

TOWN OF LYSANDER
PLANNING BOARD MEETING
8220 Loop Road
Thursday, April 13, 2023 at 7:00 p.m.

I. PUBLIC HEARING -- None Scheduled

II. APPROVAL OF MINUTES

Review and approval of the minutes of the March 9, 2023 Planning Board meeting minutes.

III. NEW BUSINESS

- | | | |
|----|----------------------------------------------------|-------------------------------------------------------------------------|
| 1. | Minor Subdivision
Case No. 2023—003 | Cavendar, Michael
Former Fenzl Subdivision
Church Road |
| 2. | Site Plan Approval—Apartments
Case No. 2023—008 | Shanahan, Robert/Greentree Capital
Longview Apartments
River Road |
| 3. | Minor Subdivision
Case No. 2023—009 | Wolford, Doug
1333 Lamson Road |
| 4. | Controlled Site Use--Solar
Case No. 2023—002 | RIC Energy: Lysander III Solar
1743 Lamson Road |
| 5. | Controlled Site Use—Solar
Case No. 2023—004 | New Leaf Energy: W Genesee Road Solar 1
1235 West Genesee Road |
| 6. | Minor Subdivision
Case No. 2023—008 | New Leaf Energy: 3354 Cold Springs Solar
3400 Cold Springs Road |
| 7. | Controlled Site Use—Solar
Case No. 2023—005 | New Leaf Energy: 3354 Cold Springs Solar
3400 Cold Springs Road |
| 8. | Minor Subdivision
Case No. 2023—006 | RMS Engineers
9141 & 9237 River Road |
| 9. | Controlled Site Use—Solar
Case No. 2023-007 | RMS Engineers: Solar Power Network
River Road |

IV. ADJOURN

The next regular Town of Lysander Planning Board meeting is scheduled for Thursday, May 11, 2023 at 7:00 p.m.

Cavender

Application to the Planning Board

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

Date: March 2, 2023
☐ Information Only
☐ Preliminary
☒ Final

Name of proposed development: Fenzl Subdivision Amended 2

Applicant:

Name Michael Cavender
Address 8865 Fenner Road
Baldwinsville, New York 13027

Telephone: (315) 506-3786

Owner of record:

Name Timothy & Joan Reeves
Address 1301 Lamson Road
Baldwinsville, New York 13027

Telephone: _____

Proof of ownership attached: Yes (deed)

Site Location:

Church Road (Tax Parcel 026.-03-13.1)
Town of Lysander, Onondaga County, New York

Proposed use (s) of site:

Properties will continue as a mix of agricultural
field, fallow meadow, woods, and wetlands.

Current use & condition of site:

Property is a mix of agricultural field,
fallow meadow, woods, and wetlands.

Plans prepared by:

Name C.N.Y. Land Surveying, Douglas J. Reith, L.S.
Address 2075 Church Road
Baldwinsville, New York 13027

Telephone: (315) 635-4614

Ownership intentions:

To subdivide one parcel (TaxMap# 026.-03-13.1) into
two lots - Lot 1B (34.329 acres) and Lot 3 (21.567 acres).

Farm Lot No. 54 and 55

Tax Map No. 26 - Lysander

Current Zoning Agricultural (A)

Is site in an Agricultural Tax District? Yes

Area of land 55.896 acres.

Plans for sewer and water connections

Properties would need private, potable
water (wells) and private septic systems.

Character of surrounding:

Primarily rural residential and agriculture,
with some upland woods and wetlands.

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Name of Owner or Representative

Signature

TOWN OF LYSANDER
8220 Loop Rd
Baldwinsville, NY 13027

Planning Board
(315) 638-4819

AGRICULTURAL DATA STATEMENT

This statement is required by Section 283-a, New York State Town Law, for any proposed project that would occur (a) on property within an Agricultural District containing a farm operation, or (b) on property with boundaries within 500 feet of a farm operation located with an Agricultural District.

A. Name of applicant: Michael Cavender
Mailing address: 8865 Fenner Road
Baldwinsville, New York 13027

B. Description of the proposed project: _____

To subdivide one parcel (TaxMap# 026.-03-13.1) into two lots - Lot 1B (34.329 acres) and Lot 3 (21.567 acres).

C. Project location: Church Road, Town of Lysander, Onondaga County, New York

D. Tax Map number: Tax Parcel 026.-03-13.1

E. Number of acres involved with project: 55.896

F. Is project with Agricultural District? Yes ☒ No _____
Is project within 500 feet of an Agricultural District? Yes ☒ No _____

G. Is any portion of the project site currently being farmed?
Yes ☒ If so, how much? approximately 19 Acres
No _____

H. Please identify name and address of who is farming the project site and/or any sites within 500 feet.

Please see the Attached Table (2 pages).

I. Please indicate what the intentions are for use of the remainder of the project site:
Properties will continue as a mix of agricultural field, fallow meadow, woods, and wetlands.

