

TOWN OF LYSANDER
PLANNING BOARD MEETING
8220 LOOP ROAD
Thursday, March 11, 2021 @ 7:00 p.m.

I. PUBLIC HEARING -- 7:00 p.m.

1. Minor Subdivision
Case No. 2021—001

SSC Lysander Land LLC
Clark, Bradley
8071 River road

II. APPROVAL OF MINUTES

Review and approval of the minutes of the February 11, 2021 regular Planning Board meeting.

III. OLD BUSINESS

1. Minor Subdivision
Case No. 2021—001

SSC Lysander Land LLC
Clark, Bradley
8071 River Road

IV. OTHER BUSINESS

1. Major Subdivision—Final Plat

Whispering Oaks
Section 4, Phase II
Harkins Lane

V. ADJOURN

The next regular Planning Board meeting date is Thursday, April 8, 2021 at 7:00 p.m.

**TOWN OF LYSANDER
PLANNING BOARD
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Town of Lysander Planning Board will hold a Public Hearing at 7:00 p.m. on Thursday, March 11, 2021 at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York, to consider the application of SSC Lysander, LLC, for a Minor Subdivision, on property located at 8071 River Road, Tax Map No. 073.-01-24.1, Baldwinsville, New York.

The applicant's proposal is to subdivide a 55-acre parcel from approximately 99 +/- acres to allow the placement of solar panels. The remnant piece will remain under agriculture. Maps of the proposed site plan are on file at the Town Building.

At such time all persons interested in said application will be given an opportunity to be heard by the Planning Board.

Dated: March 4, 2021

John Corey, Chairman
Lysander Planning Board

Application to the Planning Board

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

Date: 2/3/2021
☐ Information Only
☐ Preliminary
☐ Final

Name of proposed development: SSC Lysander Land LLC

Applicant:

Plans prepared by:

Name SSC Lysander Land LLC on behalf of Clark Living Trust Name William & Edsall

Address 334 Arapahoe Ave, Boulder, CO 80302

Address 24 NYS Rte 96

Oswego, NY 13827

Telephone: 561.866.8234

Telephone: 607.687.8953

Owner of record:

Ownership Intentions:

Name Clark Living Trust

Name

Address 8071 River Rd

Address

Baldwinsville, NY 13027

Telephone: 561.866.8234

Telephone:

Proof of ownership attached: Yes

Farm Lot No.

Site Location:

Tax Map No. 073-01-24.1

8071 River Rd

Current Zoning R-40

Baldwinsville, NY 13027

Is site in an Agricultural Tax District? No

Area of land 55 acres

Proposed use(s) of site:

Plans for sewer and water connections

Approved solar facility

N/A

Current use & condition of site:

Character of surrounding:

Vacant land

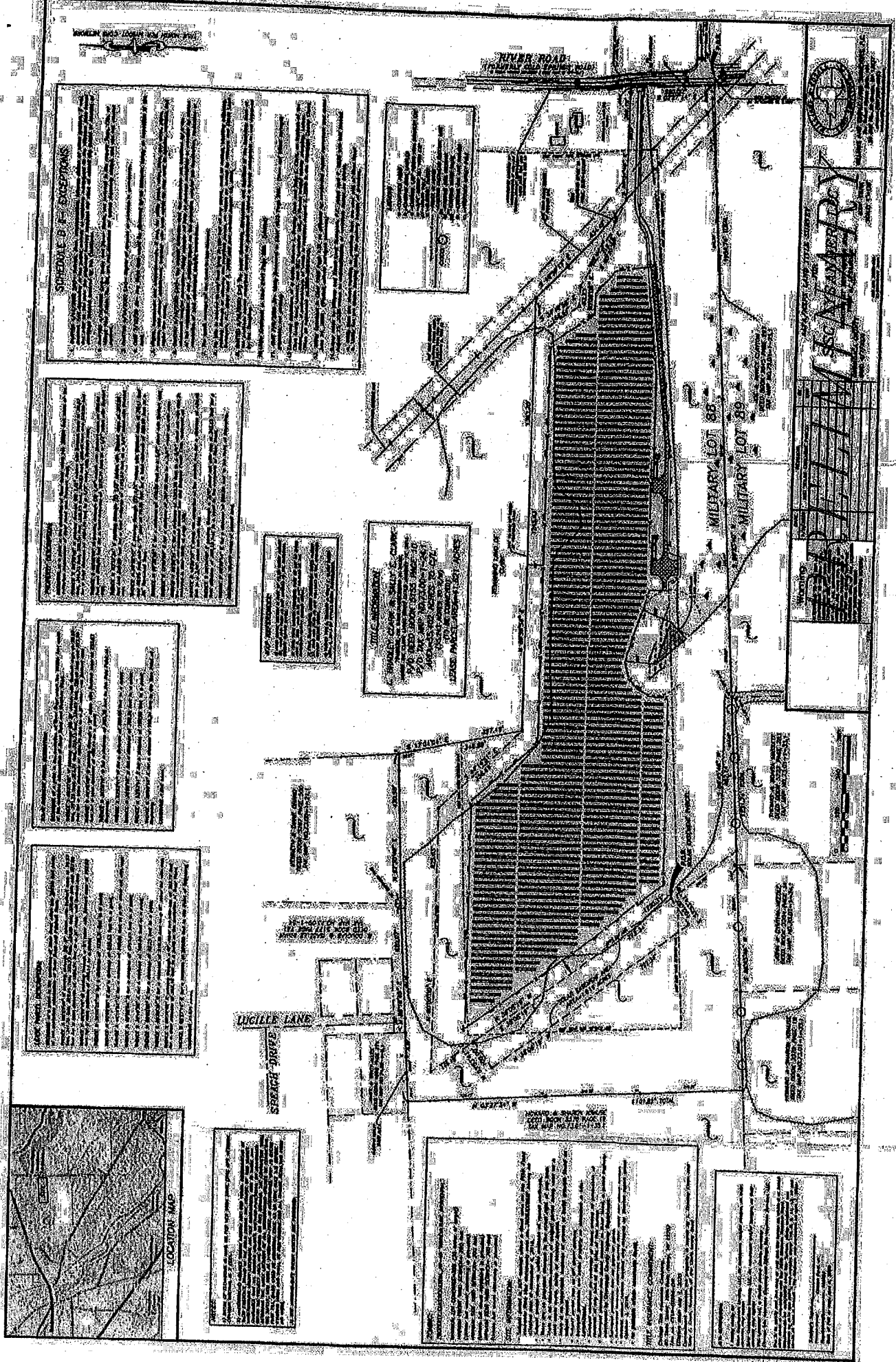
Vacant land, forest, residential and commercial

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS

John H. Switzer

Name of Owner or Representative

John H. Switzer
Signature

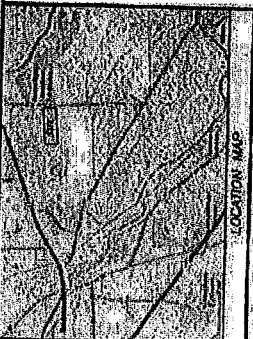


SCHEDULE OF EXEMPTIONS

THE LANDS OF THE UNITED STATES ARE HEREBY EXEMPTED FROM THE OPERATION OF THE ACT OF MARCH 3, 1879, INasmuch as the same are required for the use of the military and naval forces of the United States.

THE LANDS OF THE UNITED STATES ARE HEREBY EXEMPTED FROM THE OPERATION OF THE ACT OF MARCH 3, 1879, INasmuch as the same are required for the use of the military and naval forces of the United States.

THE LANDS OF THE UNITED STATES ARE HEREBY EXEMPTED FROM THE OPERATION OF THE ACT OF MARCH 3, 1879, INasmuch as the same are required for the use of the military and naval forces of the United States.



LOCATION MAP

THE LANDS OF THE UNITED STATES ARE HEREBY EXEMPTED FROM THE OPERATION OF THE ACT OF MARCH 3, 1879, INasmuch as the same are required for the use of the military and naval forces of the United States.

THE LANDS OF THE UNITED STATES ARE HEREBY EXEMPTED FROM THE OPERATION OF THE ACT OF MARCH 3, 1879, INasmuch as the same are required for the use of the military and naval forces of the United States.

THE LANDS OF THE UNITED STATES ARE HEREBY EXEMPTED FROM THE OPERATION OF THE ACT OF MARCH 3, 1879, INasmuch as the same are required for the use of the military and naval forces of the United States.

