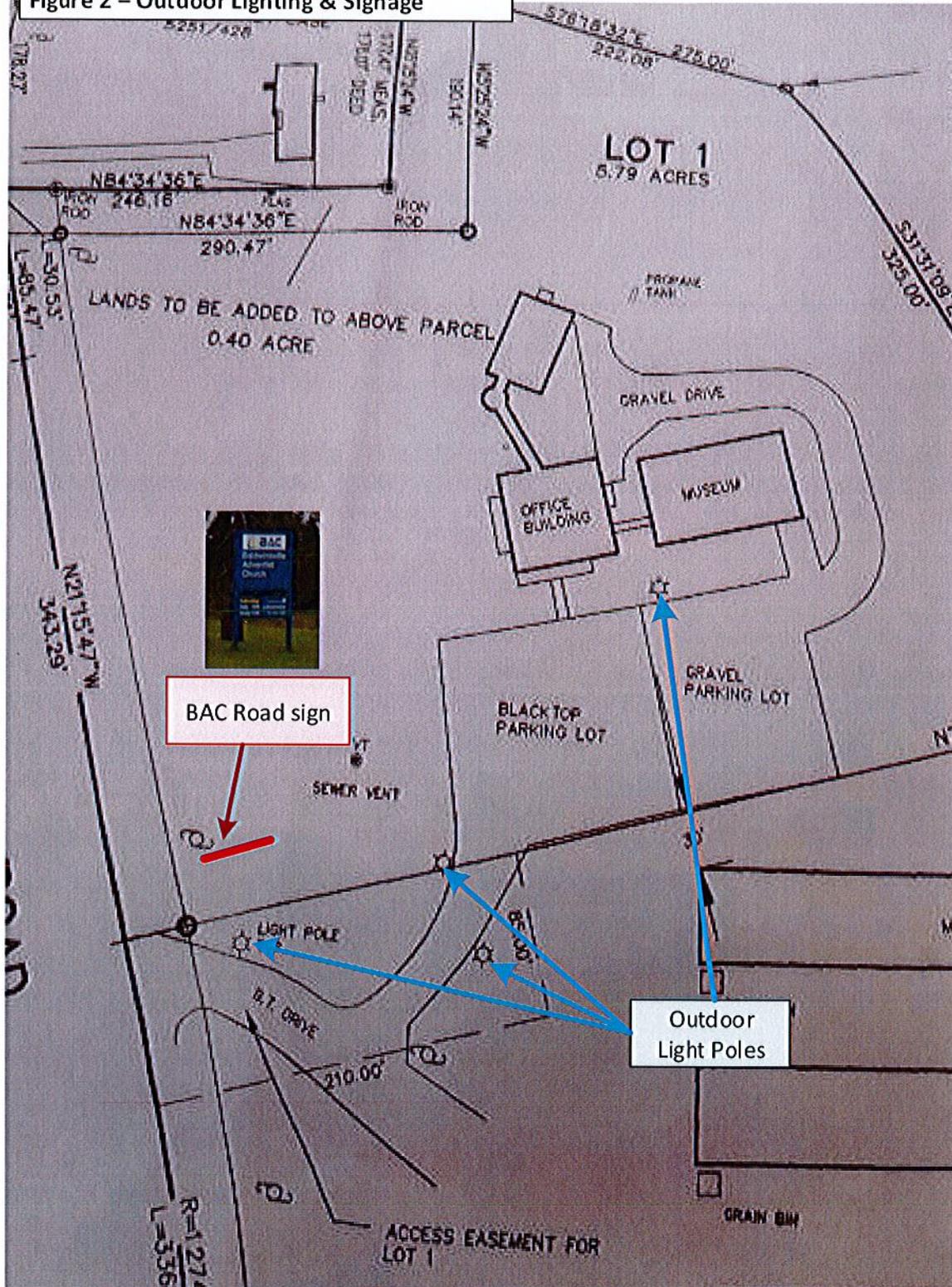
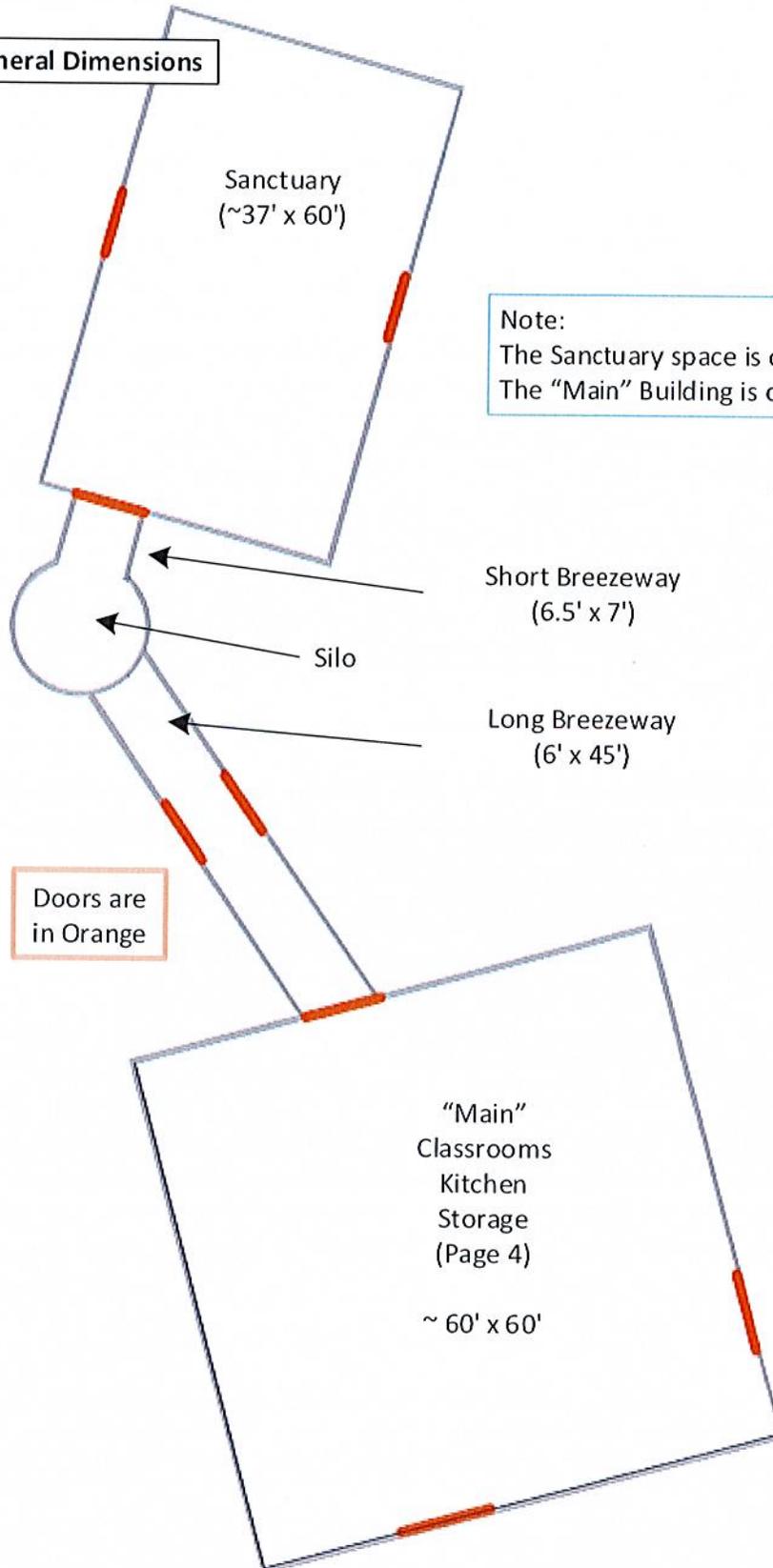


