

3. Major Subdivision—Amendment

White Tail Woods,  
River Road

May 14-  
2020

There is a letter on file dated May 14, 2020, prepared by Al Yager, Town Engineer, that will be made part of the public record, in part:

I have completed my review of the revised preliminary plat map for White Tail Woods, Section C, prepared by Applied Earth Technologies, dated 4/2/2020 the proposed changes to the preliminary plat are listed below:

- 1) One lot on the west side of Longbow Way has been eliminated due to restrictions caused by the existing National Grid Easement.
- 2) National Grid has informed the developer that placing the transmission main that currently crosses the site underground will cost in excess of \$1,000,000. The developer is requesting that the Planning Board release him from the requirement to relocate the transmission main that was included in the previous preliminary plat approval resolution.
- 3) The developer would like to eliminate the requirement to construct a walking path through the back of the property that was included in the previous preliminary plat approval resolution. This is due to the fact that the previous preliminary plat approval resolution for the project also required the developer to transfer the parent parcel holdings fronting Doyle Road to the adjacent property owners and the steep grades that currently exist in that area of the site that would prohibit the construction of a walking trail that would be ADA compliant.

At this time the revised lot configuration appears to be in compliance with the requirements of all New York State and Town of Lysander Codes. The Board will need to decide if the developer's other requests will be allowed.

RESOLUTION #4 -- Motion by Corey, Second by Kimball

RESOLVED, that the Planning Board having reviewed the Preliminary Plat for Twelve (12) lots of previously approved sixty-two (62) lot subdivision application of White Tail Woods for property located at White Tail Woods, Section C1, Longbow Way, Part of Farm Lot No. 95, Part of Tax Map Number 071.1-04-16.1, as shown on a map dated April 2, 2020, prepared by Applied Earth Technologies is hereby approved and supersedes the previous Preliminary Plat approval.

5 Ayes -- 0 Noes

IV. ADJOURN

PLANNING BOARD FEE & DEPOSIT SCHEDULE

OWNER/APPLICANT Smoker, John CASE # \_\_\_\_\_ DATE \_\_\_\_\_

DEVELOPER/DEVELOPMENT NAME Lehigh Valley Woods NUMBER OF LOTS \_\_\_\_\_

LOCATION/SECTION L-1 ACTION: Major S/D  Minor S/D \_\_\_\_\_ CSU \_\_\_\_\_ SPU \_\_\_\_\_ Site Plan \_\_\_\_\_

SEPARATE CHECK FOR PLANNING BOARD FEES:	AMT. DUE	AMT. PAID	DATE PAID	RECT. NO.
PLANNING BOARD FEES				
Application Fee (all actions)	\$ 75.00			
Final Approval (all subdivisions)	\$125.00			
Inspection Fee (minor subdivisions)	\$100.00			

SEPARATE CHECK FOR FEES IN LIEU OF LAND & ESCROW:	AMT. DUE	AMT. PAID	DATE PAID	RECT. NO.
IN LIEU OF LAND FOR PUBLIC USE:				
Minor S/D \$250.00 each #lots _____	\$ _____			
Major S/D <del>\$500.00</del> each #lots <u>12</u>	\$ <u>4,800.00</u>			
Apartments \$500/unit #Units _____	\$ _____			

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

ESCROW DEPOSITS:	AMT. DUE	AMT. PAID	DATE PAID	RECT. NO.
Minor Subdivision-up to 4 lots, Basic Deposit \$250	\$ _____			
Division of Land Basic Deposit \$200 per lot	\$ _____			
Major Subdivision # of lots <u>12</u> @ \$200/lot	\$ <u>2,400.00</u>			
New roads require	\$ <u>2,000.00</u>			
Town water requires	\$2,000			
Public sewers (wet or dry)	\$2,000			
Stormwater Management	\$ 200/acre			
Additional deposits if required for:				
_____	\$ _____			
_____	\$ _____			

ESCROW DEPOSITS--(CSU, SPU, SITE PLAN):	AMT. DUE	AMT. PAID	DATE PAID	RECT. NO.
Deposit for Controlled Site Use	\$1,000			
Deposit for Site Plan in a PUD	\$1,000			
Deposit for Special Use Permit	\$1,000			
Deposit for SPU Site Plan Review	\$1,000			
Deposit for Stormwater Management	\$ 200/acre			
or portion thereof. # of acres _____	\$ _____			
Additional deposits if required for:				
_____	\$ _____			

MEMO: Total fees & deposits due: \$ 4,680.00

c: Karen Rice  
David Rahrle  
Tim Wolsey

**TOWN of LYSANDER**  
**8220 LOOP ROAD**  
**BALDWINSVILLE, NEW YORK 13027**  
**315-638-4264**

May 14, 2020

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

Re: Whitetail Woods Section C-1

Subj: Revised Preliminary Plat Review


Dear Chairman Corey and Lysander Planning Board Members:

I have completed my review of the revised preliminary plat map for the Whitetail Woods Section C1 development prepared by Applied Earth Technologies dated April 2, 2020. The proposed changes to the preliminary plat are listed below:

1. One lot on the west side of Long Bow Way has been eliminated due restrictions caused by the existing National Grid Easement.
2. National Grid has informed the developer that placing the transmission main that currently crosses the site underground will cost in excess of \$1,000,000. The developer is requesting that the Planning Board release him from the requirement to relocate the transmission main that was included in the previous preliminary plat approval resolution.
3. The developer would like to eliminate the requirement to construct a walking path through the back of the property that was included in the previous preliminary plat approval resolution. This is due to the fact that the previous preliminary plat approval resolution for the project also required the developer to transfer the parent parcel holdings fronting Doyle Road to the adjacent property owners and the steep grades that currently exist in that area of the site that would prohibit the construction of a walking trail that would be ADA compliant.

At this time the revised lot configuration appears to be in compliance with the requirements of all New York State and Town of Lysander Codes. The Board will need to decide if the developers other requests will be allowed.

Regards

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

CC: John Smolen, Smolen Homes