DEPARTMENT OF THE ARMY

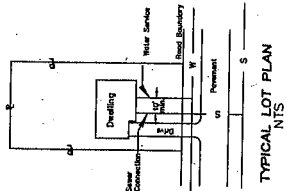
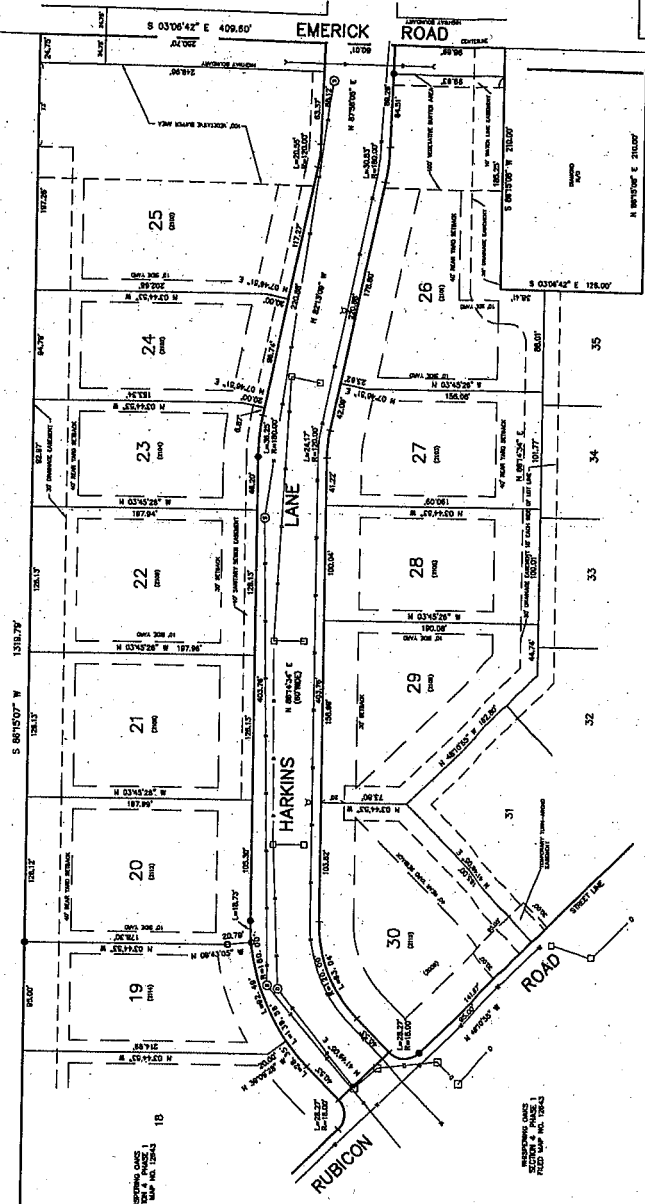
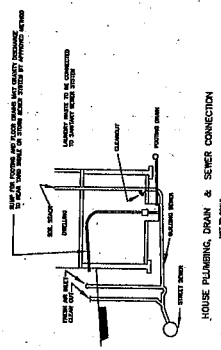
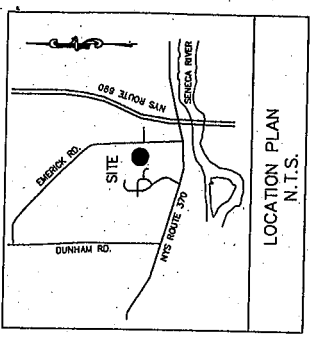
MILITARY LOT 85

MILITARY LOT 89

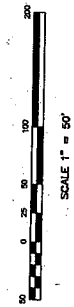
LUCILLE LANE
SERRA DRIVE

RIVER ROAD

Whispering Oaks
Section 4, Phase II



- NOTES:
- ZONE AR 40
 - INCENTIVE ZONING APPLIED
 - TOTAL AREA 26.8 ACRES - PHASE II 8.5 ACRES
 - LOT AREAS 18119 SQ. FT. TO 53394 SQ. FT.
 - WETLANDS - NONE IN THIS PHASE
 - NO 100 YEAR FLOOD HAZARD
 - C - CATCH BASIN AND STORM DRAIN
 - W - HYDRANT AND WATER LINE
 - S - MANHOLE AND SANITARY SEWER
 - (1234) INDICATES STREET NUMBER
 - INDICATES 3 1/4" MAGNETIC MONUMENT MARKED SURVEY MONUMENT, STEPHEN SEIGNER, DO NOT DISTURB.
 - IRON ROD WITH A YELLOW CAP MARKED "SEIGNER SURVEY"



THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY SHOWN HEREON COMPLETED OCTOBER 4, 2014

STEPHEN SEIGNER
LAND SURVEYOR
No. 45523

ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP ARE PROHIBITED. ANY SUCH ALTERATIONS OR ADDITIONS SHALL BE IN ACCORDANCE WITH SECTION 2 OF THE NEW YORK STATE EDUCATION LAW.

WHEN EXPERIENCE MATTERS
APPLIED EARTH TECHNOLOGIES
STEPHEN SEIGNER
LAND SURVEYOR
SAIDVILLE, NEW YORK

FINAL PLAN
WHISPERING OAKS
SECTION 4, PHASE - II
LOT 28
TOWN OF PHOENIX
CHENANGO COUNTY, NEW YORK

APPROVED:
ROBERT CLARK, DEVELOPER
SAIDVILLE, NEW YORK 13227