Figure 3 – General Dimensions

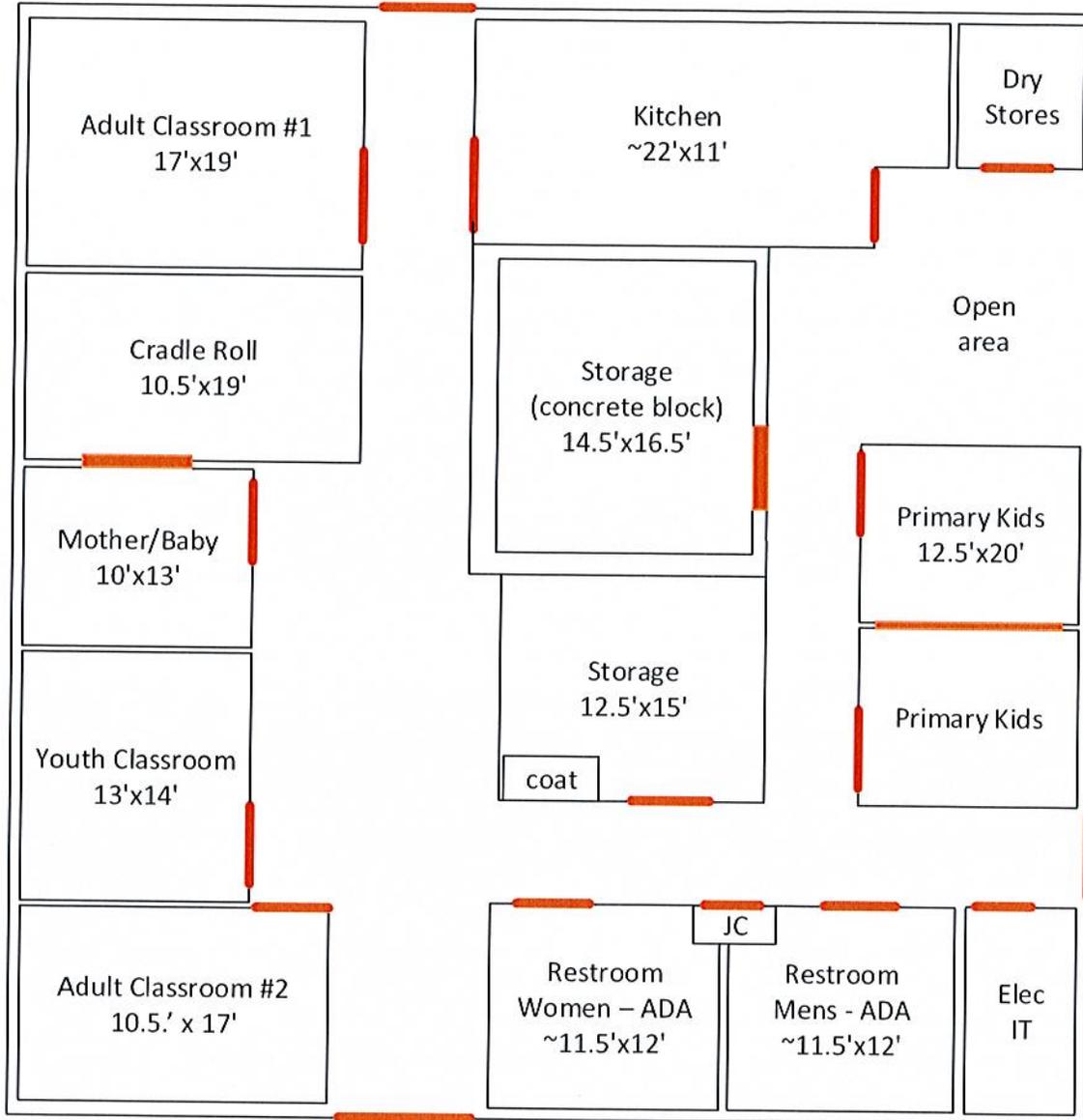


Note:  
The Sanctuary space is one large room  
The "Main" Building is detailed on Page 4

