

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: R.J. Whitney Subdivision

**Applicant:**

Name Richard J. Whitney Jr.  
Address 110 Clarewood Drive  
          Baldwinsville NY 13027  
Telephone: 315-638-4845

**Owner of record:**

Name Richard J. Whitney Jr.  
Address 110 Clarewood Drive  
          Baldwinsville, N.Y. 13027  
Telephone: 315-638-4845

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

**Site Location:**

8444 Oswego Road  
Baldwinsville, NY. 13027

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

residential

**Current use & condition of site:**

residential

**Plans prepared by:**

Name CNY Land Surveying, LLC  
Address 2075 Church Road  
          Baldwinsville, NY. 13027  
Telephone: 315-635-4614

**Ownership intentions:**

Name subdivide out 10 Acres for  
Address Mortgage purposes

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

Farm Lot No. 68

Tax Map No. 55-3-10.1

Current Zoning AR-40

Is site in an Agricultural Tax District? NO

Area of land 39.979 acres.

**Plans for sewer and water connections**

has municipal water and septic  
second lot is woodland

**Character of surrounding:**

residential/woodland

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

Douglas J. Reith  
Name of Owner or Representative

Douglas J. Reith  
Signature



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: Richard J. Whitney, Jr.  
Mailing address: 110 Clarewood Drive  
Baldwinsville, NY 13027
- B. Description of the proposed project: Cut out 10Ac. parcel for mortgage  
purposes
- C. Project location: 8444 Oswego Road
- D. Tax Map number: 55-3-10-1
- E. Number of acres involved with project: 39.979
- 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.  
N/A
- I. Please indicate what the intentions are for use of the remainder of the project site:  
10Ac lot with house & woods, second lot field & woods



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:

Site currently has an existing house on it. The remainder is field, but majority of lot is 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: 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.  
~~~~~

Douglas J. Reith Licensed Land Surveyor  
Name and Title of Person Completing Form

01/03/22  
Date

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

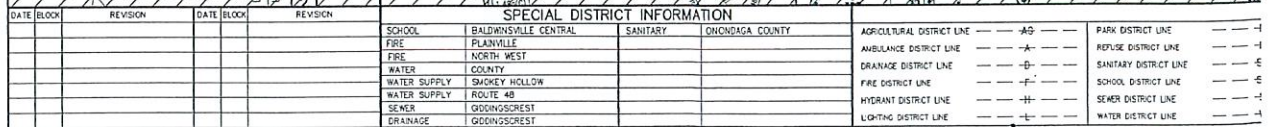
County Planning Agency? Yes \_\_\_\_\_ No \_\_\_\_\_

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

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

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







# 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.

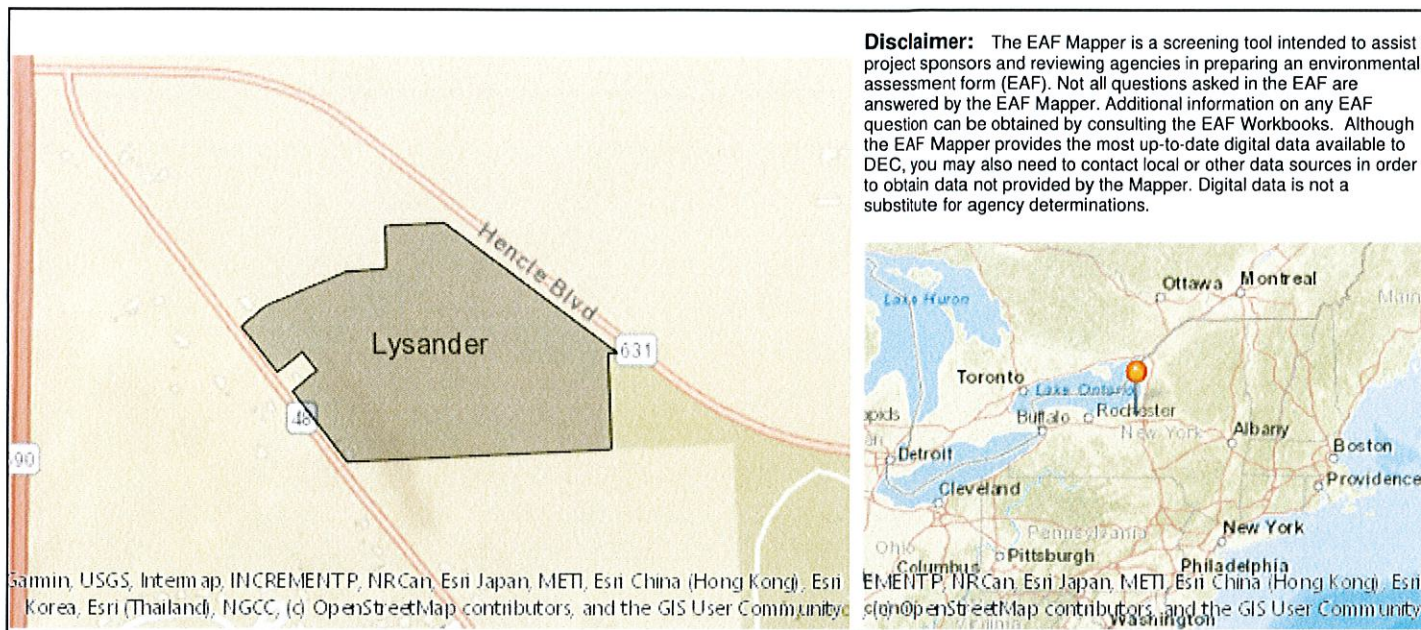
<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: R. J. WHITNEY, JR. SUBDIVISION			
Project Location (describe, and attach a location map): 8444 OSWEGO ROAD, BALDWINSVILLE NEW YORK			
Brief Description of Proposed Action: TWO CREATE TWO LOTS OUT OF EXISTING LOT. THE NEW 10 ACRE LOT IS BEING CREATED FOR MORTGAGE PURPOSES.			
Name of Applicant or Sponsor: RICHARD J. WHITNEY, JR.		Telephone: 315-638-4845	
		E-Mail:	
Address: 100 CLAREWOOD DRIVE			
City/PO: BALDWINSVILLE		State: N.Y.	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 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:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? <span style="float: right;">38.979 acres</span>			
b. Total acreage to be physically disturbed? <span style="float: right;">38.979 acres</span>			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <span style="float: right;">38.979 acres</span>			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" 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 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 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?	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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services 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: _____ EXISTING HOUSE HAS A SEPTIC SYSTEM, THE REMAINDER LOT IS WOODLAND	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or 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 project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	