J. Who will maintain the remainder of the property not being used for this development?

Not applicable (See Item I).

K. Other Project Information. Please include information about the existing land cover of the site, any known impacts on existing storm water drainage (including field tiles), or other significant plant materials:

See Item I. There are no known field tiles on the property.

L. Please make a copy of the overall (original) parcel from the Towns' Tax Maps on file with the Town Assessor's Office. Identify the site of this application by placing an "X" on it. Include the tax map with this completed agricultural data statement.

M. Description of farm operation: Row crops and/or hay.

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**FARM NOTE**

Prospective residents should be aware that such farm operations may generate dust, odor, smoke, noise, vibration and other conditions which routinely result from agricultural activities.  
~~~~~

MICHAEL CAVENDER
Name and Title of Person Completing Form

3/21/2023
Date

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

County Planning Agency? Yes _____ No _____

If yes, please give date of referral: _____

If yes, please give County Referral Number: _____

If no, please state reason: _____

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

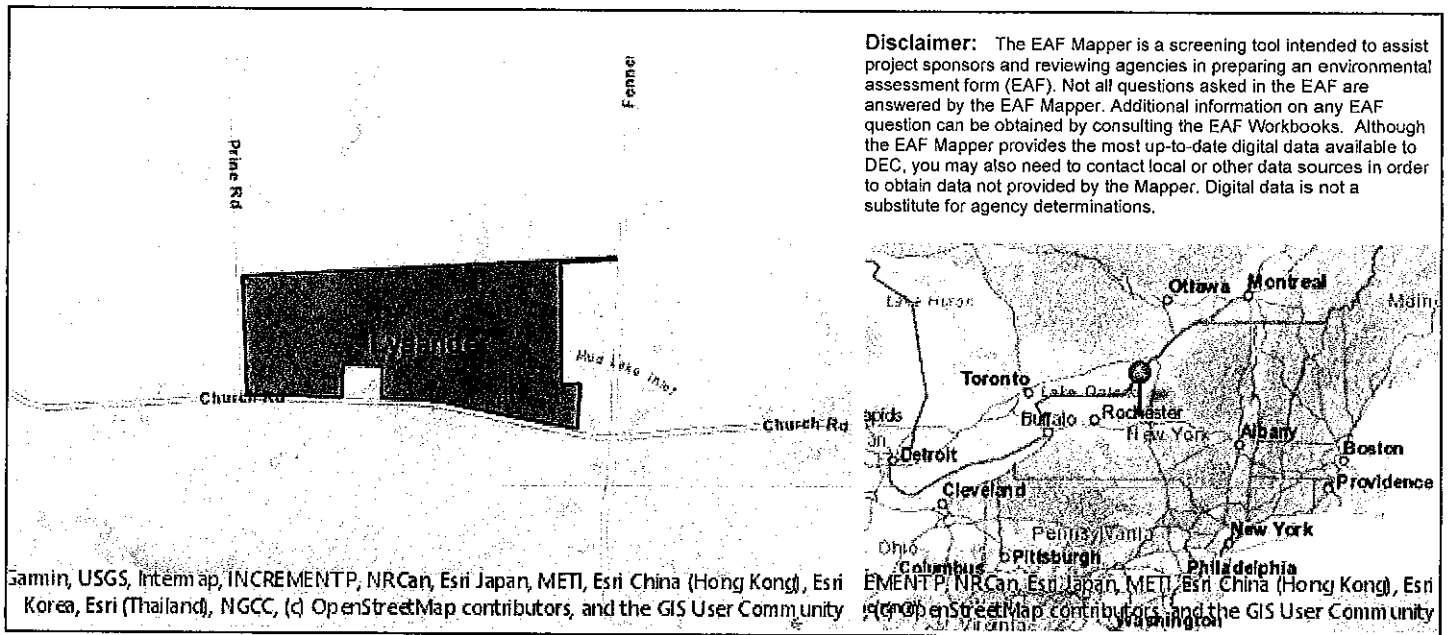
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

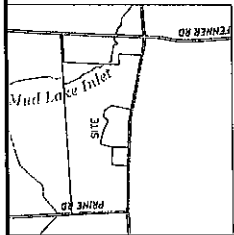
Part 1 – Project and Sponsor Information			
Name of Action or Project: Fenzi Subdivision Amended 2			
Project Location (describe, and attach a location map): Church Road, Town of Lysander, Onondaga County, New York (Tax Parcel #026.-03-13.1)			
Brief Description of Proposed Action: To subdivide one parcel (Tax Map #026.-03-13.1) into two lots - Lot 1B (34.329 acres) and Lot 3 (21.567 acres).			
Name of Applicant or Sponsor: Michael Cavender		Telephone: 315-506-3786 E-Mail: <i>MK.cavender@gmail.com</i>	
Address: 8865 Fenner Road			
City/PO: Baldwinsville		State: New York	Zip Code: 13027
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Onondaga County Planning Agency			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		55.896 acres	
