

TOWN OF LYSANDER
PLANNING BOARD MEETING
8220 Loop Road
Thursday, March 10, 2022 at 7:00 p.m.

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

1. Minor Subdivision
Case No. 2022-001

Voorhees, David
Gates Road

II. APPROVAL OF MINUTES

Review and approval of the minutes of the February 10, 2022 Planning Board meeting minutes.

III. OLD BUSINESS

1. Minor Subdivision
Case No. 2022—001

Voorhees, David
Gates Road

2. Site Plan Review
Case No. 2020-001

B & F Development
3285 Belgium Road

IV. NEW BUSINESS

1. Minor Subdivision
Case No. 2022—002

Buyck, Corey
8896 Smokey Hollow Road

V. OTHER BUSINESS

1. Major Subdivision—Final Plat

Highland Meadows, Section 3G
Lots 25, 27 34 & 46 Giddings Trail

VI. ADJOURN

The next regular Planning Board meeting is scheduled for Thursday, April 14, 2022 at 7:00 p.m.

Voorhees

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 10, 2022 at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York, to consider the application of David Voorhees, for Final Subdivision Approval for a two (2) lot Minor Subdivision on property located at Gates Road, Tax Map No. 044.-02-09.3, Baldwinsville, New York.

The applicant's proposal is to subdivide a 2.9 acres parcel from approximately 18 acres to allow the construction of a single family residence. There are no plans for the remnant piece at this time. Maps of the proposed subdivision 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: February 16, 2022

John Corey, Chairman
Lysander Planning Board

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: ~~DAVID VOORHEES~~ VOORHEES PROPERTY (AM)

Applicant:

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

Name DAVID VOORHEES

Address 8 CANTON STREET
BALDWINVILLE, NY

Address 8234 CHIEFON PATH
LIVERPOOL NY 13090

Telephone: 635-5197

Telephone: 315-635-8445

Owner of record: 6815

Ownership intentions:

Name KEVIN, DAVID P.
BRIAN & ALLYN VOORHEES

Name NA

Address 7940 GATES RD

Address

BALDWINVILLE

Telephone:

Telephone: 315-635-2415 DAVID
315-638-9114 KEVIN

Proof of ownership attached: NO

Farm Lot No. 74 & 84

Site Location:

Tax Map No. 44-02-09.3

ON PRIVATE DRIVE

Current Zoning AGRICULTURAL

OFF GATES ROAD

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

JUST SW OF BEND

Area of land 18.8 acres.

Proposed use(s) of site:

Plans for sewer and water
connections:
SUBSURFACE SEWAGE DISPOSAL

SINGLE FAMILY

DRILLED WATER WELL

RESIDENTIAL

Current use & condition of site:

Character of surrounding

VACANT WOODED

VACANT WATER FRONT

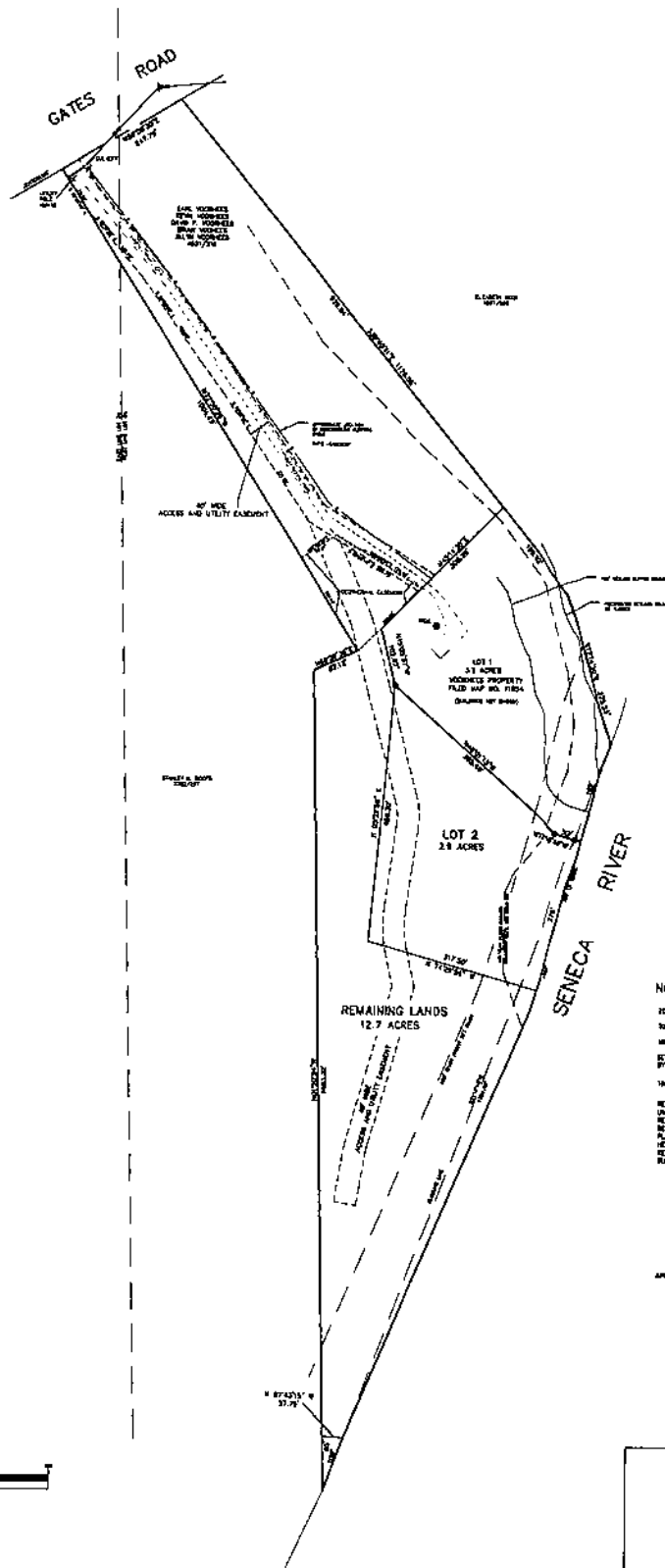
WATER FRONT LAND

WOOD & FARM LAND

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

STEPHEN SEHNERT, LS
Name of Owner or Representative

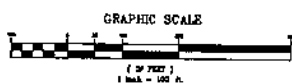
Stephen S
Signature



NOTES:

ZONE: AGRICULTURAL - SUBJECT AND ADJACENT LAND
TOTAL AREA - 18.8 ACRES
MIN. LOT SIZE REQUIRED: 10000 SQ. FT.
SETBACK: 20 FEET
100 YEAR FLOOD ZONE: AS SHOWN
REMARKS: REMAINING LANDS IS NOT A RESIDENTIAL BUILDING LOT
UNDER CHENANGO COUNTY HEALTH DEPARTMENT
REGULATIONS AND THEREFORE IS NOT APPROVED FOR
REDEVELOPMENT. IF AN INDIVIDUAL WISHES TO OBTAIN
A HEALTH DEPARTMENT PRIOR TO CONSTRUCTION OF A
REDEVELOPMENT BUILDING LOT AND RESIDENCE OF A
BUILDING PERMIT.

APPROVED: _____
DAVID VOORHEES - ENGINEER
6333 DUTTON PARK
LIVERPOOL, 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 SCHWERT
LAND SURVEYOR

No. 45023

ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP ARE PROHIBITED,
EXCEPT AS PROVIDED IN SECTION 7306, SUBDIVISION 2, OF THE
NEW YORK STATE EDUCATION LAW.

