

TOWN OF LYSANDER  
PLANNING BOARD MEETING  
8220 Loop Road  
Thursday, April 14, 2022 at 7:00 p.m.

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

1. Minor Subdivision  
Case No. 2022—002

Buyck, Corey  
8896 Smokey Hollow Road

II. APPROVAL OF MINUTES

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

III. OLD BUSINESS

1. Minor Subdivision  
Case No. 2022—002

Buyck, Corey  
8896 Smokey Hollow Road

IV. OTHER BUSINESS

1. Amend 2022 Planning Board Meeting Schedule

V. ADJOURN

The next regular Planning Board meeting is scheduled for Thursday, May 12, 2022 at 7:00 p.m.

*Buyck*  
*Subdivision*  
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 Lehr Land Surveyor

Address 116 S. Salma 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.

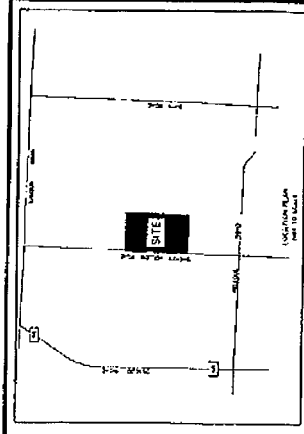
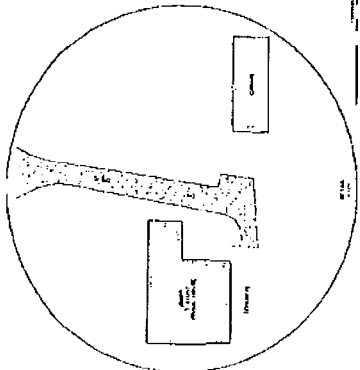
Plans for sewer and water  
connections:

Abund Septic approved CHD  
Well

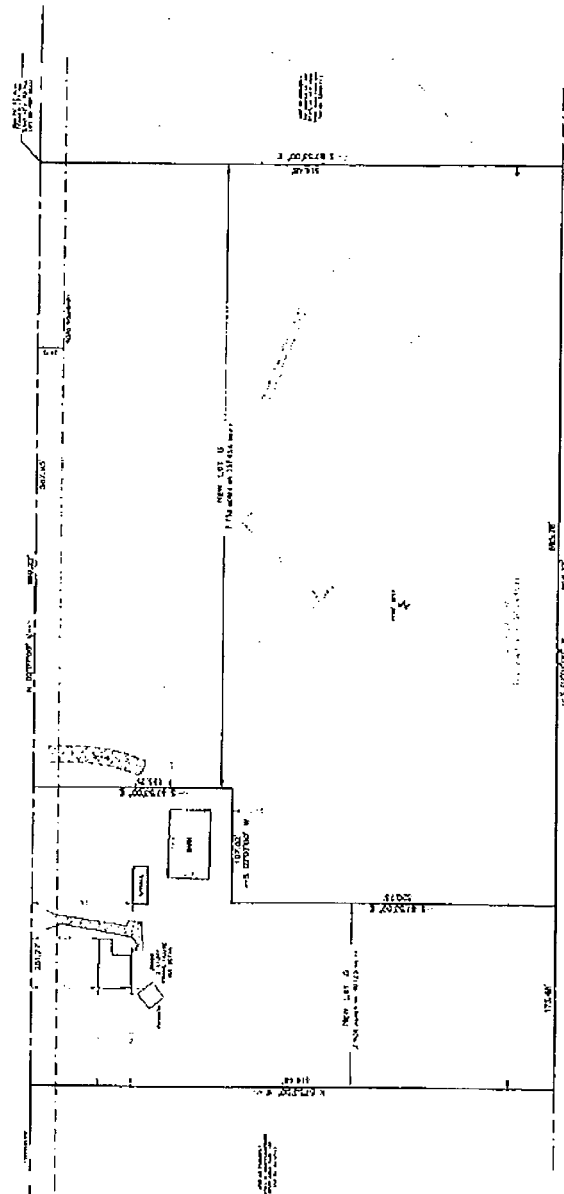
Character of surrounding

Woods, State land  
to the East

Signature \_\_\_\_\_



SNOKEY HOLLOW ROAD

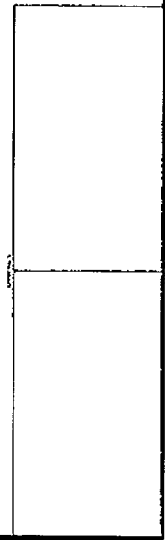


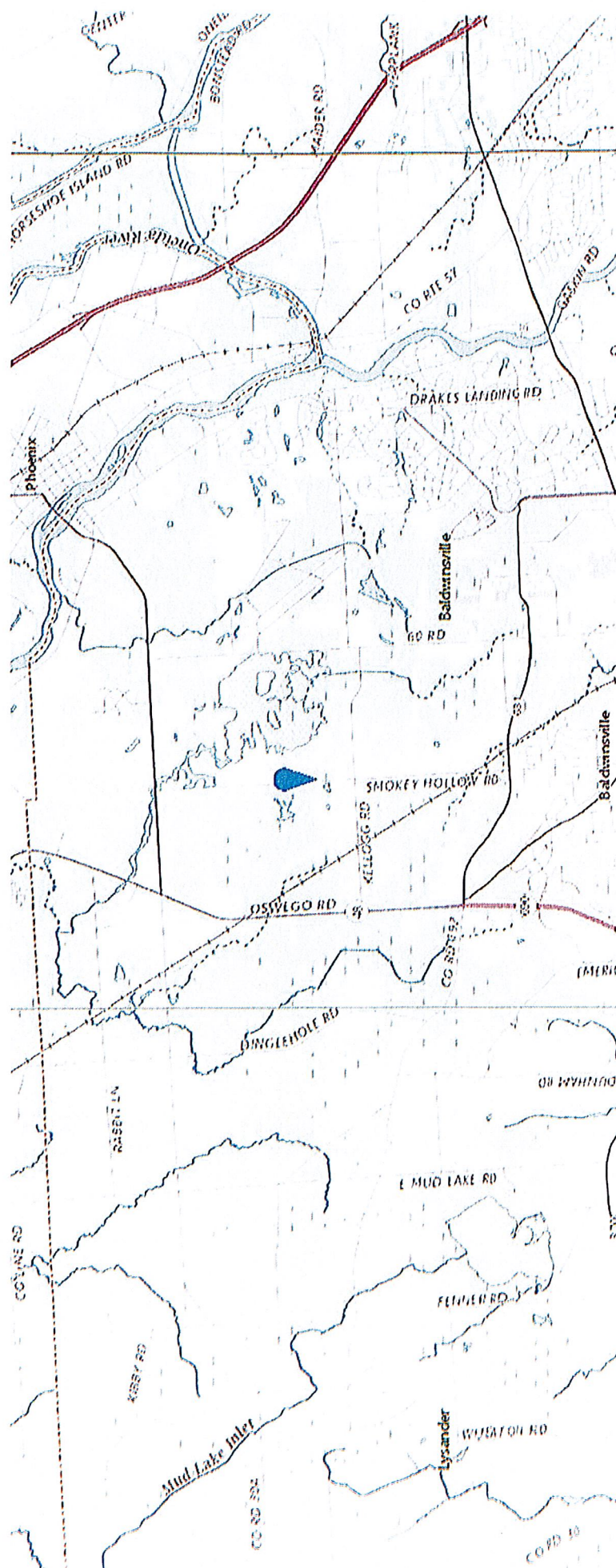
**NOTES:**

1. The proposed building is to be constructed on the site shown on the site plan.
2. The proposed driveway is to be constructed on the site shown on the site plan.
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7. The proposed building is to be constructed on the site shown on the site plan.
8. The proposed driveway is to be constructed on the site shown on the site plan.
9. The proposed building is to be constructed on the site shown on the site plan.
10. The proposed driveway is to be constructed on the site shown on the site plan.