b. Total acreage to be physically disturbed?		0.0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		55.896 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 type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Mid-successional, upland woods.			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input 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: _____ If desired, a private well will need to be drilled.	<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: _____ If desired, a private on-site septic system will need to be built.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input 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	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input checked="" 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? Indiana Bat	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" 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>MICHAEL CAVENDER</u> Date: <u>3/21/2023</u>		
Signature: <u></u> Title: _____		



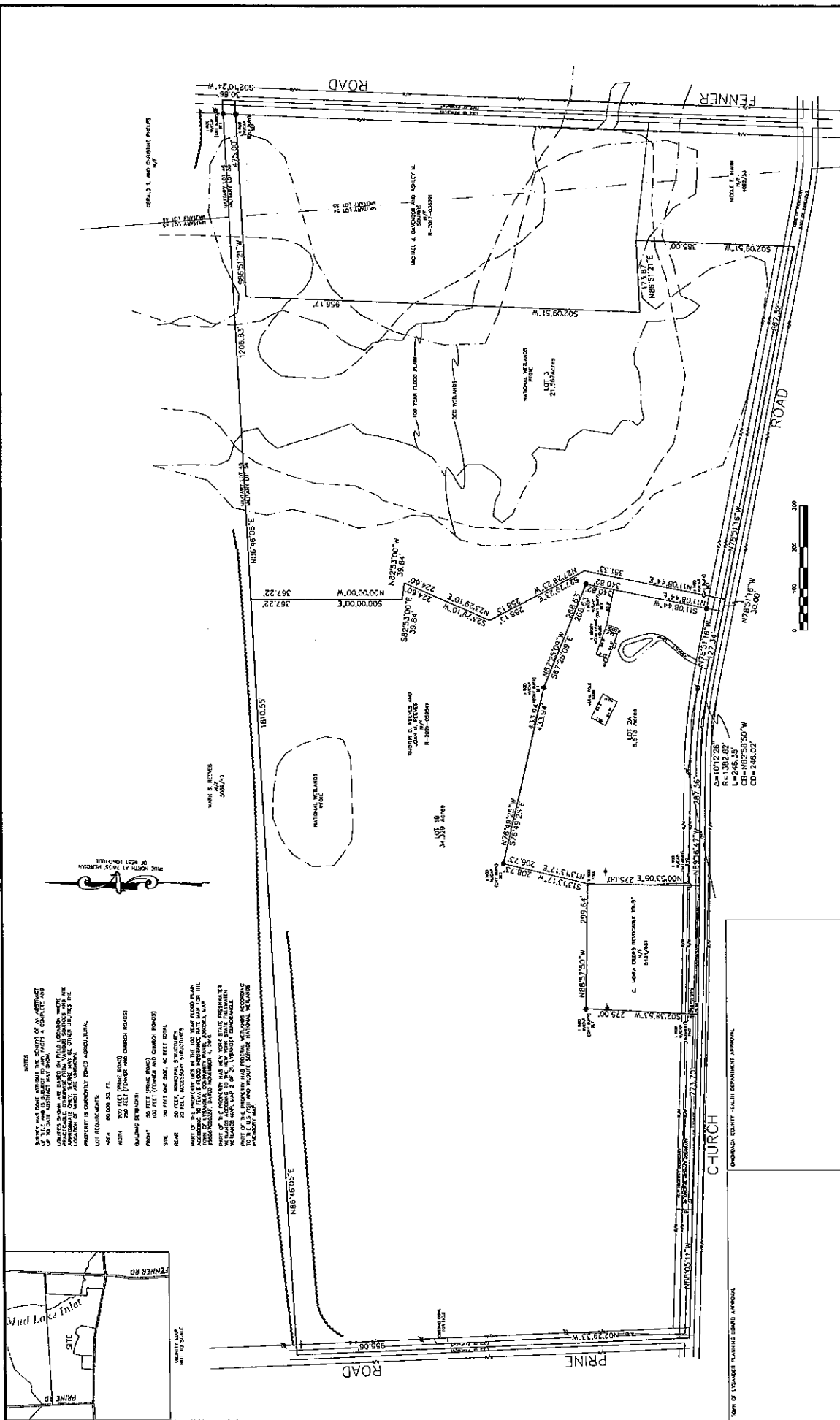
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No



NOTES:
1. THIS MAP IS A PART OF AN ADJUTANT
OF THE TOWN OF LYSANDER, NEW YORK, AND
IS NOT TO BE USED FOR ANY OTHER PURPOSE.
2. THE TOWN OF LYSANDER, NEW YORK, IS
A PART OF THE COUNTY OF ONONDAGA, NEW YORK.
3. THE TOWN OF LYSANDER, NEW YORK, IS
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A PART OF THE COUNTY OF ONONDAGA, NEW YORK.

LOT REQUIREMENTS:
AREA: 6000 SQ. FT.
WIDTH: 200 FEET (TYPICAL AND CHANGING)
DEPTH: 200 FEET (TYPICAL AND CHANGING)
FRONT: 50 FEET (TYPICAL AND CHANGING)
SIDE: 50 FEET (TYPICAL AND CHANGING)
REAR: 50 FEET (TYPICAL AND CHANGING)
HEIGHT: 20 FEET (TYPICAL AND CHANGING)

THE TOWN OF LYSANDER, NEW YORK, IS
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DRAWING TITLE FINAL PLAT FENZL SUBDIVISION AMENDED 2		FILE NO. 23.015
PART OF LOT 54 AND 55 TOWN OF LYSANDER COUNTY OF ONONDAGA STATE OF NEW YORK		Scale 1" = 100'
Date 11/11/11	Drawn XX	Prepared By 1. OF 1
CNY LAND SURVEYING 2075 CHURCH ROAD BALDWINVILLE, NEW YORK 13027 (315) 635-4614		
THE UNDERSIGNED, JAMES C. FENZL, CERTIFY THAT THIS MAP IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY RECORD.		
JAMES C. FENZL SURVEYOR		
TOWN OF LYSANDER PLANNING BOARD APPROVAL		
TOWN OF LYSANDER PLANNING BOARD APPROVAL		