Doors are  
in Orange

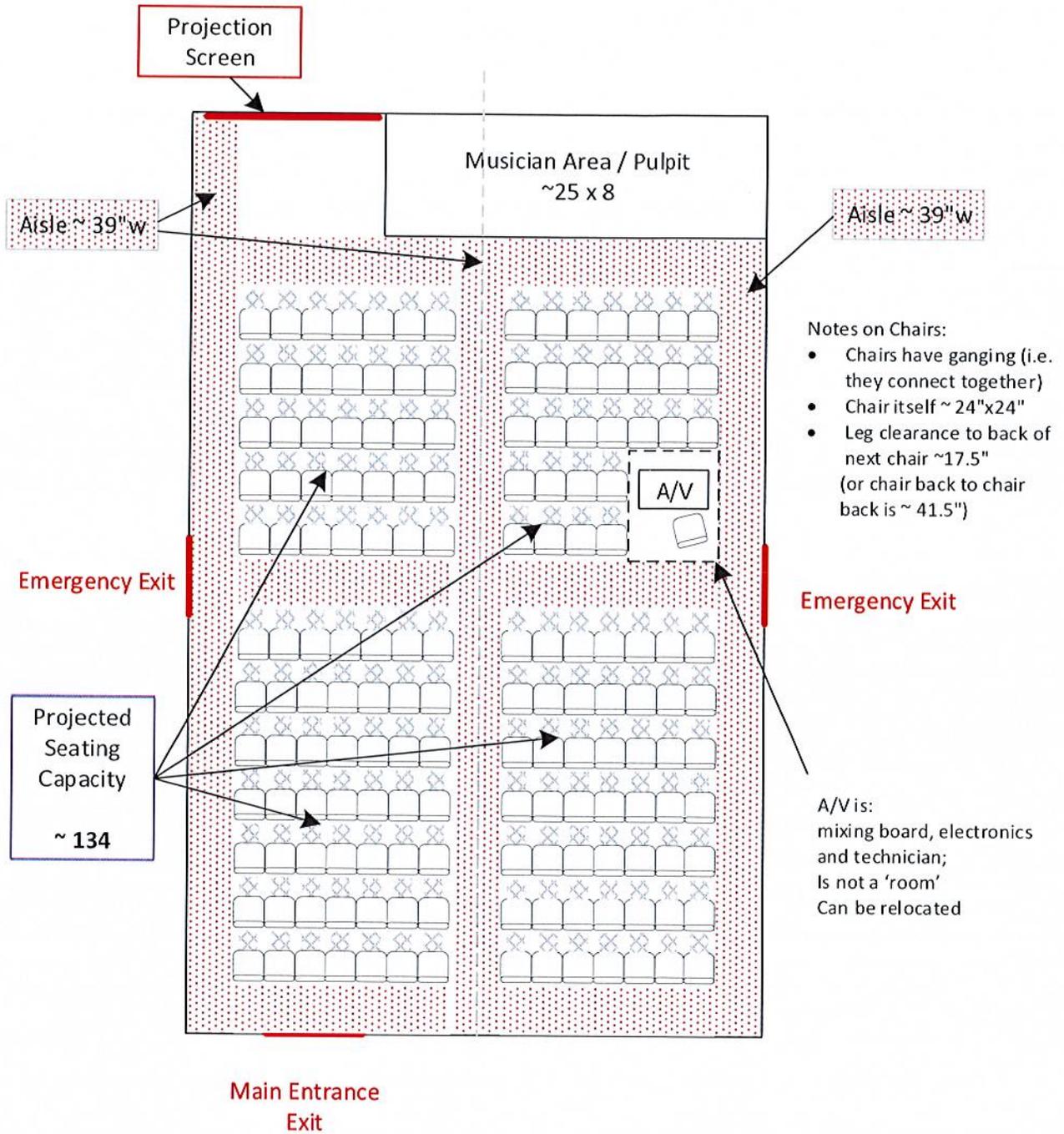
"Main"  
Classrooms  
Kitchen  
Storage  
(Page 4)  
~ 60' x 60'