WHEN EXPERIENCE MATTERS

APPLIED EARTH TECHNOLOGIES

STEPHEN SCHWERT
LAND SURVEYOR
BALDWINVILLE, NEW YORK

PRELIMINARY PLAN

VOORHEES PROPERTY - AMENDED

LOTS 7 & 8
TOWN OF LODI
CHENANGO COUNTY, NEW YORK

SCALE: 1" = 100'

JANUARY 3, 2022

205 13 1306.15



Joanna M. Mahoney
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: February 09, 2022

OCPB Case # S-22-5

- 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 SUBDIVISION from the Town of Lysander Planning Board at the request of David Voorhees for the property located at Gates 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 the municipal boundary between the Town of Lysander and the Town of Van Buren, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 15.46-acre parcel into two new lots, Lot 2 (2.9 acres) and Remaining Lands (12.7 acres), in an Agricultural zoning district; and
- WHEREAS, the Board previously recommended modification of a final subdivision referral (S-14-9) and area variance (Z-14-86) to subdivide a 3.2 acre parcel from the 18.8 acre parcel to construct a single-family residence; according to aerial imagery dated May 2021, that subdivision was approved and the house has been constructed; and
- WHEREAS, per aerial imagery dated May 2021, surrounding properties include wooded land and farmed parcels; the property abuts the Seneca River; the parcel has frontage on Gates Road, a local road, and appears to contain a gravel drive with access onto Gates Road through the northern section of the parcel leading to a house on an adjacent parcel; the rest of the parcel is forested land which according to the Environmental Assessment Form dated September 5, 2014, is abandoned agricultural land; and
- WHEREAS, per the local application, the property is owned by several brothers; in 2014 one brother requested the subdivision (S-14-9) to have the sole title of 3.2 acres of the original 18.8 acres to build his house on; the single-family residence was built on the landlocked subdivided parcel with frontage on the Seneca River, and a driveway and underground electric easement exists from Gates Road to the house; the remainder of the land, 15.6 acres, is still co-owned by the brothers; and
- WHEREAS, per the referral materials, a second brother is requesting another subdivision of the now 15.6 acre land co-owned by the brothers to construct a single-family house; the current subdivision proposal is for a 2.9 acre landlocked lot to be created in the southern portion of the parcel, adjacent to the lot from the first subdivision, with frontage along the Seneca River; the remaining 12.7 acre parcel will remain in the names of the applicant's brothers and there are no plans for the current use (abandoned agricultural) to change at this time; and
- WHEREAS, the Voorhees Property- Amended plan dated January 3, 2022, shows an approximately 40-foot wide proposed easement for a driveway and underground electric line from Gates Road to the proposed parcel for driveway and utility access; a letter from the 2014 subdivision referral (S-14-9) notes there is an

existing farm lane on the property that would be used as the driveway; most of the farm lane would be included in a proposed driveway easement the applicant would enter into with his brothers; electric service would be underground, probably trenched in adjacent to the farm lane and be included in the proposed easement agreement; and

WHEREAS, the existing wooded lot does not have public water and lies outside the Onondaga County Sanitary District; the referral states that the applicant plans to install a septic system and drill a new well; no locations are indicated in the subdivision plan at this time;

ADVISORY NOTE: The Onondaga County Health Department's Bureau of Public Health Engineering must formally approve any existing or proposed septic system for all lots less than five acres prior to subdivision filing; and

WHEREAS, current FEMA Flood Insurance Rate Maps (FIRM) indicate that approximately 20% of the proposed 2.9 acre lot along the river is located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation; per the Environmental Assessment Form (EAF) dated September 15th, 2014 which was submitted with the 2014 project and resubmitted with this referral, the applicant notes that any structures would be constructed outside of floodplains and floodways; GIS mapping shows that the eastern portion of the proposed subdivided property is also encumbered by a FEMA floodway;

ADVISORY NOTE: the Onondaga County Hazard Mitigation Plan has identified flooding as one of five primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

WHEREAS, the site and surrounding lands are enrolled in NYS Agricultural District 3; the site does not contain active farmland, but surrounding lands appear to contain active farmland; no Agricultural Data Statement was included with the referral; ADVISORY NOTE: Any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement; and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); GIS mapping shows a portion of the parcel may contain state wetlands and/or the 100-foot state wetland buffer; the Voorhees Property-Amended plan also shows a 100' state wetland boundary occurring on a portion of Lot 1, which is not a subject of this subdivision; the 2014 EAF states that wetland delineation information is in attachment 9, however it was not included in the current referral submission; per the U.S. Army Corps of Engineers, National Wetland Inventory Maps may not be used to confirm the presence/absence of federal wetlands on a given parcel of land; ADVISORY NOTE: Any proposed development in, placement of fill in, or drainage of a state and/or federal wetland or 100-foot state wetland buffer requires appropriate permits from the NYS Department of Environmental Conservation and/or the U.S. Army Corps of Engineers; 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; per the 2014 EAF, the applicant states that tree clearing will only take

place between Oct 1 and March 31 to avoid bat impacts; and

WHEREAS, the site is within or near the New York State Barge Canal which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; 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); the 2014 EAF cites "see attachments 6, 7 & 8 for archaeology reports and correspondence", however those attachments were not included in the current referral submission; and

WHEREAS, ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; 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:

An individual sewage disposal plan must be approved by the Onondaga County Health Department prior to endorsement of the subdivision plan.

The Board also offers the following comments:

1. The Town is encouraged to require the applicant to re-confirm prior submittal information regarding potential buildout of the entire property and environmental impacts, so as to effectively coordinate and protect access and infrastructure.
2. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.
3. The Town is encouraged to ensure appropriate access and utility easements are in place for all current and future lots and to include easement information on filed maps.



Martin E. Voss, Chairman
Onondaga County Planning Board

Application to the Planning Board

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

Date: 3-1-2022
 Information Only
 Preliminary
 Final

Name of proposed development: _____

Applicant:

Name Corey Buyck

Address 8896 Smokey
Hollow Rd

Telephone: 315-406-7783

Owner of record:

Name Corey Buyck

Address 8896 Smokey
Hollow Rd

Telephone: 315-406-7783

Proof of ownership attached: ✓

Site Location:

8896
Smokey Hollow Rd

Proposed use(s) of site:

Residential Lot
Single Family (Future)

Current use & condition of site:

4 acres cleared about
5 acres wooded

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Corey L. Buyck
Name of Owner or Representative

Plans prepared by:

Name Lehs Land Surveyor

Address 116 S. Salina St
Liverpool, NY 13088

Telephone: 315-451-3333

Ownership intentions:

Name Corey Buyck

Address 8896 Smokey
Hollow Rd

Telephone: 315-406-7783

Farm Lot No. _____

Tax Map No. 023-01-08.0

Current Zoning AG

Is site in an Agricultural
Tax District? Yes

Area of land 8.99 acres.

Plans for sewer and water
connections:

Mound Septic approved CHD
Well

Character of surrounding

Woods, State land
to the East

Signature _____

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

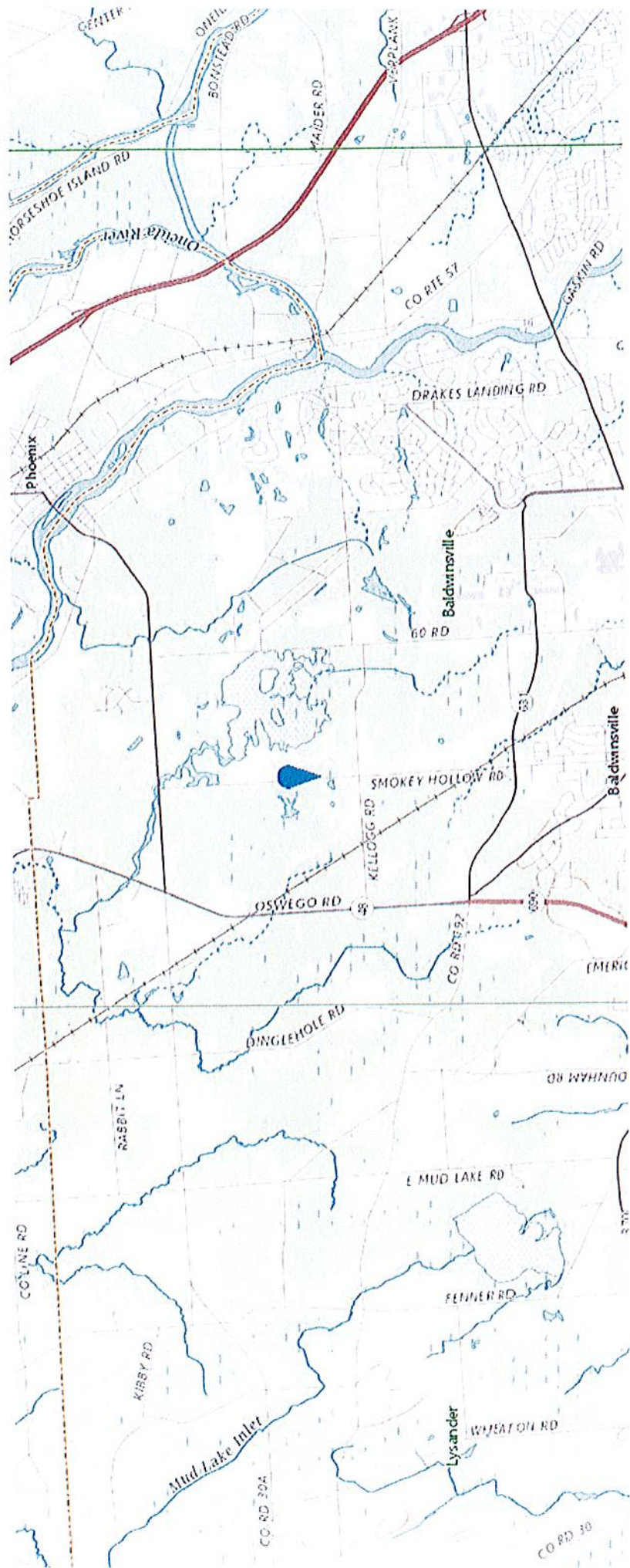
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: <u>Buyck</u>			
Project Location (describe, and attach a location map): <u>8896 Smokey Hollow Rd</u>			
Brief Description of Proposed Action: <u>Subdivide lot to create new residential lot</u>			
Name of Applicant or Sponsor: <u>Corey Buyck</u>		Telephone: <u>315-406-7783</u>	
		E-Mail: <u>CL.Buyck@gmail.com</u>	
Address: <u>8896 Smokey Hollow Rd</u>			
City/PO: <u>Baldwinsville</u>		State: <u>NY</u>	Zip Code: <u>13027</u>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>8.99</u> acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
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 type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input checked="" 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 <input type="checkbox"/>	YES <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: <u>Three Rivers Wildlife Area NYS</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
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 type="checkbox"/>	<input checked="" 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: <u>Well will be drilled</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: <u>LHP Approved Septic</u>	<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	
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 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:			