Application to the Planning Board

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

Date: MARCH 31, 2023
_____ Information Only
X Preliminary
_____ Final

Name of proposed development: LONGVIEW APARTMENTS

Applicant:

ROBERT SHANAHAN
Name (W/GREENTREE REALTY CAPITAL, LLC)

Address 8321 DECOY RUN
MANLIUS, NEW YORK 13104

EMAIL: RSHANAHAN@GMAIL.COM

Telephone: (315) 569-0739

Owner of record:

Name SAME

Address _____

Telephone: _____

Proof of ownership attached: X

Site Location:

8850 RIVER ROAD; SOUTHEAST CORNER OF
RIVER ROAD AND LONGVIEW TERRACE
INTERSECTION

Proposed use (s) of site:

RESIDENTIAL (APARTMENTS)

Current use & condition of site:

WOODED, PHASE I (LONGVIEW SUBDIVISION)
ON THE SAME PROPERTY TO THE NORTH

Plans prepared by:

PLUMLEY ENGINEERING, P.C. /
Name RAMSGARD ARCHITECTS

8232 LOOP ROAD /
Address 61 EAST GENESEE STREET
BALDWINVILLE, NEW YORK 13027 /
SKANEATELES, NEW YORK 13152

Telephone: (315) 638-8587 / (315) 685-0263

Ownership intentions:

Name SAME

Address _____

Telephone: _____

Farm Lot No. _____

Tax Map No. 082.-04-10.0

Current Zoning PUD

Is site in an Agricultural Tax District? NO

Area of land ± 22.7 acres.

Plans for sewer and water connections

PUBLIC

Character of surrounding:

RESIDENTIAL

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

JULIAN F. CLARK, P.E.

Name of Owner or Representative

Signature



**PLUMLEY
ENGINEERING**

Civil and Environmental Engineering

PLUMLEY ENGINEERING, P.C.
625 LLOYD ROAD
BALDWINVILLE, NY 13027
TELEPHONE: (516) 638-6387
FAX: (516) 638-9740
WWW.PLUMLEYENG.COM

REVISIONS:

NO.	DATE	BY
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These plans & specifications are the property of Plumley Engineering, P.C. These documents may not be copied, reproduced, used or implemented in any way, in part or in whole, without the written consent of Plumley Engineering, P.C. All reserved law rights & copyright are hereby specifically reserved.

PROJECT:

LONGVIEW AT RADISSON
STREET LAYOUT CONCEPT
Greentree Realty Group

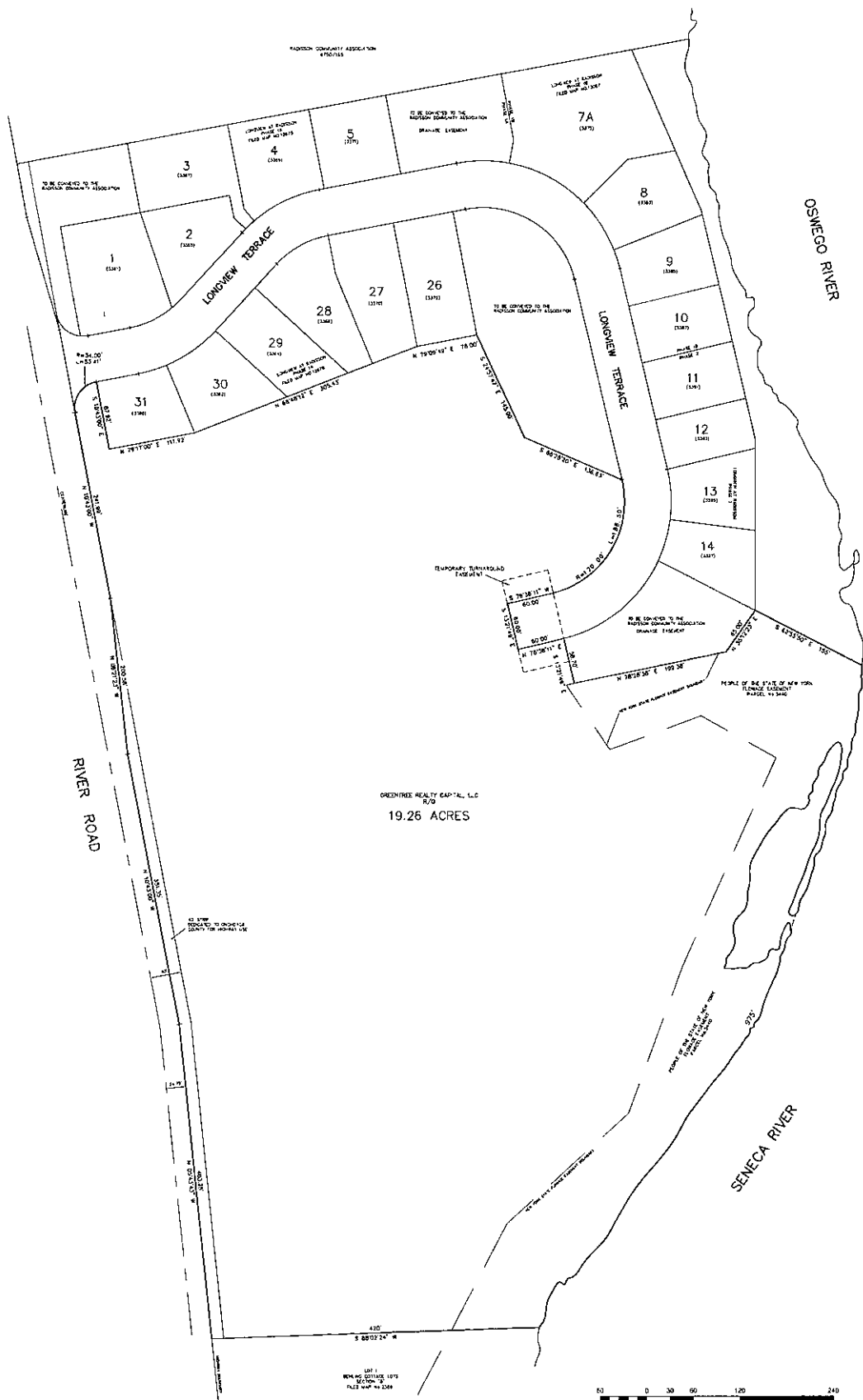
LOCATION:

Town Of Lysander, Onondaga County, New York

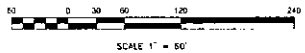
RAMSGARD

architects • planners • designers

61 East Genesee Street