# BUCK SUBDIVISION

<p>OWNER: [Name]</p> <p>DATE: [Date]</p>							
<p>PROJECT: [Project Name]</p>							
<p>PREPARED BY: [Name]</p>							
<p>SCALE: [Scale]</p>							
<p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>12/1/77</td> <td>AS SHOWN PLANS LOCATED MAP</td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION	1	12/1/77	AS SHOWN PLANS LOCATED MAP
NO.	DATE	DESCRIPTION					
1	12/1/77	AS SHOWN PLANS LOCATED MAP					
<p>APPROVED BY: [Signature]</p>							







## 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](http://www.dec.ny.gov)

3 Nov. 2021

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

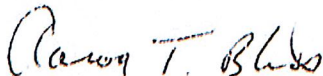
Dear Mr. Buyck,

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



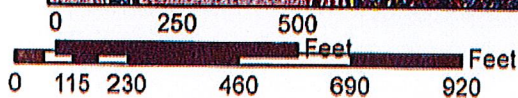
Corey Buyek  
T. of Lysander

Corey Buyek T. 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 JTB GIS Program Office



Legend

- Wetland Boundary
- Approximate 100 foot buffer
- Property Boundary



Development Site: ADJACENT TO 8896 SMOKEY HOLLOW RD  
CAROL BUYCK PROPERTY (VIC): LYNDEN County: ONONDAGA  
Date: 11/15/21 Tests Conducted By: JAMES E. BURKE, P.E.

Weather Conditions: RAIN OVERCAST

(Heavy Rain 11/16 - NO TESTS)

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, dry 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	24m	30m			
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	30m	32m			
3	18" WATER AT 8" DEPTH AFTER PRESOAK		Same soils as #1 Continued to 18", after presoak H <sub>2</sub> O at 8" This depth, 8-12" was observed as groundwater level in this area	11/15/21 3:00 PM	End	NO TEST - 1:20 @ 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.

Procedure:

INSTRUCTIONS

- 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.,  $\leq 1$  min. for 1-30 min./inch,  $\leq 2$  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.