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: _____ _____ _____			



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 checked="" 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?	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, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
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 CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor/name: <u>Douglas J. Reith</u> Date: <u>01/03/22</u> Signature: <u>Douglas J. Reith</u> Title: <u>Licensed Land Surveyor</u>		





Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
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



J. Ryan McMahon II  
County Executive

# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

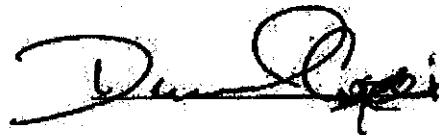
Meeting Date: December 29, 2021

OCPB Case # S-21-88

- 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 Richard J. Whitney, Jr. for the property located at 8444 Oswego 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 Oswego Road (Route 48), a state highway, and Hencle Boulevard (Route 95), a county highway; and
- WHEREAS, the applicant is proposing to subdivide a 29.885-acre parcel into two new lots, Lot 1 (10.0 acres) and Lot 2 (19.885 acres), in an Agricultural Residential (AR-40) zoning district; and
- WHEREAS, the site is located in a rural area at the fringe of a band of suburban-style single-family residential neighborhoods; surrounding land uses in the immediate area are low-density residential and industrial; and
- WHEREAS, the submitted subdivision plan dated December 7, 2021 shows the site has frontage on NYS Route 48 and Hencle Boulevard and contains an existing house and driveway onto Route 48; the remainder of the property is largely undeveloped and wooded;  
ADVISORY NOTE: per the Onondaga County Department of Transportation, Hencle Boulevard is without access in this location; and
- WHEREAS, the subdivision plan shows proposed Lot 1 (10.000 acres) will contain the existing house and surrounding lands; proposed Lot 2 (19.885 acres) will contain the remaining vacant lands; no development plans are indicated; and