Figure 4 – Main Building – Room Layout



Doors are  
in Orange

**Figure 5 – Sanctuary Seating**



Pierce, Lamson

Application to the Planning Board

For:  Subdivision of Land  
 Number of Lots 1  
 Controlled Site Use  
 Site Plan Approval

Date: 8/10/2020  
 Information Only  
 Preliminary  
 Final

Name of proposed development: LOTA - ISLANDS OF THE FORMER

Applicant: MARGARET K. GREEN

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

Address 9133 E. MUD LAKE ROAD Address 8 CANTON STREET

BALDWINSVILLE NY 13027 BALDWINSVILLE, NY

Telephone: 315-374-7685 Telephone: 635-5197

Owner of record: Ownership intentions:

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

Address \_\_\_\_\_ Address \_\_\_\_\_

\_\_\_\_\_ \_\_\_\_\_

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

Proof of ownership attached: YES Farm Lot No. 46

Site Location: Tax Map No. 26-01-10.1

SOUTH SIDE LAMSON Current Zoning A

ROAD ABOUT 800 FT. Is site in an Agricultural Tax District? NO

WEST OF EAST MUD Area of land 2.3 acres.

LAKE ROAD Plans for sewer and water connections:

Proposed use(s) of site: SINGLE FAMILY SUBSURFACE SEWAGE DISP

RESIDENCE DRILLED WELL

Current use & condition of site: Character of surrounding

WOODED WOODED & ROADSIDE

\_\_\_\_\_ RESIDENCES, FARMS

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

STEPHEN SEHNERT, LS  
Name of Owner or Representative

[Signature]  
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.

<b>Part 1 - Project and Sponsor Information</b>			
LOT A - LANDS OF THE FORMER MARGARET K. GREENE			
Name of Action or Project:			
Project Location (describe, and attach a location map): PLAN ATTACHED			
Brief Description of Proposed Action: DIVIDE 2.3 ACRES FROM 44 ACRES, LOT 46 LYSANDER FOR SINGLE FAMILY RESIDENCE			
Name of Applicant or Sponsor: MICHAEL PIERCE		Telephone: 315-374-7685	
		E-Mail:	
Address: 9133 E. MUDLAKE ROAD			
City/PO: BALDWINSVILLE		State: NY	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:			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		2.3 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?		44 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 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			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Consistent with the adopted comprehensive plan?	NO	YES		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	b. Are public transportation service(s) available at or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES		
<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	YES		
	<input checked="" 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: _____	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES		
	<input checked="" 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?	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Is the proposed action located in an archeological sensitive area?	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES		
	<input 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: _____	NO	YES	
	<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 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		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
16. Is the project site located in the 100 year flood plain?	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>		

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
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>STEPHEN SEHNERT</u>		Date: <u>8/10/2020</u>
Signature: 		

**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?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input 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 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 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 type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input 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 type="checkbox"/>	<input type="checkbox"/>

	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?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

**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)

**PRINT**

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: MICHAEL PIERCE  
Mailing address: 9133 E. MUD LAKE ROAD  
BALDWINSVILLE N.Y. 13027
- B. Description of the proposed project: DIVIDE 2.3 ACRES  
FROM 4.4 ACRES FOR A SINGLE FAMILY  
RESIDENCE
- C. Project location: S/S LAMSON RD. 800 FT. WEST OF E. MUD LAKE RD
- D. Tax Map number: 20-01-10.1
- E. Number of acres involved with project: 2.3
- F. Is project with Agricultural District? Yes \_\_\_\_\_ No X  
Is project within 500 feet of an Agricultural District? Yes X No \_\_\_\_\_
- G. Is any portion of the project site currently being farmed?  
Yes \_\_\_\_\_ If so, how much? \_\_\_\_\_ Acres  
No X
- H. Please identify name and address of who is farming the project site and/or any sites within 500 feet.  
NO ONE
- I. Please indicate what the intentions are for use of the remainder of the project site:  
NO PLANS

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

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:

WOODED

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: NO FARM OPERATION

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.