Saratoga Springs, New York 12050



ORENTHREE REALTY CAPITAL, L.C.
R/O
19.26 ACRES



SCALE 1" = 60'

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS MAP IS
MADE FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON
COMPLETED MARCH 21, 2005

J. STEPHEN SEHNERT
LAND SURVEYOR
No. 45023
ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP ARE PROHIBITED
EXCEPT AS PROVIDED IN SECTION 209, SUBDIVISION 2, OF THE
NEW YORK STATE EDUCATION LAW.

APPLIED EARTH TECHNOLOGIES
STEPHEN SEHNERT
LAND SURVEYOR
BALDWINVILLE, NEW YORK

MAP OF
UNDEVELOPED LANDS
LONGVIEW AT RADISSON
PART ON LOT 61
TOWN OF LYSANDER
ONONDAGA COUNTY, NEW YORK

APRIL 5, 2023

SCALE: 1" = 60'

328.4074

WOLFORD

Application to the Planning Board

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

Date: March 8, 2023
☐ Information Only
☐ Preliminary
☒ Final

Name of proposed development: WOLFORD SUBDIVISION

Applicant:

Name Douglas Wolford
Address 1321 Lamson Road
Phoenix, New York 13135
Telephone: (315) 783-1639

Owner of record:

Name Douglas Wolford, James Wolford, & Joyce Mattice
Address 1321 Lamson Road
Phoenix, New York 13135
Telephone: (315) 783-1639

Proof of ownership attached: Yes (deed)

Site Location:
Lamson Road (Tax Parcel 016.-02-10.1)
Town of Lysander, Onondaga County, New York

Proposed use (s) of site:

Lot 1 will remain in active agriculture.

Lot 2 continues as a single-family, rural residence.

Current use & condition of site:

Lot 1 is engaged in active agriculture.

Lot 2 is a single-family, rural residence.

Plans prepared by:

Name C.N.Y. Land Surveying, Douglas J. Reith, L.S.
Address 2075 Church Road
Baldwinsville, New York 13027
Telephone: (315) 635-4614

Ownership intentions:

To subdivide one parcel (TaxMap# 016.-02-10.1) into
two lots - Lot 1 (101 acres +/-) and Lot 2 (1.909 acres).

Farm Lot No. 37

Tax Map No. 16 - Lysander

Current Zoning Agricultural (A)

Is site in an Agricultural Tax District? Yes

Area of land 103 (+/-) acres.

Plans for sewer and water connections

Lot 1 is engaged in active agriculture.

Lot 2 is currently served by private water and sewer.

Character of surrounding:

Primarily rural residential and agriculture,
with some upland woods and wetlands.

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Name of Owner or Representative