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 checked="" 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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input 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"/>
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"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Corey Buysck</u> Date: <u>2/28/22</u>		
Signature: <u>[Signature]</u> Title: <u>Owner</u>		



[illegible]

Working Paper Series
Bank for International Settlements
International Monetary Fund

$\frac{100 \times \text{percentage of water}}{100 - \text{percentage of water}}$
 = mass of water in solution / mass of solute

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1. *Journal of the American Medical Association*, 1997; 278: 1000-1005.

Final Report

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BUCKLE UP
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Also Available

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BUCK SUBDIVISION
 PRELIMINARY PLAN

[illegible]

Refer to the list of 40 questions of the
exercises and trials + additional training
of the same type
in the next
page

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Fish, Wildlife & Marine Resources, Bureau of Habitat, Region 7
1285 Fisher Avenue, Cortland, NY 13045-1012
P: (607) 753-3095 | F: (607) 753-8532
www.dec.ny.gov

3 Nov. 2021

Mr. Corey Buyck
8896 Smokey Hollow Rd.
Baldwinsville, NY 13027

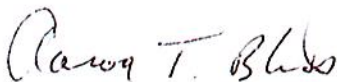
Dear Mr. Buyck,

This letter is in response to a freshwater wetland delineation of property located in the Town of Lysander on Smokey Hollow Rd in Onondaga Co. The delineation was performed on the 1st of Nov. 2021 in the **area of concern**. Based on this determination, the Dept. of Environmental Conservation finds that a regulated freshwater wetland is located on the property and regulated activities in the wetland or within the 100 foot adjacent area are subject to permit requirements...The red line indicates the wetland boundary, the blue line indicates the extent of the 100 foot adjacent (Buffer) area.

The boundary of the regulated wetland has been marked with fluorescent flags. The resulting map is informational only. If you need a more precise map, the flagged points along the wetland boundary and the 100 foot adjacent area, also known as the buffer area, must be professionally surveyed and transferred to your construction plan or tax map. Once the flagged areas are surveyed, the boundary is considered fixed for a period of five years.

If you have any questions regarding this delineation, please feel free to contact me at (607) 753- 3095 ext. 277.

Sincerely,



Aaron T. Bliss
Wildlife Technician
Bureau of Environmental Health
Region 7/ Cortland

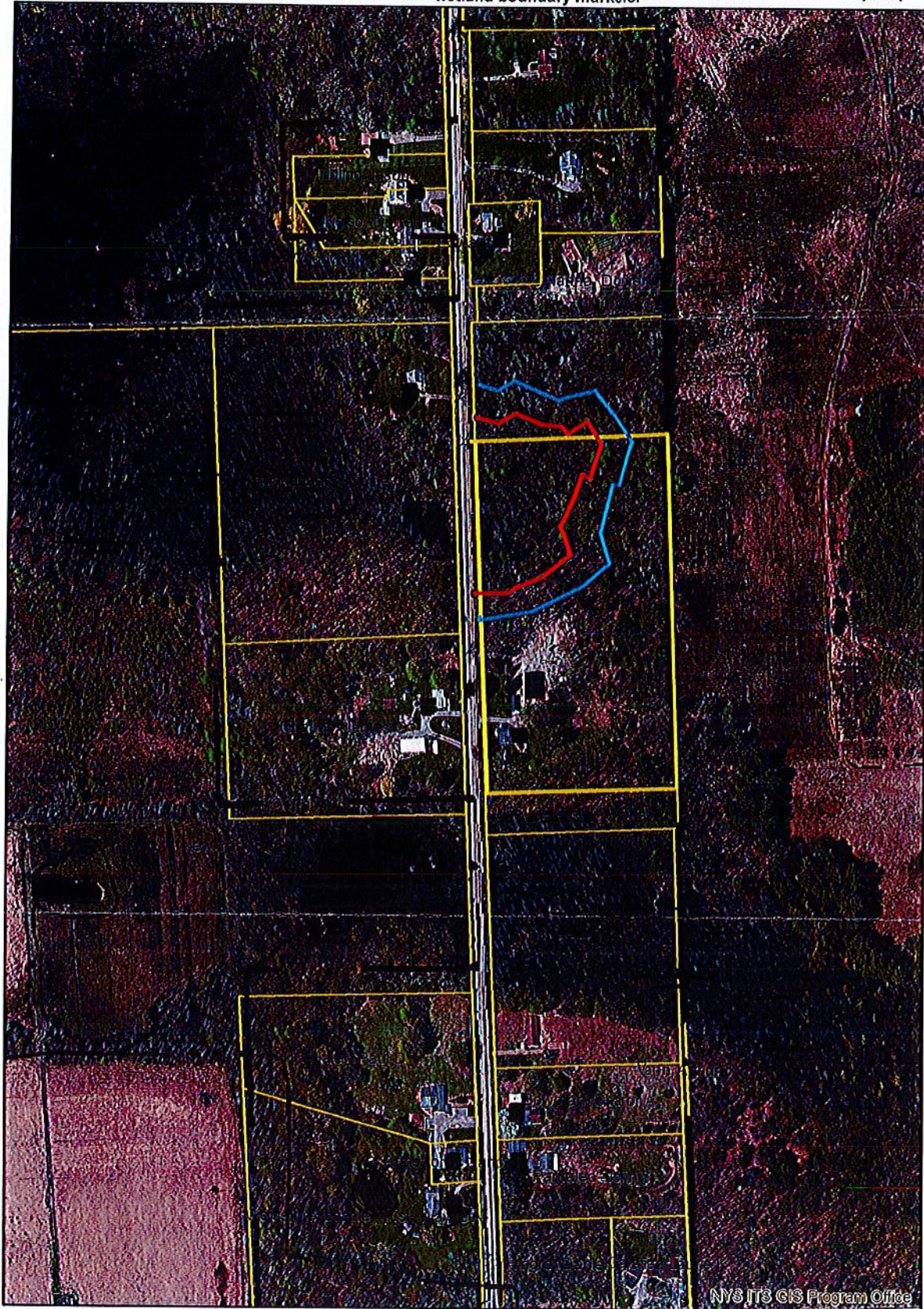


Department of
Environmental
Conservation

Corey Buyck
To of Lysander

Corey Buyck To of Lysander 8896 Smokey Hollow Rd Wetland Delineation

This map is for informational purposes only. Actual locations of the boundaries of regulated wetlands have been marked in the field. The 100 foot regulated adjacent area must be measured from the wetland boundary markers.



NYS ITS GIS Program Office

0 250 500 Feet
0 115 230 460 690 920

Legend

- Wetland Boundary
- Approximate 100 foot buffer
- Property Boundary

Development Site: ADJACENT TO 8896 SMOKEY HOLLOW RD
CONEY BUYCK PROPERTY (VIC): LYNDEN County: ONONDAGA

Date: 11/15-11/17/21 Tests Conducted By: JAMES E. BURKE, P.E.