STEPHEN SEHNERT, LS

Name and Title of Person Competing Form

8/10/2020

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: \_\_\_\_\_

\_\_\_\_\_



*Timber Banks Land*  
*Sharp*

Application to the Planning Board

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

Date: 8/1/2020  
 Information Only  
 Preliminary  
 Final

Name of proposed development: TIMBER BANKS - 2 LOT SUBDIVISION

**Applicant:**

Name J. Alberici & Sons Inc

Address 8233 PARK RIDGE PATH  
LIVERPOOL NY 13088

Telephone: (315) 729-7370

**Owner of record:**

Name The Timbers LLC

Address 3536 Timber Banks Pkwy  
Baldwinsville NY 13027

Telephone: (315) 635-8800

Proof of ownership attached: \_\_\_\_\_

**Site Location:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Proposed use (s) of site:**

SINGLE FAMILY ATTACHED

**Current use & condition of site:**

VACANT RESIDENTIAL IN  
TIMBER BANKS PUD

**Plans prepared by:**

Name IANUZI & ROMANS PC

Address CHA CONSULTING  
ATTN: JAMES TRASHEN

Telephone: (315) 471-3920

**Ownership intentions:**

Name \_\_\_\_\_

Address \_\_\_\_\_

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

Farm Lot No. \_\_\_\_\_

Tax Map No. \_\_\_\_\_

Current Zoning PUD

Is site in an Agricultural Tax District? NO

Area of land SEE ATTACHED acres.

**Plans for sewer and water connections**

Public

**Character of surrounding:**

PUD

**SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!**

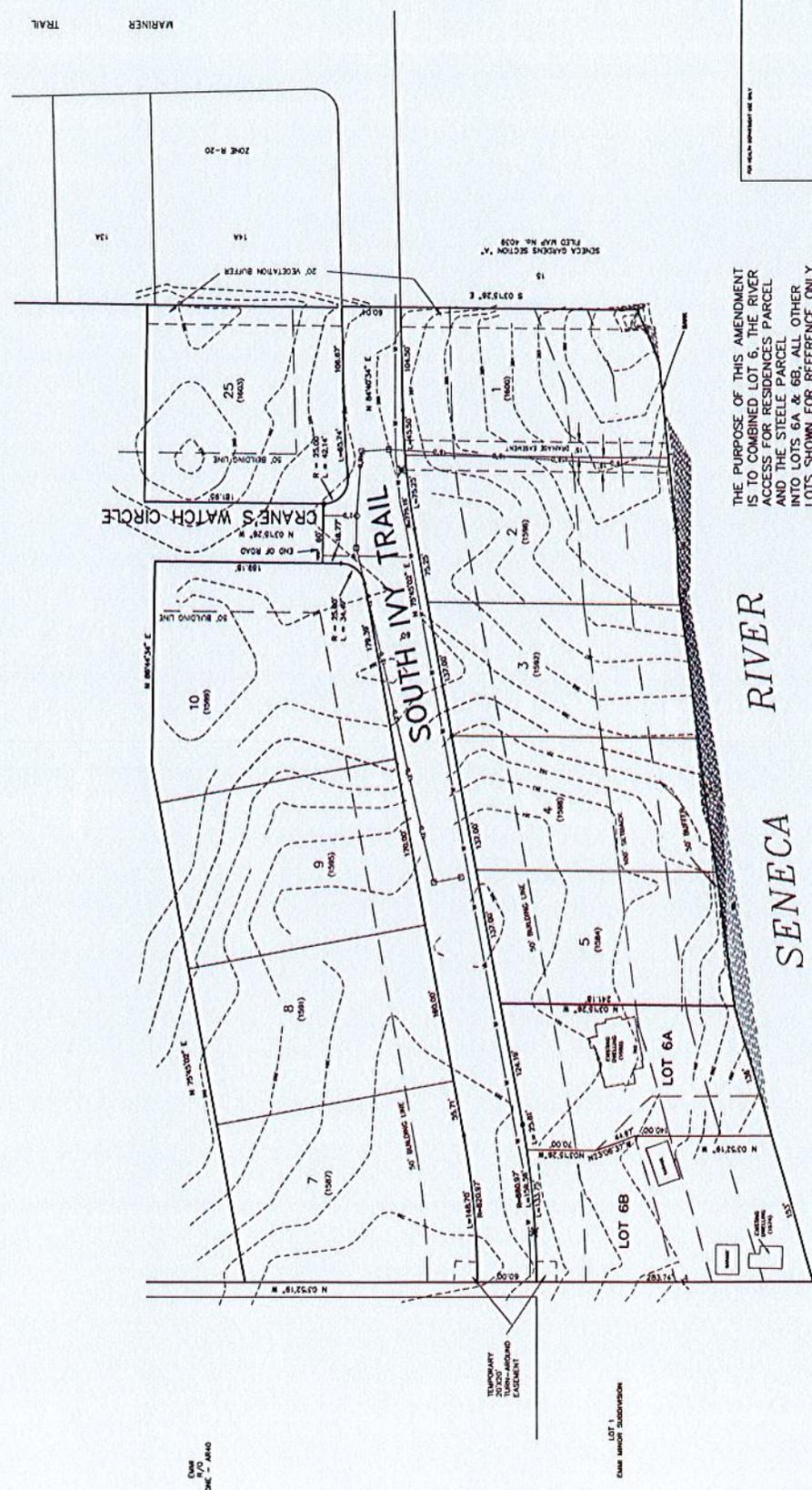
James Trashen  
Name of Owner or Representative

[Signature]  
Signature





CRANE'S WATCH



THE PURPOSE OF THIS AMENDMENT IS TO COMBINE LOT 6, THE RIVER ACCESS FOR RESIDENCES PARCEL AND THE STEELE PARCEL INTO LOTS 6A & 6B, ALL OTHER LOTS SHOWN FOR REFERENCE ONLY.