- WHEREAS, a subdivision plan from 2020 was included with the referral materials and shows 9.10 acres of the subject parcel were recently conveyed to a neighboring lot owned by the Town; in exchange, 9.10 acres of another adjacent lot, also owned by the Town, were conveyed to the subject parcel; the land swap is not reflected in current tax map boundaries, though the lot lines of the subject parcel are shown in the current subdivision plan to exclude both 9.1-acre areas; and
- WHEREAS, per the Onondaga County Department of Finance Office of Real Property Services, the house is served by public drinking water and an individual septic system; no changes to the existing infrastructure are proposed; and
- WHEREAS, GIS mapping shows a potential federal wetland area on the site; the wetland is located in a wooded area on Lot 1 and the recently conveyed lands to the Town; and
- WHEREAS, the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); 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

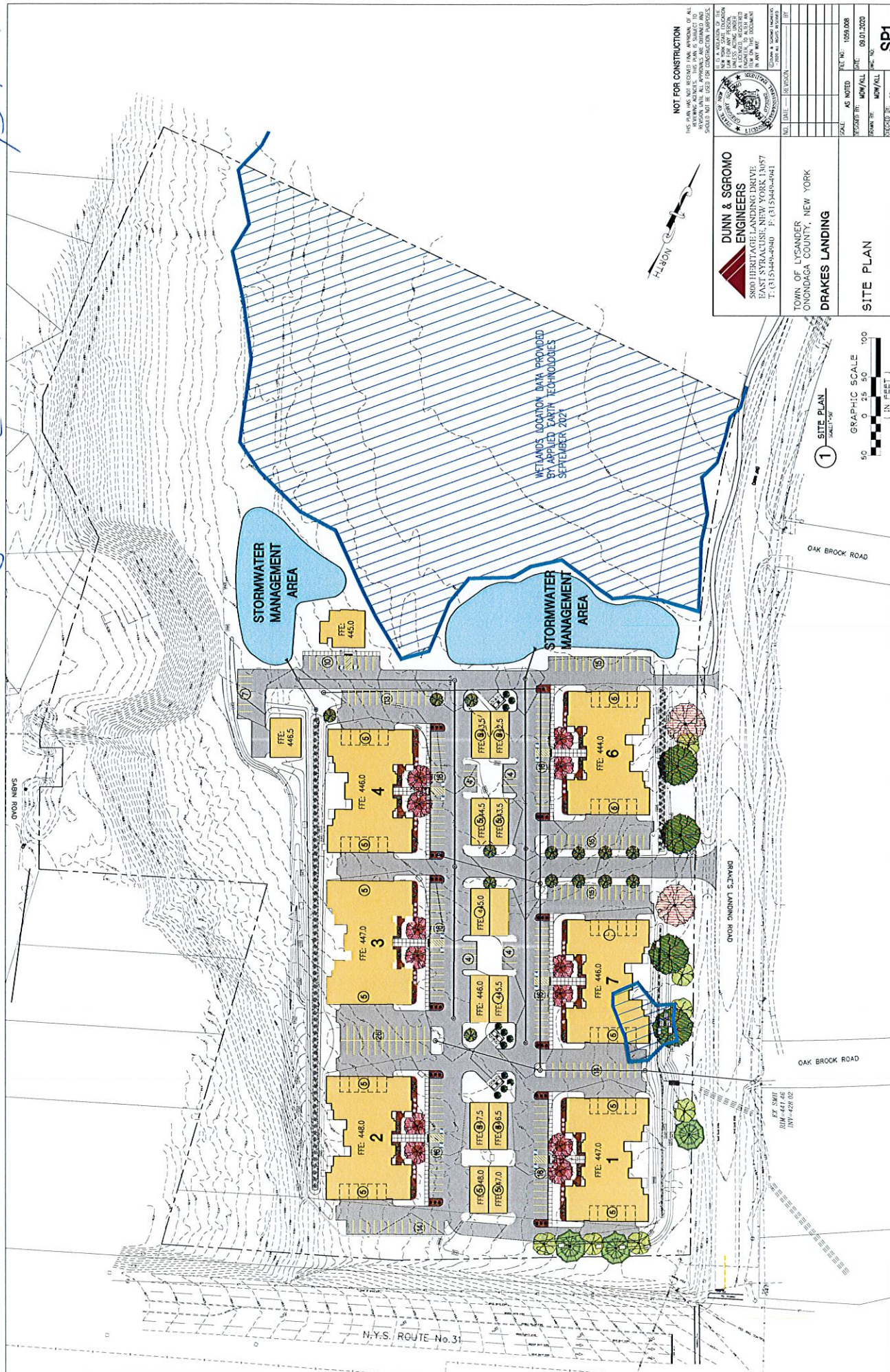


NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

A handwritten signature in black ink, appearing to read "Daniel Cupoli", with a stylized flourish at the end.

Daniel Cupoli, Chairman  
Onondaga County Planning Board  
Transmittal Date: 12-29-2021

B&F Apts.  
 Most recent footprint



NOT FOR CONSTRUCTION

THIS PLAN HAS NOT BEEN REVIEWED FOR CONFORMANCE WITH THE REQUIREMENTS OF THE ENVIRONMENTAL CONSERVATION LAW, AND IT IS NOT GUARANTEED THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE OR COMPLETE. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



**DUNN & SGRO ENGINEERS**  
 5800 HERITAGE LANDING DRIVE  
 EAST SYRACUSE, NEW YORK 13057  
 T: (315) 444-4444 F: (315) 444-4441

NO.	DATE	BY	DESCRIPTION
1	09/01/2020	MDW/KLL	ISSUED FOR PERMITTING

TOWN OF LYSANDER  
 ONONDAGA COUNTY, NEW YORK  
**DRAKES LANDING**  
**SITE PLAN**  
 SHEET NO. **SP1**



1 SITE PLAN



Voorhees  
Application to the Planning Board

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

Date: 1/5/22  
Information Only  
Preliminary  
X Final

Name of proposed development: ~~ED~~ VOORHEES PROPERTY (AMD)

Applicant:

Name DAVID VOORHEES

Address 8234 CHIEFON PATH  
LIVERPOOL N.Y. 13090

Telephone: 315-635-8915

Owner of record: 6815

Name KEVIN, DAVID P.  
BRIAN & ALLYN VOORHEES

Address 7940 GATES RD

BALDWINVILLE

Telephone: 315-635-8915 DAVID  
315-638 9114 KEVIN

Proof of ownership attached: NO

Site Location:

ON PRIVATE DRIVE  