Weather Conditions: RAIN OVERCAST

Test Hole No.	Test Hole Depth (inches)	Lot No.	Soil Profile Description and Groundwater Depth (if identified)	Presoaking Date & Time	Time	Percolation Test					
						1	2	3	4	5	6
1	12" TEST AT 6"		0-1" TOP SOIL (GRASS/ROCKS) 1" 12" - LOOSE, BROWN SANDY LOAM, FEW ROCKS, down to 12" depth	11/15/21 3:00 PM	End	3:41	4:09	4:39			
					Begin	3:24	3:45	4:09			
					Result	20m/s	21m/s	30m/s			
2	12" TEST AT 6"		SAME AS HOLE #1	11/15/21 3:00 PM	End	3:47	4:17	4:39			
					Begin	3:27	3:47	4:17			
					Result	20m/s	30m/s	32m/s			
3	18" WATER AT 8" DEPTH AFTER PRESOAK		SAME SOIL AS #1 CONTINUED TO 18", AFTER PRESOAK 120 AT 8" THIS DEPTH, 8-12" WAS OBSERVED AS GROUNDWATER LEVEL IN THIS AREA	11/15/21 3:00 PM	End	NO TEST - 11/20 @ 8" depth					
					Begin						
					Result						
					End						
					Begin						
					Result						
					End						
					Begin						
					Result						
					End						
					Begin						
					Result						

Begin time, end time, and result in minutes for a water elevation change from 6" to 5" above the bottom of the test hole.

INSTRUCTIONS

Procedure:

- 1) At least two percolation tests shall be performed within the proposed absorption area. At least one percolation test should also be performed within the proposed absorption system expansion area.
- 2) Dig each hole with vertical sides approximately 12 inches in diameter. If an absorption field is being considered, the depth of test holes should be 24 to 30 inches below final grade or at the projected bottom of trenches in shallower/deeper systems based upon test hole evaluation. The sides of the percolation holes should be scraped to avoid smearing. Place washed aggregate in the lower two inches of each test hole to reduce scouring and silting action when water is poured into the hole.
- 3) Presoak the test holes by periodically filling the hole with water and allowing the water to seep away. This procedure should be performed for at least four hours and should begin one day before the test (except in clean coarse sand and gravel). After the water from the final presoaking has seeped away, remove any soil that has fallen from the sides of the hole.
- 4) Pour clean water into the hole, with as little splashing as possible, to a depth of six inches above the bottom of the test hole.
- 5) Observe and record the time in minutes required for the water to drop from the six-inch depth to the five-inch depth.
- 6) Repeat steps (4) and (5) a minimum of three times until the time for the water to drop from six inches to five inches for two successive tests is approximately equal (i.e., ≤ 1 min. for 1-30 min./inch, ≤ 2 min. for 31-60 min./inch). The longest time interval to drop one inch will be taken as the stabilized rate of percolation.
- 7) Percolation test results shall be consistent with soil classification and if different results are obtained for multiple holes in a proposed absorption area, the slowest stabilized rate shall be used for system design.

JAMES E. BURKE, P.E., the undersigned certify that the percolation tests were conducted by me or under my direction in accord with the above procedure. The data and results are true and correct.

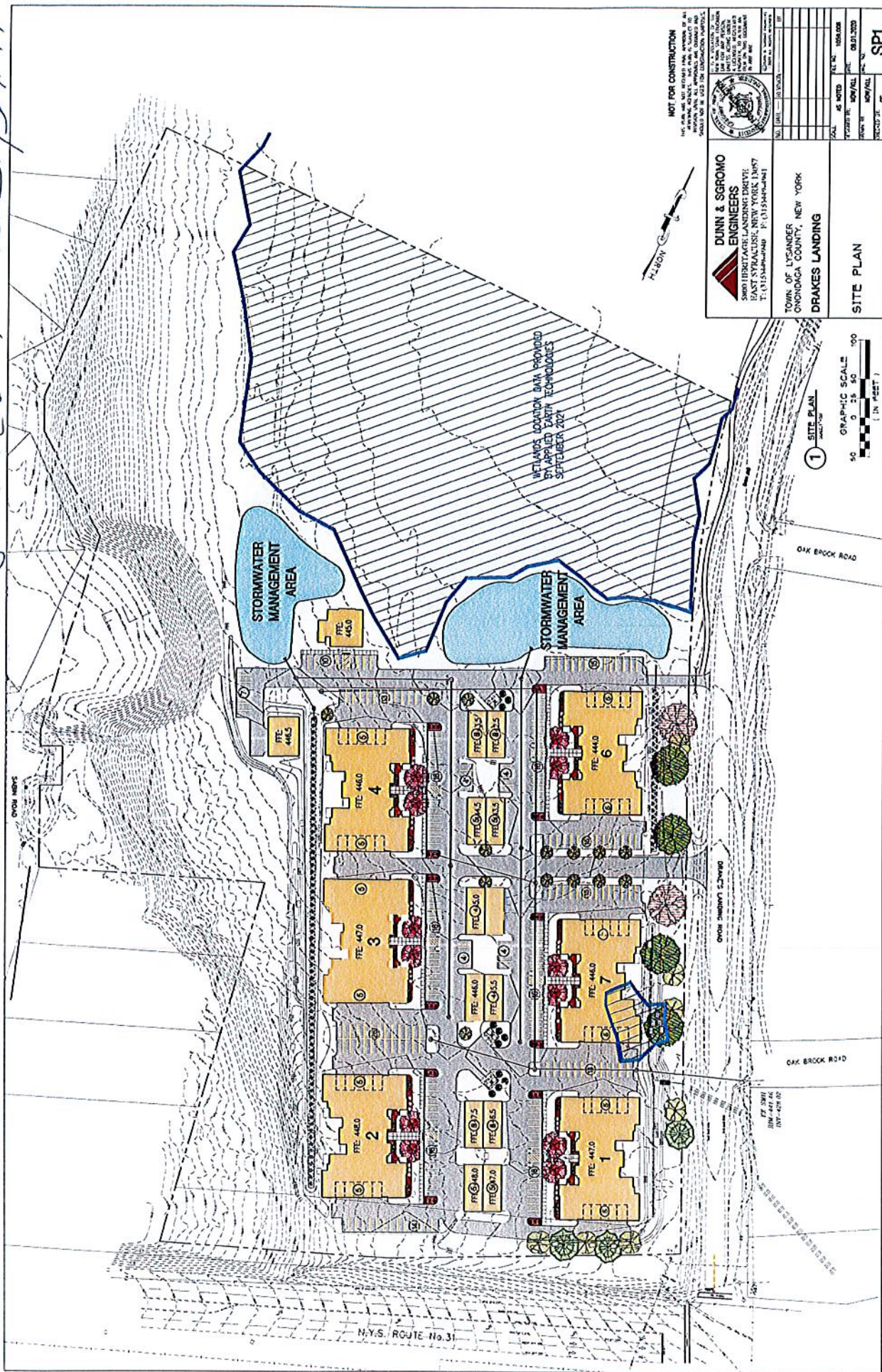
Date: 11/17/11

Signature: [Signature]

License No. (P.E., R.A., L.S.) 068779



B&F Apts.
 Most recent footprint



NOT FOR CONSTRUCTION

THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



**DUNN & SGRO
 ENGINEERS**
 5800 HERITAGE LANDING DRIVE
 EAST SYRACUSE, NEW YORK 13057
 T: (315) 484-4400 F: (315) 484-4401

NO.	DATE	DESCRIPTION	BY	CHKD.
1	08/11/2021	PRELIMINARY DESIGN	JD	JD
2	08/11/2021	REVISED DESIGN	JD	JD
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99	08/11/2021	REVISED DESIGN	JD	JD
100	08/11/2021	REVISED DESIGN	JD	JD

**TOWN OF LYNDEN
 ONONDAGA COUNTY, NEW YORK
 DRAKES LANDING**

SITE PLAN

SP1

GRAPHIC SCALE
 0 25 50 100
 (IN FEET)

1 SITE PLAN
 08/11/2021

OAK BROOK ROAD

N.Y.S. ROUTE No. 31

WETLANDS BOUNDARY DATA PROVIDED BY APPLIED EARTH TECHNOLOGIES SEPTEMBER 2021

B & F Development
2-10-2022

**Full Environmental Assessment Form
Part 1 - Project and Setting**

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Drake's Landing Apartments		
Project Location (describe, and attach a general location map): Intersection of Route 31 and Drake's Landing Road (see Project Plans)		
Brief Description of Proposed Action (include purpose or need): Development of an apartment complex, consisting of 6, 3-story, multi-family buildings, 6 garages, and 2 support buildings (a clubhouse and maintenance building), on a 22.1-acre lot (see Application, Drawings, and Reports transmitted to the Town on January 10, 2022).		
Name of Applicant/Sponsor: B & F Development	Telephone: (315) 575-1664	
	E-Mail: ffava@twcny.rr.com	
Address: 8927 Center Pointe Drive		
City/PO: Baldwinsville	State: New York	Zip Code: 13027
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): YMCA of Greater Syracuse, Inc.	Telephone: (315) 474-6851	
	E-Mail:	
Address: 340 Montgomery Street		
City/PO: Syracuse	State: New York	Zip Code: 13202