THE UNDERGROUND SURVEYOR HEREBY CERTIFIES THAT THIS MAP IS MADE FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON COMPLETED FEBRUARY 22, 2021

J. STEPHEN SEINERT  
LAND SURVEYOR  
No. 40023

ALTERNATE OF ADDRESS TO THIS SURVEY MAP ARE REQUESTED, EXCEPT AS PROVIDED IN SECTION 7008, SUBSECTION 2, OF THE NEW YORK STATE EDUCATION LAW.



**NOTE:**

- METRIC DATUM NAD83-28
- VERTICAL DATUM - ONE FOOT
- ZONE 18T
- UNITS - FEET
- 100' MIN. FLOOD ELEVATION = 378'
- PROPOSED WATER LINE AND POTABLE WATER MAIN SHOWN BELOW
- ALL LOTS ARE 100 FT. WIDE MIN. AT BUILDING LINE AS SHOWN ON PLAN
- MONUMENT STATION SURVEYOR DO NOT DISTURB

FINAL PLAN  
**CRANE'S WATCH**  
SECTION 1 AMENDMENT No. 2  
PART OF LOT 78  
ONONDAGA COUNTY, NEW YORK  
JULY 14, 2020

APPLIED EARTH TECHNOLOGIES  
STEPHEN SEINERT  
LAND SURVEYOR  
BADDENVILLE, NEW YORK

178	9	371,6172
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*Alberici - Split Rail*

Application to the Planning Board

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

Date:                       
 Information Only  
 Preliminary  
 Final

Name of proposed development: TIMBER BANKS - FINAL PLAT LOTS 30-32 : 33-34

**Applicant:**

Name The Timbers LLC  
Address 3536 TIMBER BANKS PKWY  
BALDWINVILLE, NY 13027  
Telephone: (315) 729-7370

**Plans prepared by:**

Name IANUZI & ROMANS P.C.  
Address 5251 WITZ DR.  
NORTH SYRACUSE, NY 13212  
Telephone: (315) 457-7200

**Owner of record:**

Name                                       
Address                                       
    
Telephone:                                     

**Ownership intentions:**

Name LOTS FOR SALE  
Address                                       
    
Telephone:                                     

**Proof of ownership attached:**                                     

**Farm Lot No.**                                     

Site Location:  
TIMBER BANKS  
    
  

**Tax Map No.**                                     

**Current Zoning** PUD

Is site in an Agricultural Tax District?     

Area of land                      acres.

**Proposed use (s) of site:**  
SINGLE FAMILY / PATIO HOME  
    
  

**Plans for sewer and water connections**

PUBLIC  
    
  

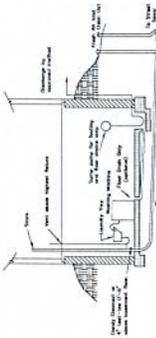
**Current use & condition of site:**  
RESIDENTIAL  
    
  

**Character of surrounding:**  
RESIDENTIAL PUD  
    
  

**SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!**

JAMES TRASHEN  
Name of Owner or Representative

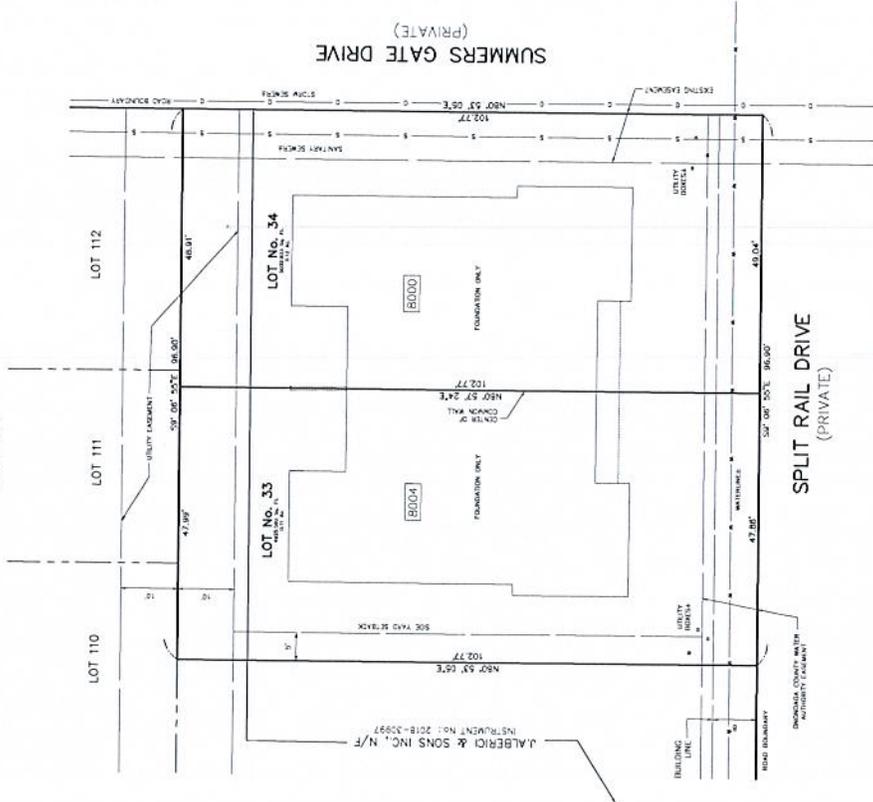
[Signature]  
Signature



**PROPOSED TYPICAL LAYOUT FOR WET SEWER CONNECTION**

- 1) Downy waste must be solidly connected to a wet or waste stack discharge pipe shall be connected directly to the storm sewer system where storm sewers are installed.
- 2) Downy waste shall be installed in a separate underground sanitary storm pipe discharge shall not be directed toward the street without written permission of the Town of Lysander.
- 3) Downy waste to be pitched toward floor drain or storm.
- 4) Horizontal separation between sewer and water lateral - 10 feet minimum.

RESUBDIVISION OF LOTS 110, 111 & 112  
 SECTION 1B, PHASE 5A  
 DATE FILED: SEPTEMBER 27, 2017  
 MAP No. 12444



**LOCATION PLAN**  
 Scale: 1" = 300'

**NOTES:**  
 Total area: 9,504.41 sq. ft.  
 Total number of lots: One (1) existing, two (2) proposed.  
 Location of underground utilities taken by field measurement where possible, otherwise taken from various other sources and are not guaranteed.  
 The premises shown herein is within Zone "X" (Areas determined to be in Flood Insurance Rate Map Community Flood No. 360083 B7 F, Flood Insurance Rate Map Community Flood No. 360083 B7 F, Part of the Map No. 72-1-54-72).

**LEGEND:**

- indicates light stand
- indicates utility pole, anchor & overhead limits
- indicates iron pipe only/or monument found
- indicates below
- indicates sign
- indicates storm culvert
- indicates gas, water, gas, water & gas line marker
- indicates water main, water waste & hydrant
- indicates storm sewer, catch basin & manhole
- indicates sanitary sewer, sewer vent & manhole
- indicates underground telephone line, microwave & bus
- indicates underground electric line & manhole
- indicates underground television cable & box
- indicates street address
- indicates boundary line
- indicates adjacent parcel line
- indicates old/original parcel line
- indicates easement line
- indicates centerline road

**NOTES:**

This map is a correct map made from an actual survey.

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY.

