

January 13, 2017

Supervisor Joseph P. Saraceni &
Lysander Town Councilors
8220 Loop Road
Baldwinsville, NY 13027

Re: Incentive Zoning Overlay Zoning Map Amendment

Subj: SEQR Project Narrative

Dear Supervisor Saraceni & Lysander Town Councilors:

As you know the New York State Environmental Quality Review (SEQR) law requires municipalities to review the potential environmental impacts of all projects within the Town. The proposed amendment to the Incentive Zoning Overlay surrounding the Whispering Oaks neighborhood included in the Town of Lysander Zoning Map is considered an unlisted action under the SEQR process, which will require the board to declare itself lead agency and complete a short environmental assessment form.

Question number 1 in the short environmental assessment form, which pertains to the legislative adoption of a local law, requires a project narrative to be prepared which describes the intent of the proposed law and the environmental resources that may be affected in the municipality.

Due to potential negative impacts to the rural character of the Town of Lysander west of NYS Route 690, which could result from higher density development allowed by the incentive zoning overlay. The Town Board would like to amend the Town of Lysander Zoning Map to reduce the area included in the incentive zoning overlay surrounding the Whispering Oaks neighborhood. The proposed changes will preserve the rural character of the neighborhood while continuing to provide opportunities for development along NYS Rte. 370, which will serve to achieve the goal of the comprehensive land use plan to make sewers available to the Seneca Estates and River Bend neighborhoods located along the shore line of the Seneca River.

Regards

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

cc: Anthony Rivizzigno, Esq.; Town Attorney
Lysander Town Clerk

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: Town of Lysander			
Project Location (describe, and attach a location map): Town of Lysander			
Brief Description of Proposed Action: Adoption of a new zoning map which revises the Incentive Zoning Overlay in the Whispering Oaks neighborhood.			
Name of Applicant or Sponsor: Town of Lysander		Telephone: 315-857-0291	
		E-Mail: engineer@townoflysander.org	
Address: 8220 Loop 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 type="checkbox"/>
			YES <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:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ 0 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? _____ 10 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 type="checkbox"/> Forest <input 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 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 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 type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?			
	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			
	<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: _____	NO	YES	
	<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: _____	NO	YES	
	<input 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 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 type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?			
	<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?	NO	YES	
	<input 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 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 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 type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input 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	
	<input type="checkbox"/>	<input type="checkbox"/>	
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/> NO	<input type="checkbox"/> YES	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input type="checkbox"/> NO	<input type="checkbox"/> YES	
As development occurs in the incentive zoning overlay stormwater management practices will included in the new development plan which will discharge to existing drainage systems.			

<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 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 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 type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: <u>TOWN OF LYANDER</u></p>		<p>Date: <u>1/17/2017</u></p>
<p>Signature: <u>Joseph P. Saraceni</u></p>		

DRAFT

OSWEGO CO



OSWEGO

CAYUGA CO

THIS MAP IS NOT OFFICIAL UNLESS IT HAS BEEN CERTIFIED BY THE TOWN CLERK.

Town of Lysander Zoning Map

Legend

Agricultural (A)	General Commercial (GC)
Agricultural Residential - 40,000 (AR-40)	Retail Service (RS)
Residential - 20,000 (R-20)	General Business (GB)
Residential - 12,500 (R-12.5)	Neighborhood Residential Business (NR-BD)
Residential - 10,000 (R-10)	Industrial (I)
Planned Unit Development (PUD)	NYS Flowage Easement (NYSFE)
Incentive Overlay Zone	Conservation Easement Line

Parks

0 0.25 0.5 0.75 1 1.25 1.5 1.75 2 Miles

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Map Sheet	Scale	Notes
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FERRIDGE

GEDDES CANAL

SALINA

VAN BUREN

Deever Lake

Greene Pond

Oswego River

Oriskany River

CLAY

OSWEGO

CLAY

SALINA