Signature

TOWN OF LYSANDER
8220 Loop Rd
Baldwinsville, NY 13027

Planning Board
(315) 638-4819

AGRICULTURAL DATA STATEMENT

This statement is required by Section 283-a, New York State Town Law, for any proposed project that would occur (a) on property within an Agricultural District containing a farm operation, or (b) on property with boundaries within 500 feet of a farm operation located with an Agricultural District.

A. Name of applicant: Douglas Wolford
Mailing address: 1321 Lamson Road
Phoenix, New York 13135

B. Description of the proposed project: _____

To subdivide one parcel (TaxMap# 016.-02-10.1) into two lots - Lot 1 (101 acres +/-) and Lot 2 (1.909 acres).

C. Project location: Lamson Road, Town of Lysander, Onondaga County, New York

D. Tax Map number: Tax Parcel 016.-02-10.1

E. Number of acres involved with project: 103 (+/-)

F. Is project with Agricultural District? Yes ☒ No _____
Is project within 500 feet of an Agricultural District? Yes ☒ No _____

G. Is any portion of the project site currently being farmed?

Yes ☒ If so, how much? 85 (+/-) Acres
No _____

H. Please identify name and address of who is farming the project site and/or any sites within 500 feet.

Please see the Attached Table (2 pages).

I. Please indicate what the intentions are for use of the remainder of the project site:

Lot 1 (101 acres +/-) will remain in active agriculture.

Lot 2 (1.909 acres) will continue as a single-family, rural residence.

J. Who will maintain the remainder of the property not being used for this development?

Not applicable (See Item I).

K. Other Project Information. Please include information about the existing land cover of the site, any known impacts on existing storm water drainage (including field tiles), or other significant plant materials:

See Item I. There are no known field tiles on the property.

L. Please make a copy of the overall (original) parcel from the Towns' Tax Maps on file with the Town Assessor's Office. Identify the site of this application by placing an "X" on it. Include the tax map with this completed agricultural data statement.

M. Description of farm operation: Row crops and/or hay.

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**FARM NOTE**