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Town of Lysander Planning Board - Site Plan	
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Lysander Highway Dept. - curb cut	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Onondaga County GML 239 Referral	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC - Stormwater Discharge Permit	
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Army Corp of Engineers	
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> If Yes, complete sections C, F and G. If No, proceed to question C.2 and complete all remaining sections and questions in Part I 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s):	
<hr/> <hr/> <hr/>	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s):	
<hr/> <hr/> <hr/>	

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<u>PUD</u> <u>Highway Overlay District</u>	
b. Is the use permitted or allowed by a special or conditional use permit?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes,	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. What is the proposed new zoning for the site? _____	
C.4. Existing community services.	
a. In what school district is the project site located?	<u>Baldwinsville Central School District</u>
b. What police or other public protection forces serve the project site?	<u>Onondaga County Sheriff and New York State Police</u>
c. Which fire protection and emergency medical services serve the project site?	<u>Belgium Cold Springs Fire Department</u>
d. What parks serve the project site?	<u>Drake's Landing Park, Kerri Hornaday Park, and Town of Lysander Park</u>

D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?	<u>Residential</u>
b. a. Total acreage of the site of the proposed action?	<u>22.10</u> acres
b. Total acreage to be physically disturbed?	<u>10.8</u> acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	<u>22.10</u> acres
c. Is the proposed action an expansion of an existing project or use?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____	
d. Is the proposed action a subdivision, or does it include a subdivision?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes,	
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____	
ii. Is a cluster/conservation layout proposed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
iii. Number of lots proposed? _____	
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	
e. Will the proposed action be constructed in multiple phases?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. If No, anticipated period of construction: <u>18</u> months	
ii. If Yes:	
• Total number of phases anticipated _____	
• Anticipated commencement date of phase I (including demolition) _____ month _____ year	
• Anticipated completion date of final phase _____ month _____ year	
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____	

f. Does the project include new residential uses? ☒ Yes ☐ No
 If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				162 units in 6 buildings
At completion of all phases				162 units in 6 buildings

g. Does the proposed action include new non-residential construction (including expansions)? ☒ Yes ☐ No
 If Yes,

i. Total number of structures 14 (12 detached garages; 1 maintenance building; 1 clubhouse)
 ii. Dimensions (in feet) of largest proposed structure: 30 height; 58 width; and 50 length (clubhouse & maintenance building)
 iii. Approximate extent of building space to be heated or cooled: 4,458 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☒ Yes ☐ No
 If Yes,

i. Purpose of the impoundment: Required stormwater detention.
 ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☒ Other specify: stormwater
 iii. If other than water, identify the type of impounded/contained liquids and their source.

0.8

iv. Approximate size of the proposed impoundment. Volume: 1.01 million gallons; surface area: 0.8 acres
 v. Dimensions of the proposed dam or impounding structure: see below height; see below length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
Earth, stormwater detention basins, Item v. based upon height of berm.
Berm A = 5.5 feet in height and 440 L.F. Berm B = 3.5 feet in height and 220 L.F.

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ Yes ☒ No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

 iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☒ No
 If yes, describe. _____

 v. What is the total area to be dredged or excavated? _____ acres
 vi. What is the maximum area to be worked at any one time? _____ acres
 vii. What would be the maximum depth of excavation or dredging? _____ feet
 viii. Will the excavation require blasting? ☐ Yes ☒ No
 ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☒ No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☒ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☒ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: 39,000 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No
If Yes:

- Name of district or service area: Radisson Water Supply District
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☒ Yes ☐ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: Approximately 1,660 feet of ductile iron water line originating at main east side of Drakes Landing, including approximately 5 hydrants.
- Source(s) of supply for the district: OCWA/Lake Ontario

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: 39,000 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): Sanitary Wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: Baldwinsville-Seneca Knolls Wastewater Treatment Plant
- Name of district: Radisson Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No • Will a line extension within an existing district be necessary to serve the project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: <u>8-inch sanitary sewer line extending +/- 140 l.f. from existing manhole east side of Drakes Landing, all on-site sewer lines will be privately maintained.</u> 	
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? <u>Seneca River</u> 	
<p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):</p> <p>_____</p> <p>_____</p>	
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p> <p>_____</p> <p>_____</p>	
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="padding-left: 40px;">_____ Square feet or <u>6.7</u> acres (impervious surface)</p> <p style="padding-left: 40px;">_____ Square feet or <u>22.1</u> acres (parcel size)</p>	
<p>ii. Describe types of new point sources. <u>Stormwater Facilities (2 total)</u></p> <p>_____</p>	
<p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?</p> <p style="text-align: center;"><u>On-site Stormwater Management Facility/Structures</u></p> <p>_____</p> <ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ <p>_____</p> <ul style="list-style-type: none"> • Will stormwater runoff flow to adjacent properties? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 	
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</p> <p style="text-align: center;"><u>Construction Equipment</u></p> <p>_____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</p> <p>_____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</p> <p style="text-align: center;"><u>HVAC Equipment</u></p> <p>_____</p>	
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☒ Yes ☐ No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☒ Morning ☒ Evening ☐ Weekend
☐ Randomly between hours of _____ to _____

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed 345 Net increase/decrease 345

iv. Does the proposed action include any shared use parking? ☐ Yes ☒ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:
Two access drives.

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? ☐ Yes ☒ No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☒ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☒ Yes ☐ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☒ Yes ☐ No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: 1,773,900 per USPOE estimate

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
National Grid

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☒ No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7:00 AM-7:00 PM
- Saturday: 7:00 AM-5:00 PM
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: N/A
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☒ Yes ☐ No
 If yes:
 i. Provide details including sources, time of day and duration:
Construction equipment as typical for residential construction activity (see D.1.i on Page 7 of 13)

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No
 Describe: _____

n. Will the proposed action have outdoor lighting? ☒ Yes ☐ No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
Lighting will be building-mounted, be dark sky compliant, and be directed at the adjacent parking areas and drives.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☒ Yes ☐ No
 Describe: The Site Plan will preserve as much as possible of the existing natural barriers.

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No
 If Yes:
 i. Describe proposed treatment(s): _____

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☒ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☐ No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: 14 tons per _____ year (unit of time) (.25 pounds per s.f. per NAHB)
 • Operation: 3,767 tons per _____ year (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: Carry-in/Carry-out site
 • Operation: QCRA Reuse/Recycle Program in place

iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: Contractor to remove a legally dispose of all construction waste.
 • Operation: Local hauling (trash) service.

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)

☒ Forest ☐ Agriculture ☐ Aquatic ☒ Other (specify): wetland

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	---	6.8	+6.8
• Forested	16.3	6.6	-9.3
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	N/A		
• Agricultural (includes active orchards, field, greenhouse etc.)	N/A		
• Surface water features (lakes, ponds, streams, rivers, etc.)	---	0.8	+ 0.8
• Wetlands (freshwater or tidal)	4.8	4.7	- 0.1
• Non-vegetated (bare rock, earth or fill)	N/A	---	---
• Other Describe: _____	N/A		

c. Is the project site presently used by members of the community for public recreation? <i>i. If Yes: explain:</i> _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, <i>i. Identify Facilities:</i> _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
e. Does the project site contain an existing dam? If Yes: <i>i. Dimensions of the dam and impoundment:</i> <ul style="list-style-type: none"> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <i>ii. Dam's existing hazard classification:</i> _____ <i>iii. Provide date and summarize results of last inspection:</i> _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: <i>i. Has the facility been formally closed?</i> <input type="checkbox"/> Yes <input type="checkbox"/> No <ul style="list-style-type: none"> • If yes, cite sources/documentation: _____ <i>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:</i> _____ _____ <i>iii. Describe any development constraints due to the prior solid waste activities:</i> _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: <i>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</i> _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: <i>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:</i> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 45%;"> <input type="checkbox"/> Yes – Spills Incidents database <input type="checkbox"/> Yes – Environmental Site Remediation database <input type="checkbox"/> Neither database </div> <div style="width: 50%;"> Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ </div> </div> <i>ii. If site has been subject of RCRA corrective activities, describe control measures:</i> _____ _____ <i>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?</i> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, provide DEC ID number(s): _____ <i>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):</i> _____ _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 2.5 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