N.Y. Licensed Land Surveyor

**FINAL PLAN**

**TIMBER BANKS**  
 SECTION No. 1B, PHASE 5A, 4TH AMENDED  
 PART OF FARM LOT No. 88

TOWN OF LYSANDER  
 ONONDAGA COUNTY, NEW YORK

**J. ALBERICI & SONS, INC.**  
 LAND SURVEYING, P.C.

DATE: JUNE 26, 2020  
 SCALE: 1" = 10'  
 SHEET No. 488-035

APPROVED: **TOWN OF LYSANDER PLANNING BOARD**

DATE: \_\_\_\_\_ BY: \_\_\_\_\_

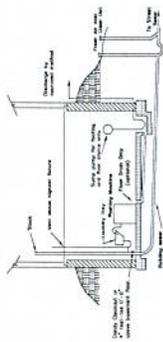
APPROVED: **J. ALBERICI & SONS, INC.**

DATE: \_\_\_\_\_ BY: \_\_\_\_\_



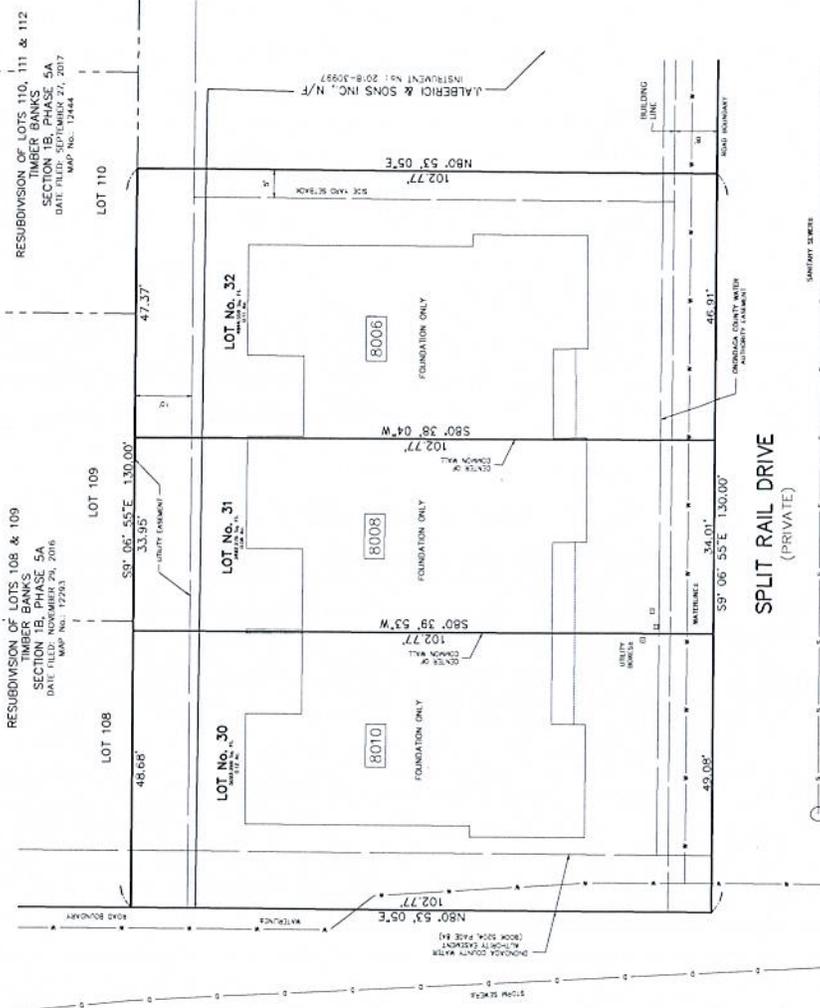
GRAPHIC SCALE

1" = 10' 0" PL



**PROPOSED TYPICAL LAYOUT FOR WET SEWER CONNECTION**

- 1) Downspout must be solidly connected to a wall or
- 2) while block discharge pipe shall be connected directly to the storm sewer system where storm sewers are available, otherwise they shall be directed to roof and directed toward the street without written permission of the town engineer.
- 3) Downspout floor to be pitched toward floor drain or sump.
- 4) Floor drain in upstairs
- 5) 10 feet minimum.



RESUBDIVISION OF LOTS 108 & 109  
TIMBER BANKS  
SECTION 1B, PHASE 5A  
DATE FILED: SEPTEMBER 27, 2016  
MAP NO. 12293

RESUBDIVISION OF LOTS 110, 111 & 112  
TIMBER BANKS  
SECTION 1B, PHASE 5A  
DATE FILED: SEPTEMBER 27, 2017  
MAP NO. 12444

LOT No. 32  
46.01' W  
102.77' N  
80° 38' 04" W

LOT No. 31  
34.01' W  
102.77' N  
80° 39' 53" W

LOT No. 30  
48.00' W  
102.77' N  
80° 38' 04" W



LOCATION PLAN  
Scale: 1" = 2000'

**NOTES:**

Total area: 33,340.17 sq. ft.  
Total number of lots: One (1) existing, three (3) proposed.  
The location of underground utilities taken by field measurement were precise, otherwise taken from various other sources and are the premises shown herein is within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain according to FEMA Flood Insurance Rate Map Community Panel No. 300043 07 1, Litchfield Park, New York, dated 2016.  
Part of the Map No. 22 11-04-22.

**LEGEND:**

- 0.4x indicates light stone
- indicates utility pole, anchor & overhead lines
- indicates iron pipe and/or monument found
- indicates balustrade
- indicates sign
- indicates storm culvert
- indicates gas main, gas valve & gas line marker
- indicates water main, water valve & hydrant
- indicates storm sewer, cotton bottom & manhole
- indicates sanitary sewer, sewer vent & manhole
- indicates underground telephone line, manhole & line
- indicates underground electric line & manhole
- indicates underground television cable & box
- indicates street address
- indicates boundary line
- indicates adjacent parcel line
- indicates old/original parcel line
- indicates easement line
- indicates centerline road

**NOTES:**

This map is a part of Lot No. 4, Tract 1000, Section No. 16, Phase 5C, Timber Banks, Section 1B, Phase 5A, located in the Town of Lysander, Onondaga County, New York, as shown on the Onondaga County Clerk's Office to create new Lot Nos. 30, 31 and 32.

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A CORRECT MAP MADE FROM AN ACTUAL SURVEY.

N.T.S. Licensed Land Surveyor

Map No. 12293, 12444, 12445, 12446, 12447, 12448, 12449, 12450, 12451, 12452, 12453, 12454, 12455, 12456, 12457, 12458, 12459, 12460, 12461, 12462, 12463, 12464, 12465, 12466, 12467, 12468, 12469, 12470, 12471, 12472, 12473, 12474, 12475, 12476, 12477, 12478, 12479, 12480, 12481, 12482, 12483, 12484, 12485, 12486, 12487, 12488, 12489, 12490, 12491, 12492, 12493, 12494, 12495, 12496, 12497, 12498, 12499, 12500, 12501, 12502, 12503, 12504, 12505, 12506, 12507, 12508, 12509, 12510, 12511, 12512, 12513, 12514, 12515, 12516, 12517, 12518, 12519, 12520, 12521, 12522, 12523, 12524, 12525, 12526, 12527, 12528, 12529, 12530, 12531, 12532, 12533, 12534, 12535, 12536, 12537, 12538, 12539, 12540, 12541, 12542, 12543, 12544, 12545, 12546, 12547, 12548, 12549, 12550, 12551, 12552, 12553, 12554, 12555, 12556, 12557, 12558, 12559, 12560, 12561, 12562, 12563, 12564, 12565, 12566, 12567, 12568, 12569, 12570, 12571, 12572, 12573, 12574, 12575, 12576, 12577, 12578, 12579, 12580, 12581, 12582, 12583, 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