Prospective residents should be aware that such farm operations may generate dust, odor, smoke, noise, vibration and other conditions which routinely result from agricultural activities.

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Name and Title of Person Completing Form

Date

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

County Planning Agency? Yes _____ No _____

If yes, please give date of referral: _____

If yes, please give County Referral Number: _____

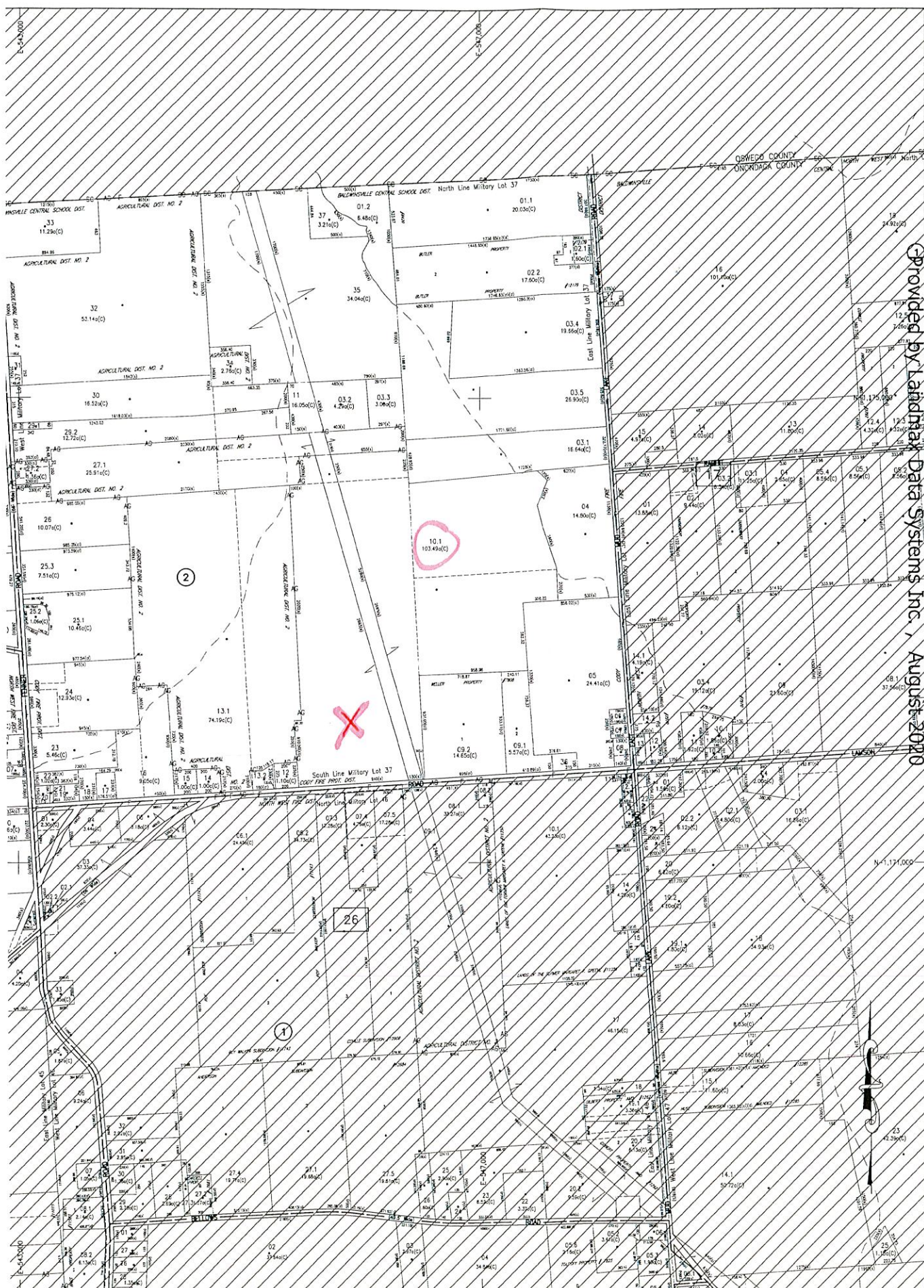
If no, please state reason: _____

WOLFORD SUBDIVISION – Table of Properties Within 500 Feet of Applicant's Parcel (Page 1 of 2)

Tax Parcel ID #	Reputed Owner(s)	Mailing Address of Reputed Owner(s)	Mapped Ag?
016.-02-03.1	Carl M. & Laura M. Mista	9363 E. Mud Lake Rd., Fulton, NY 13069	Yes
016.-02-03.2	Ronald J. & Arnie M. Hancock	127 North St., Mexico, NY 13114	Yes
016.-02-03.3	Ronald J. & Arnie M. Hancock	127 North St., Mexico, NY 13114	Yes
016.-02-03.5	Kevin A. & Heather L. Hayes	9318 E. Mud Lake Rd., Fulton, NY 13069	Yes
016.-02-04.0	Kevin A. & Heather L. Hayes	9318 E. Mud Lake Rd., Fulton, NY 13069	Yes
016.-02-05.0	Mark F. & Elizabeth E. Kellogg	1477 Lamson Rd., Phoenix, NY 13135	Yes
016.-02-09.1	Stacy L. Schuler	1447 Lamson Rd., Phoenix, NY 13135	Yes
016.-02-09.2	Daniel W. Jr. & Jill Ann Bassett	8221 Dunham Rd., Baldwinsville, NY 13027	Yes
016.-02-10.1	Douglas Wolford, Joyce Mattice, J. Wolford	1321 Lamson Rd., Phoenix, NY 13135	Yes
016.-02-12.0	Douglas L. Wolford	1321 Lamson Rd., Phoenix, NY 13135	Yes
016.-02-13.1	Timothy D. Reeves and Joan V. Nixon	1301 Lamson Rd., Phoenix, NY 13135	Yes
016.-02-13.2	Jamie R. Pentland	222 Fayette St., Apt. 32, Palmyra, NY 14522	Yes
016.-02-27.1	Myra K. Reeves	118 Wilson St., Syracuse, NY 13203	Yes
016.-02-29.2	Edward J. & Elinor M. Fairbrother	9364 Fenner Rd., Fulton, NY 13069	Yes
016.-02-30.0	Donald F. Fairbrother	9374 Fenner Rd., Fulton, NY 13069	Yes

WOLFORD SUBDIVISION – Table of Properties Within 500 Feet of Applicant's Parcel (Page 2 of 2)


[illegible]



Provided by Landmark Data Systems Inc., August 2020

LEGEND			
PROPERTY PARCEL LINE	_____	COUNTY LINE	_____
ORIGINAL LOT LINE	-----	TOWN LINE	_____
ROAD OR RAILROAD RIGHT-OF-WAY LINE	=====	VILLAGE LINE	_____