<u>Lockport and Brockport</u>	<u>67.5</u> %
<u>Lairdsville Silt Loam</u>	<u>11.3</u> %
<u>Ontario Gravelly Loam</u>	<u>12.1</u> %

d. What is the average depth to the water table on the project site? Average: 1 feet

e. Drainage status of project site soils: ☒ Well Drained: 23 % of site
☒ Moderately Well Drained: 9 % of site
☒ Poorly Drained: 68 % of site

f. Approximate proportion of proposed action site with slopes: ☐ 0-10%: 85 % of site
☐ 10-15%: 5 % of site
☐ 15% or greater: 10 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☒ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☒ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☒ Yes ☐ No
If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☒ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

• Streams:	Name _____	Classification _____
• Lakes or Ponds:	Name _____	Classification _____
• Wetlands:	Name <u>Army Corps of Engineers</u>	Approximate Size <u>4.94 Acres</u>
• Wetland No. (if regulated by DEC)	_____	

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No
If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☒ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☒ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☒ Yes ☐ No
If Yes:
i. Name of aquifer: Principal Aquifer, Primary Aquifer

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Describe the habitat/community (composition, function, and basis for designation): _____	
ii. Source(s) of description or evaluation: _____	
iii. Extent of community/habitat:	
• Currently:	_____ acres
• Following completion of project as proposed:	_____ acres
• Gain or loss (indicate + or -):	_____ acres
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. Species and listing (endangered or threatened):	Indiana Bat
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Species and listing:	_____
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, give a brief description of how the proposed action may affect that use: _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
i. If Yes: acreage(s) on project site? _____	
ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature	
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. CEA name: _____	
ii. Basis for designation: _____	
iii. Designating agency and date: _____	

e. 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? ☐ Yes ☒ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. 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? ☒ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☒ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☒ Yes ☐ No

If Yes:

i. Identify resource: Kerri Hornaday Park

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Local Park

iii. Distance between project and resource: 0.3 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☒ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information


Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name GREGORY SPANO P.E. Date 1/13/2022

Signature  Title Project Engineer

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only (If applicable)
 Project: **D&F Development**
 Date: **2-10-22**

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)			
If "Yes", answer questions a - j. If "No", move on to Section 2.			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
1 ft. a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2.5 ft. c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases. 18 months	D1e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: The depth of the buildings will be on grade and will not impact any known aquifer. No blasting or heavy digging will be required.		<input type="checkbox"/>	<input type="checkbox"/>

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

☒ NO

☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: <u>None known or obvious</u>		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

☒ NO

☒ YES

If "Yes", answer questions a - i. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body. <u>minimal impact on 4.4 acre wetland</u>	E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action. <u>SWPP</u>	E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>

1. Other impacts: <u>The SWPP and location of the construction will not disturb the wetland.</u>	<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) If "Yes", answer questions a - h. If "No", move on to Section 5.			
	<input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: <u>Public water & sewer - no impact on groundwater</u>		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) If "Yes", answer questions a - g. If "No", move on to Section 6.			
	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochlorofluorocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any <u>threatened or endangered species</u> , as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any <u>rare, threatened or endangered species</u> , as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any <u>species of special concern</u> or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any <u>species of special concern</u> and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a <u>registered National Natural Landmark</u> to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a <u>designated significant natural community</u> . <i>None</i> Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the <u>predominant species</u> that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or <u>locally important habitat</u> . <i>None</i> Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part I, E.3.a. and b.)

☒ NO

☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: <i>Not Formed</i>		<input type="checkbox"/>	<input type="checkbox"/>

Further Landscaping plan w/ more extensive screening will be required

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part I. E.1.a, E.1.b, E.3.h.)

☐ NO

☒ YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q. E1c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile <input checked="" type="checkbox"/> 1/2 - 3 mile <input checked="" type="checkbox"/> 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: <u>See January 10, 2022 DWRN 9</u> <u>Sgrano Pdc response letter</u>		<input type="checkbox"/>	<input type="checkbox"/>

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part I. E.3.e, f. and g.)

☒ NO

☐ YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.	E3e	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>

SHPO letter saying no impact

d. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>
If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) If "Yes", answer questions a - e. If "No", go to Section 12.			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) If "Yes", answer questions a - c. If "No", go to Section 13.			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems.

☐ NO☒ YES

(See Part I. D.2.j)

If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: <u>traffic study show little to no degradation of service on existing roads</u>		<input type="checkbox"/>	<input type="checkbox"/>

See 1-10-22 Response letter from OWA to GMA

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy.

(See Part I. D.2.k)

If "Yes", answer questions a - e. If "No", go to Section 15.

☒ NO☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting.

☒ NO☐ YES

(See Part I. D.2.m., n., and o.)

If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

Drain lanes should be done as Road

Still concerned about Drake's landing for left turn traffic. Consider additional left turn lane on Drake's landing

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

☒ NO

☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans.
(See Part 1. C.1, C.2. and C.3.)

☒ NO

☐ YES

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: <u>See 1-10-22 response letter from Dunn & Sgrano</u>		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character.
(See Part 1. C.2, C.3, D.2, E.3)

☒ NO

☐ YES

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: <u>See 1-10-22 Response letter from Dunn & Sgrano</u>		<input type="checkbox"/>	<input type="checkbox"/>

PRINT FULL FORM

**IN THE MATTER
Of
STATE ENVIRONMENTAL QUALITY REVIEW
ACT
DETERMINATION FOR
B&F DEVELOPMENT, LLC
AND SITE PLAN APPROVAL WITH
CONDITIONS**

**Resolution 2022-____
DETERMINATION OF
ENVIRONMENTAL
SIGNIFICANCE AND SITE PLAN
APPROVAL OF PROJECT**

**DRAFT – FOR CONSIDERATION BY THE LYSANDER
PLANNING BOARD ON 3-10-22**

The **TOWN PLANNING BOARD OF THE TOWN OF LYSANDER**, in the County of Onondaga, State of New York, met in regular session at the Town Hall in the Town of Lysander, located _____ at _____ 8220 _____ Loop _____ Road, Baldwinsville, New York 13027, County of Onondaga, State of New York, on the ____th day of _____, 2022, at 7:00 p.m. The meeting was called to order by John B. Corey, as Chairman, and the following were present, namely:

John B. Corey	Chairman
Hubert D. Kimball	Member
William Lester	Member
Steve Darcangelo	Member
Doug Beachel	Member

Absent:

WHEREAS, B&F Development, LLC (the “Applicant”) is proposing the construction of six (6) three story multi-family buildings, 6 garages and 2 support buildings (a clubhouse and maintenance building) on a 22.1 acre lot at the intersection of NYS Route 31 and Drake’s Landing Road (the “Project”);

WHEREAS, the Applicant, through its engineers (Dunn & Sgromo Engineers), has submitted a site plan package (the "Site Plan Package") entitled Drakes' Landing, which consists of the following Sheets: SP1 Site Plan; SP2 Site Aerial; SP3 Site Cross Section (Replaced by CS1, dated 2-10-22; SP4 Site Cross Section (replaced by CS2, dated 2-10-22); SP5 Landscaping Plan; as File No. 1059.008, dated 09/01/20 last revision date February 10, 2022 TT-1 Truck Turn Plan, dated November 10, 2021, revised January 12, 2022;

WHEREAS, the Project is proposed to be situated on one vacant parcel, currently owned by the YMCA of Greater Syracuse, Inc. and identified as tax map nos. 075.-03-24.7, which equal approximately 22 acres (the "Property" or "Project Site");

WHEREAS, of the 22 acres, the Applicant has proposed to disturb approximately 10.8 acres of the Property;

WHEREAS, the Planning Board and its engineer have reviewed the Site Plan Package and have considered it in relation to the SEQRA review and findings set forth herein;

WHEREAS, the existing zoning for the Project Site is Planned Unit Development which allows the multi-family apartments as set forth in the Application;

WHEREAS, by letter dated October 29, 2021, the Radisson Community Association has indicated that the Property has always been contemplated to have residential uses compatible to the one proposed in the Application;

WHEREAS, land uses in the adjacent surrounding area are single family, multi-family housing and open space/recreation;

WHEREAS, because 10 acres of the Property will be disturbed by the construction of the Project, it qualifies the Action as a Type I action under Article 8 of the New York State Environment Law and 6 NYCRR ("SEQRA");

WHEREAS, on February 13, 2020, pursuant to NYCRR Part 617.6(b), the Lysander Planning Board (the "Planning Board") declared itself the Lead Agency and issued to all involved

agencies a Notice of Intent that classified the Project as a Type I action and further stated that it intended to be the Lead Agency for the Action;