OFF GATES ROAD  
JUST SW OF BEND

Proposed use(s) of site:

SINGLE FAMILY  
RESIDENTIAL

Current use & condition of site:

VACANT WOODED  
WATER FRONT LAND

Plans prepared by:  
APPLIED EARTH TECHNOLOGIES

Name STEPHEN SEHNERT, LS

Address 8 CANTON STREET  
BALDWINVILLE, NY

Telephone: 535-5197

Ownership intentions:

Name NA

Address \_\_\_\_\_

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

Farm Lot No. 74 & 84

Tax Map No. 44-02-09.3

Current Zoning AGRICULTURAL

Is site in an Agricultural  
Tax District? ~~YES~~ NO

Area of land 18.8 acres.

Plans for sewer and water  
connections:

SUBSURFACE SEWAGE DISPOSAL  
DRILLED WATER WELL

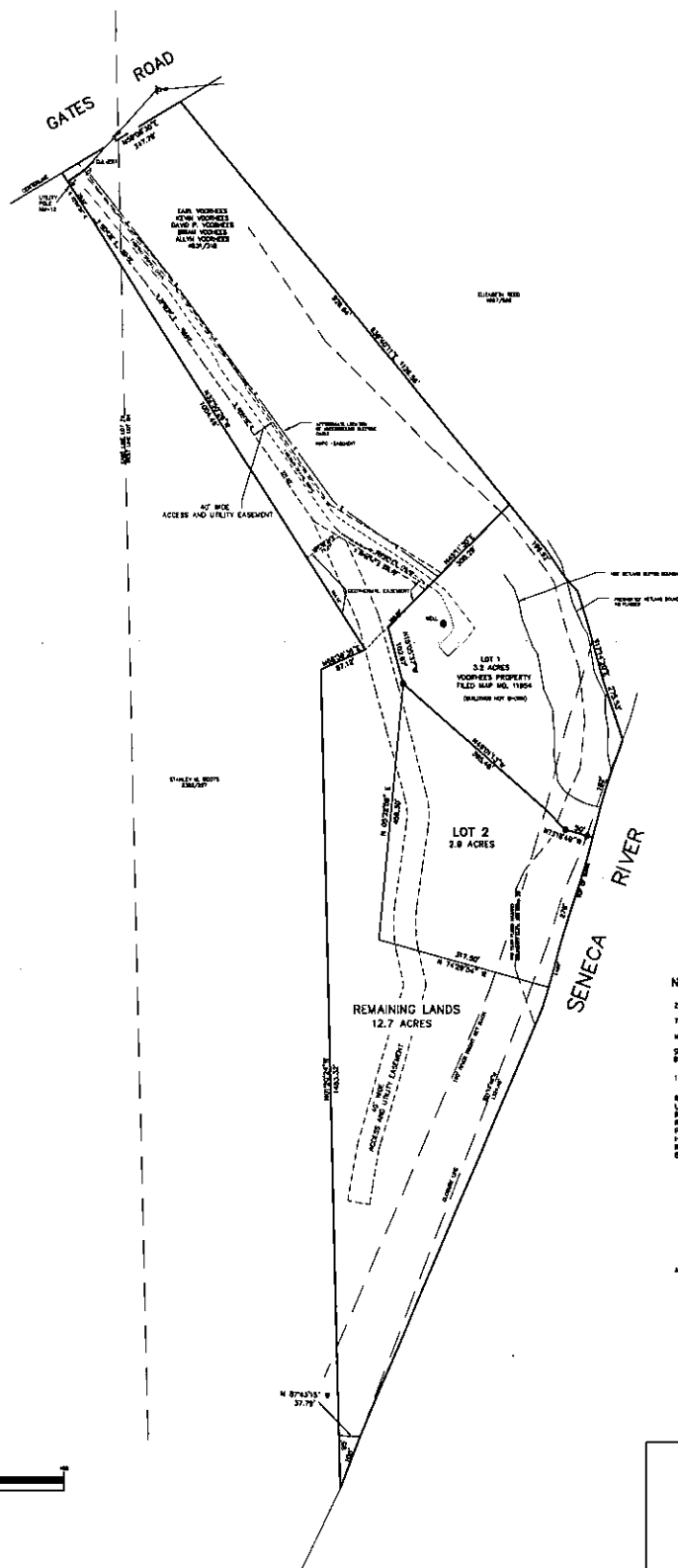
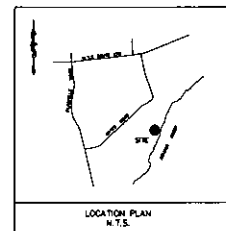
Character of surrounding

VACANT WATER FRONT  
WOOD & FARM LAND

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

STEPHEN SEHNERT, LS  
Name of Owner or Representative

Stephen  
Signature

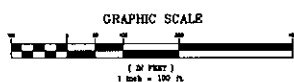


#### NOTES:

ZONING: AGRICULTURAL - SUBJECT AND ADJACENT LAND  
TOTAL AREA - 18.8 ACRES  
MIN. LOT SIZE REQUIRED 10000 SQ. FT.  
SEWAGE DISPOSAL PLANS FOR LOT 2 APPROVED  
BY THE ONONDAGA COUNTY HEALTH DEPARTMENT  
100 YEAR FLOOD ZONE: AS SHOWN  
REMAINING LANDS IS NOT A RESIDENTIAL BUILDING LOT  
UNDER ONONDAGA COUNTY HEALTH DEPARTMENT  
REGULATION AND THEREFORE IS NOT APPROVED FOR  
RESIDENTIAL USE. AN INDIVIDUAL SEWAGE DISPOSAL  
PLAN MUST BE SUBMITTED BY THE ONONDAGA COUNTY  
HEALTH DEPARTMENT PRIOR TO CONVERSION TO A  
RESIDENTIAL BUILDING LOT AND RESIDENCE OF A  
BUILDING PERMIT.

APPROVED:

DAVID VOORHEES - DEVELOPER  
6324 CHIFFIN PAUL  
LYNDEN, NEW YORK 13090



THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS MAP IS  
MADE FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON  
COMPLETED AUGUST 22, 2013

J. STEPHEN SEHNERT  
LAND SURVEYOR

No. 45023

ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP ARE PROHIBITED,  
EXCEPT AS PROVIDED IN SECTION 7209, SUBDIVISION 2, OF THE  
NEW YORK STATE EDUCATION LAW.

WHEN EXPERIENCE MATTERS  
APPLIED EARTH TECHNOLOGIES  
STEPHEN SEHNERT  
LAND SURVEYOR  
BALDWINVILLE, NEW YORK

PRELIMINARY PLAN  
VOORHEES PROPERTY - AMENDED  
LOTS 74 & 84  
TOWN OF LYSANDER  
ONONDAGA COUNTY, NEW YORK

SCALE: 1" = 100'  
JANUARY 3, 2022  
253 15 15596.15