STREAM	~~~~~	BLOCK BOUNDARY	_____
RAILROAD TRACK	+++++	STREAM AND PARCEL LINE	-----
		PARCEL NUMBER	24
		DEED AREA	(D)
		CALCULATED AREA	(C)
		DEED DIMENSION	(D)
		SCALED DIMENSION	(S)
		DEED LOT NUMBER	8
		BLOCK NUMBER	2
		DEED BLOCK NUMBER	2
		PROPERTY CONNECTION SYMBOL	
		ADJACENT SECTION MAP	25

SCALE : 1" = 400'



400' 0 400'

GRAPHIC SCALE

FOR TAXING PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCE

SECTION MAP 16
TOWN OF LYSANDER
ONONDAGA COUNTY, NY

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: WOLFORD SUBDIVISION			
Project Location (describe, and attach a location map): 1333 Lamson Road, Town of Lysander, Onondaga County, New York (Tax Parcel #016.-02-10.1)			
Brief Description of Proposed Action: To subdivide one parcel (TaxMap# 016.-02-10.1) into two lots: Lot 1 (101 acres +/-) and Lot 2 (1.909 acres).			
Name of Applicant or Sponsor: Douglas Wolford		Telephone: 315-783-1639 E-Mail:	
Address: 1321 Lamson Road			
City/PO: Phoenix		State: New York	Zip Code: 13135
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 checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		103 (+/-) acres	
b. Total acreage to be physically disturbed?		0.0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		103 (+/-) 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 type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Mid-successional, upland woods			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input 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: _____ Lot 1 (101 acres +/-) will remain in agriculture. Lot 2 (1.909 acres) is currently served with a private well for potable water.	<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: _____ Lot 1 (101 acres +/-) will remain in agriculture. Lot 2 (1.909 acres) is currently served with a private septic system.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input 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	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

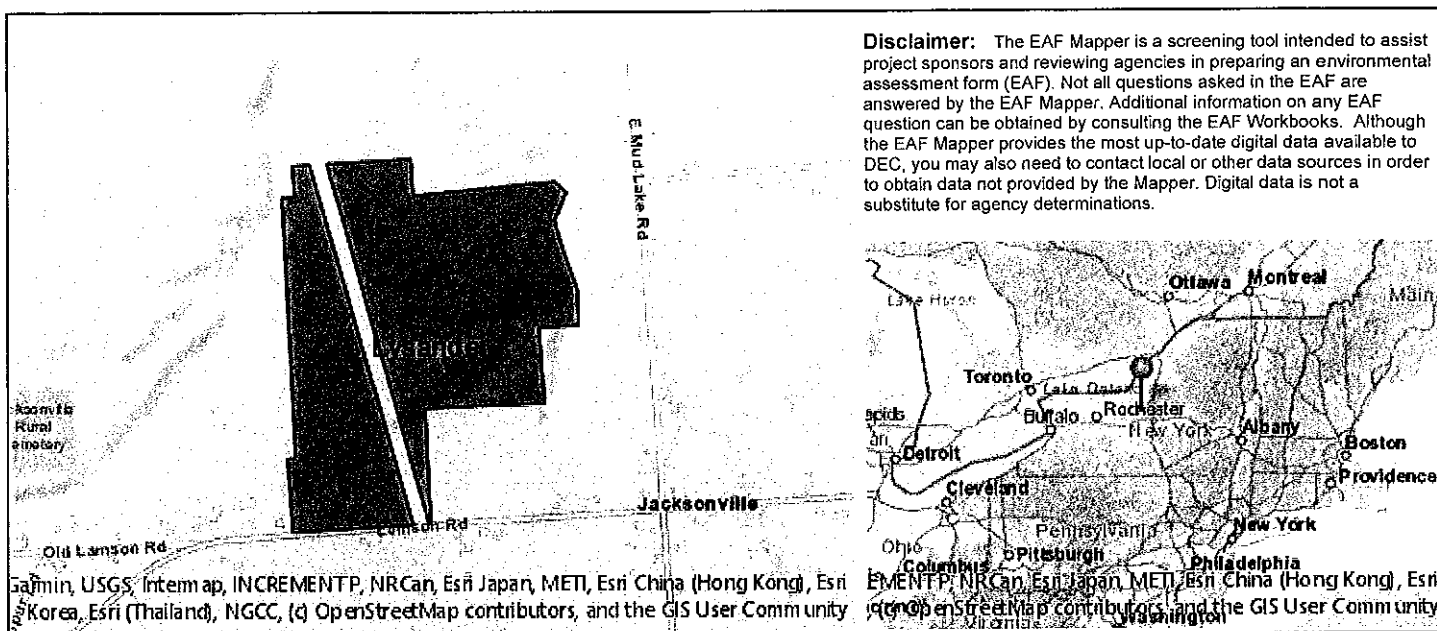
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <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: _____ Date: _____ Signature: _____ Title: _____		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