WHEREAS, no involved agency responded in objection to the Notice of Intent for Lead Agency;

WHEREAS, on March 30, 2020, the Planning Board held a scoping session for all of the involved agencies to determine any environmental concerns they may have - none of the involved agencies attended or submitted comments;

WHEREAS, the Applicant has provided the Town Planning Board with a Traffic Impact Study (the "Traffic Impact Study"), dated January 2020, revised January 10, 2022, prepared by Dunn & Sgromo Engineers, PLLC ("Project Engineers");

WHEREAS, by letter dated July 20, 2020, the Engineer for the Town has reviewed the Traffic Impact Study and based on his review generally agrees with the determination that the level of service will only be minimally degraded by the Project, however, the Town Engineer has also determined that based on the significant number of new apartment units being proposed further study should be undertaken upon substantial construction of the Project, especially as it relates to a possibility of a dedicated left hand turn lane on Drake's Landing;

WHEREAS, Dunn & Sgromo submitted to the Town Engineer a Stormwater Pollution and Prevention Plan ("SWPPP") dated November 2021, which identifies stormwater run-off issues and proposed stormwater facilities that will meet the NYS Department of Environmental Conservation regulations (See Engineer's Review Letter of March 3, 2022);

WHEREAS, by letter dated January 4, 2022 to the Planning Board Chairman, Dunn & Sgromo Engineers submitted answers addressing the numerous comments, complaints and objections that the public provided to the Planning Board as it relates to the environmental impacts of the Project (the "D&S January 4, 2022 Letter");

WHEREAS, by letter dated January 10, 2022 to the Chairman of the Planning Board, Dunn & Sgromo Engineers submitted answers to the Engineering Review Letter dated December 15, 2021 by the Town Engineer (the "D&S January 10, 2022 Letter"),

WHEREAS, by resolution dated March 18, 2020 the Onondaga Planning Agency determined that the Project would not have a inter-county wide impact and offered one modification, which modification is agreed to by the Planning Board;

WHEREAS, on February 10 2022, at its monthly meeting, the Planning Board reviewed, discussed and asked questions to the Dunn & Sgromo Engineers regarding Part 2 of the Full Environmental Assessment Form (the "EAF") and answered the 18 questions set forth therein based on the Project;

WHEREAS, for the reasons set forth in the D&S January 4, 2022 Letter, the D&S January 10, 2022 Letter, the minutes of the February 10, 2022 meeting, the information on Part 1 of the EAF, the notes set forth on Part 2 of the EAF and the personal knowledge of the Planning Board members of the Project site, the Planning Board determined that there would be no environmental impact on Geological Features, Groundwater, Flooding, Air, Plants and Animals, Agricultural Resources, Historical and Archeological Resources, Open Space and Recreation, Critical Environmental Areas, Energy, Noise/Oder/Light, Human Health, Consistency with Community Plans, and/or Consistency with Community Character;

WHEREAS, the Planning Board did identify four potential environmental impacts as follows: (i) Impact on Land; (ii) Impacts on Surface Water; (iii) Impacts on Aesthetic Resources; (iv) Impacts on Transportation;

WHEREAS, of the four potential environmental impacts set forth in the previous paragraph, the Planning Board determined that the standards set forth in the EAF sub-questions indicated "no, or small impact may occur", except for mitigation measures that would be required related to Impacts on Aesthetic Resources and Impacts on Transportation, as set forth in the next paragraph;

WHEREAS, although there are no significant environmental impacts based on the Planning Board's review of Part 2 of the EAF, the Planning Board has two main concerns from a SEQRA and Site Plan mitigation perspective: (i) traffic queuing at the corner of Drake's Landing and NYS Route 31, especially vehicles taking a left hand turn onto NYS Route 31 from Drake's Landing and its impact on traffic exiting the southern Oak Brook Road intersection with Drake's Landing; and (ii) the visual impact of six three story apartment buildings from NYS Route 31 and from Drake's Landing.

WHEREAS, based on the review of the Site Plan Package, Part 1 and Part 2 of the EAF, the Planning Board's familiarity of the Project Site, the Town's Comprehensive Plan, the zoning designation of the Property as Planned Unit Development, the comments received by the public, and all of the Recitals stated above, the Planning Board hereby makes the following **FINDINGS and DETERMINATIONS**, which will be added as a supplement to the EAF Part 2 and 3:

1. **FINDING and DETERMINATION:** The Project is consistent with similar multi-residential apartment use buildings within close proximity of the Property, including the Riverknoll Apartments across NYS Route 31 and the three-story Silver Wood apartment complex on Willett Parkway which is also situated adjacent to a single-family residential neighborhood.
2. **FINDING and DETERMINATION:** Mixed use residential opportunities is a goal of the Radisson Community, which should include single family housing, town house opportunities and multi-family apartment living.
3. **FINDING and DETERMINATION:** Except as set forth in FINDING and DETERMINATION Number(s) 8-11, the Planning Board has reviewed the D&S January 4, 2022 Letter, agrees with the reasoning and rationale set forth therein, and adopts the reasoning and rationale as justification for the SEQRA determination set forth herein.
4. **FINDING and DETERMINATION:** Except as set forth in FINDING and DETERMINATION Number(s) 8-11, the Planning Board has reviewed the D&S January 10, 2022 Letter, agrees with the reasoning and rationale set forth therein, and adopts the reasoning and rationale as justification for the SEQRA determination set forth herein.

5. **FINDING and DETERMINATION:** While the Project does not propose open recreation space for its residents, the Kerri Hornaday Park is in close proximity to the Project and the proposed walking trail to said Park will provide sufficient open space and recreational opportunities for the Project's residents.
6. **FINDINGS and DETERMINATION:** No evidence has been presented that would indicate any de-valuation in property values to single family houses because of the Project, which Project is similar to other apartment complexes in close proximity to the Property.
7. **FINDING and DETERMINATION:** The illustrations and elevations provided by the Applicant show architecturally pleasing structures that are consistent with the "look" of a residential home, including vinyl shake siding, vinyl siding, pressure treated wood or vinyl railings, asphalt shingles, cultured stone veneer, stone or concrete cap, and any other requirements of the Radisson Architectural Standards Board which will make the views consistent with the neighborhood.
8. **FINDING and DETERMINATION:** While the "look" of the buildings are consistent with residential homes and apartments in the area, the buildings should be screened to the greatest extent possible by: (i) keeping and maintaining the existing trees along NYS Route 31 and Drake's Landing; and (ii) supplementing the existing trees with a landscaping plan that will provide berms and decorative trees that will break up the view shed along Drake's Landing and NYS Route 31 and the single-family houses in the Oak Brook subdivision.
9. **FINDING and DETERMINATION:** The Traffic Study indicates that there will not be a significant degradation of service level on the impacted roads from the Project. However, based upon the Planning Board's personal knowledge of the intersection at Drake's Landing and NYS Route 31, the number of new residential units being proposed, the concerns raised by the Town Engineer and the public at the public hearing and through their correspondence to the Planning Board, there is sufficient justification for concern with vehicle queuing for left-hand (eastbound) movements from Drake's Landing onto NYS Route 31 to require further analysis upon substantial completion of the Project;

10. **FINDING and DETERMINATION:** The concerns set forth in Finding and Determination 9 above justifies a mitigation measure as further set forth at Finding and Determination number 11 below to assure the accuracy and integrity of the Traffic Study in light of the actual "build-out" conditions.
11. **FINDING and DETERMINATION:** Within 12 months of 80% occupancy of the Project, the Applicant shall pay for the cost of a traffic study, commissioned by the Town of Lysander Planning Board, to determine if a dedicated left-hand turn lane should be added to Drake's Landing to prevent queuing that affects vehicles entering onto Drake's Landing from the southern Oak Brook Road intersection. The estimated fee for the updated traffic study shall be placed in escrow prior to the Project receiving a building permit for the project
12. **FINDINGS and DETERMINATION:** In the event the traffic study described in FINDING and DETERMINATION 11 above warrant a dedicated left-hand turn lane on Drake's Landing, as determined solely by the Planning Board with the advice and counsel of the Town Engineer, the Applicant shall pay the cost of the construction of such a left-hand turn lane. A surety bond or letter of credit shall be provided to the Town prior to a building permit being issued in the amount of the estimated construction cost of the left-hand turn lane.

NOW, THEREFORE BE IT RESOLVED, that having reviewed the EAF and relating it to the criteria set forth in Section 617.8(c) of the SEQRA regulations, having held the public hearing and making the Findings and Determinations contained in this Resolution, the Planning Board hereby issues a Negative Declaration under Article 8 of the Environmental Conservation Law;

BE IT FURTHER RESOLVED, that the Lead Agency is the Planning Board of the Town of Lysander, with a mailing address of 8220 Loop Road, Baldwinsville, Town of Lysander, New York;

BE IT FURTHER RESOLVED, that the Project is a Type I Action under SEQRA;

BE IT FURTHER RESOLVED, that the proposed Action is located on Drake's Landing and NYS Route 31 in the Town of Lysander;

BE IT FURTHER RESOLVED, that this Resolution be appended to the EAF Part 2 and Part 3 and made a part thereof;

BE IT FURTHER RESOLVED, that Secretary to the Planning Board is hereby directed to file this Negative Declaration with the appropriate entities as set forth under 6 NYCRR Part 617.

AND BE IT FURTHER

RESOLVED, that based on the SEQRA Determination set forth herein, the **FINDINGS and DETERMINATIONS** set forth herein, the Site Plan Package, various engineer letters and all other documents cited herein (all of which are incorporated into this Resolution and serve as the basis for this Decision), the Planning Board hereby approves the Site Plan Package with the following conditions:

1. Within 12 months of 80% occupancy of the Project, the Applicant shall pay for the cost of a traffic study, commissioned by the Town of Lysander, to determine if a dedicated left-hand turn lane should be added to Drake's landing to prevent queuing that affects vehicles entering onto Drake's Landing, especially from the southern Oak Brook Road intersection.

2. In the event the traffic study described in FINDING and DETERMINATION 11 above warrant a dedicated left-hand turn lane on Drake's Landing, the determination of such which is in the sole discretion of the Planning Board upon the advice and consult of the Town Engineer, the Applicant shall pay the cost of the construction of such a left-hand turn lane as set forth in FINDING and DETERMINATION 12.

3. Before a building permit is issued by the Lysander Codes Department for the Project, securities between the Applicant and the Town of Lysander shall be executed to implement conditions 1. and 2. above.

4. Before a building permit is issued by the Lysander Planning Department for the Project, a new landscaping plan shall be submitted and approved by the Planning Board that sufficiently screens and beautifies the view of the Project from Drake's Landing and NYS Route 31 as set forth more fully in the FINDINGS and DETERMINATIONS set forth herein.

5. Applicant shall keep and maintain existing trees to the greatest extent possible along Route 31 and Drakes Landing.

6. Any trees that have been removed shall be supplemented with new plantings that will be presented as part of the final Landscaping Plan.

I, **KAREN RICE**, Secretary of the Planning Board, **DO HEREBY CERTIFY** that the preceding Resolution was duly adopted by the Town Planning Board of the Town of Lysander at a regular meeting of the Board duly called and held on the ____th day of _____, 2022 that said Resolution was entered in the minutes of said meeting; that I have compared the foregoing copy with the original thereof now on file in my office; and that the same is a true and correct transcript of said Resolution and of the whole thereof.

I HEREBY CERTIFY that all members of said Board had due notice of said meeting.

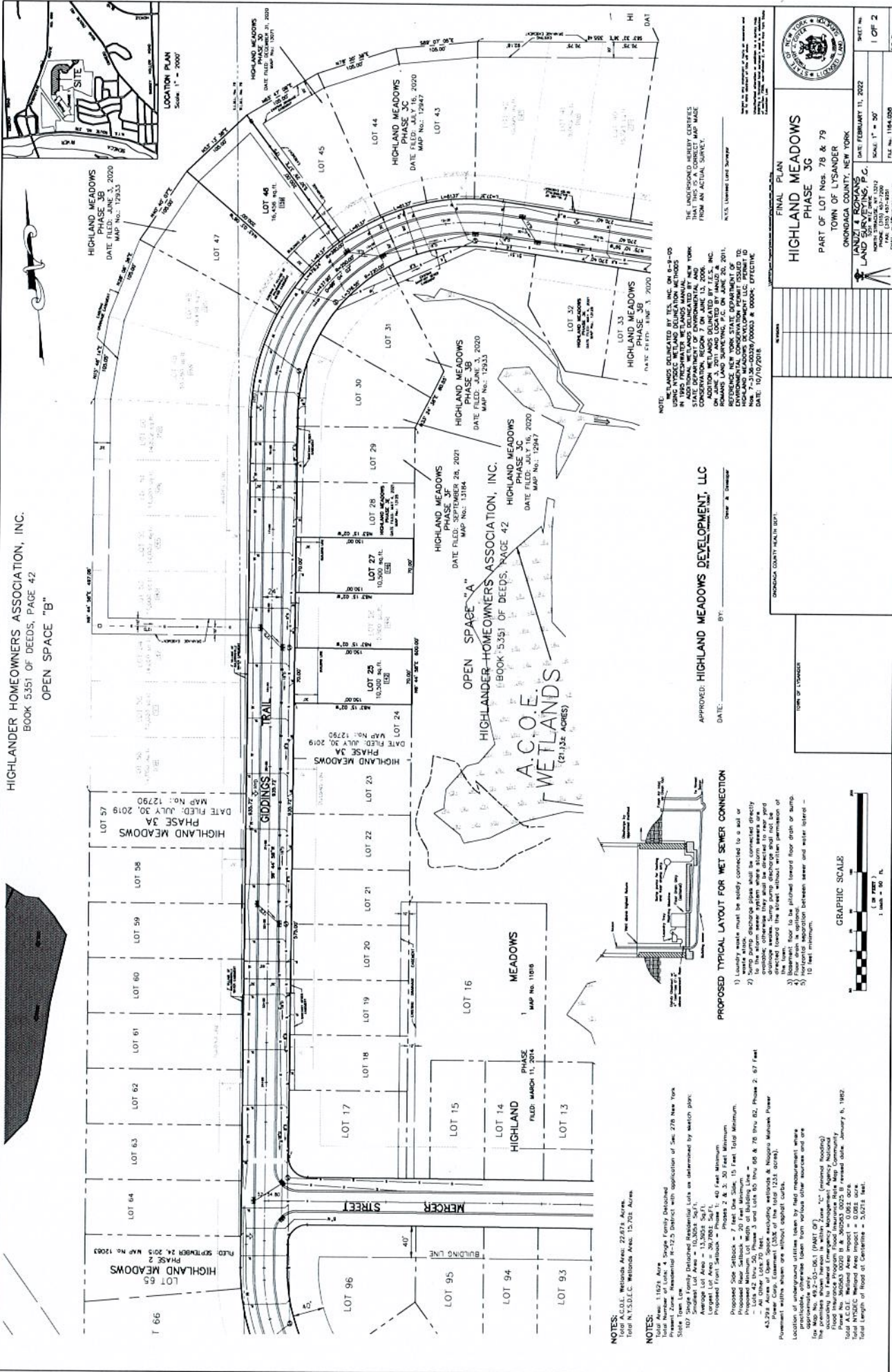
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Lysander, this ____ day of _____, 2022.

DATED: _____, 2022
Baldwinsville, New York

Karen Rice
Secretary
Planning Board of the Town of Lysander
Onondaga County, New York

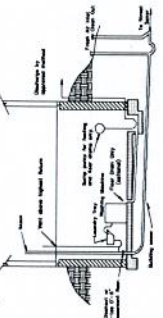
Highland Meadows

HIGHLANDER HOMEOWNERS ASSOCIATION, INC.
BOOK 5351 OF DEEDS, PAGE 42
OPEN SPACE "B"

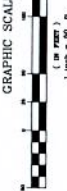


FINAL PLAN
HIGHLAND MEADOWS
PHASE 3C
PART OF LOT NOS. 78 & 79
TOWN OF LYSANDER
ONONDAGA COUNTY, NEW YORK
LAND SURVEYING CO.
DATE: FEBRUARY 11, 2022
SHEET NO. 1 OF 2
SCALE: 1" = 50'
FILE NO. 1184-008

APPROVED: **HIGHLAND MEADOWS DEVELOPMENT, LLC**
DATE: _____ BY: _____



- PROPOSED TYPICAL LAYOUT FOR WET SEWER CONNECTION**
- 1) Laundry waste must be solidly connected to a soil or storm sewer.
 - 2) Sump pump discharge pipes shall be connected directly to a storm sewer or to a separate storm sewer line.
 - 3) All other floor drains shall be connected to a storm sewer or to a separate storm sewer line.
 - 4) Floor drains shall be connected to a storm sewer or to a separate storm sewer line.
 - 5) Horizontal separation between sewer and water lateral - 10 feet minimum.



NOTES:
1. ALL LOTS ARE 100' WIDE.
2. ALL LOTS ARE 100' DEEP.
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