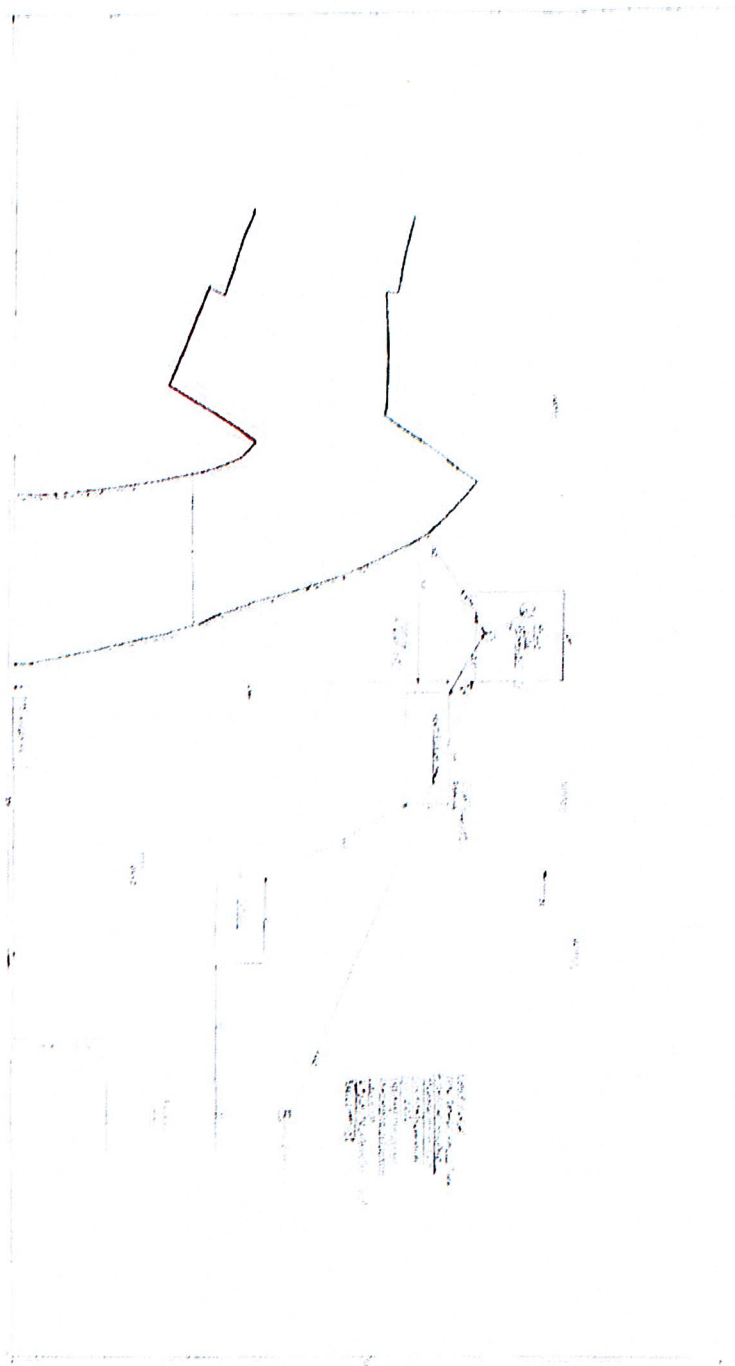
Date: 11/17/11

Signature: [Signature]

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









**J. Ryan McMahon, II**  
County Executive



**Ben Walsh**  
Mayor



**SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY**

**Daniel Kwasnowski, AICP**  
Planning Director

**Don Jordan**  
Deputy Director

**TO:** Members, Town of Lysander Planning Board

**FROM:** Dan Kwasnowski, AICP  
Director, Syracuse-Onondaga County Planning Agency (SOCPA)

**DATE:** 3/7/2022

**RE:** Administrative Review – Buyck Final Subdivision

**RECOMMENDATION:** NO POSITION WITH COMMENT

Per General Municipal Law, §§239-m and -n, and the Onondaga County Planning Board Rules of Procedure and Referral Policy, the Board may delegate review and recommendation on certain referral actions to the Director of the Syracuse-Onondaga County Planning Agency.

These actions, determined as being generally routine in nature with minimal and/or well-understood intercommunity or countywide concerns, are listed within the Rules of Procedure, and at this website: <http://www.ongov.net/planning/ocpbpreferableactions.html>.

Please contact SOCPA staff at (315)435-2611 or [countyplanning@ongov.net](mailto:countyplanning@ongov.net) with any questions.

**CASE NUMBER:** S-22-14

**DATE RECEIVED:** 3/3/2022

**30-DAY DEADLINE:** 4/2/2022

**REFERRING BOARD:** TLysPB

**TYPE OF ACTION:** FINAL SUBDIVISION

**APPLICANT:** Corey Buyck

**LOCATION:** 8896 Smokey Hollow Road

**WITHIN 500' OF:** Smokey Hollow Road (County Route 229) and Three Rivers State Wildlife Management Area

**TAX ID(s):** 023.-01-08.0

**RELATED CASES:**

#### **Project Summary:**

The applicant is proposing to subdivide a 10.266 –acre parcel into two new lots, New Lot A (2.528 acres) and New Lot B (7.738 acres), to create a new residential lot in an Agriculture zoning district.

The site is located in a rural area near a few residential dwellings and otherwise surrounded by Three Rivers Wildlife Management Area managed by the NYS DEC. The parcel currently contains a two-story house, a pavilion, a garage, and a barn with two accesses onto Smokey Hollow Road, a county road. One access is a dirt driveway from the house and the other is a gravel access from the barn.

Per the Buyck Subdivision Preliminary Plan dated January 21, 2022, the house, pavilion, garage, barn, and dirt driveway would be included in New Lot A. New Lot B would contain the gravel driveway that leads to the barn as well as a regulated NYS wetland and buffer area on approximately half of the new parcel. Per the referral notice, the site is served by an individual well and an individual septic system. Per the Environmental Assessment Form dated February 28, 2022, a new individual well and septic system are proposed for New Lot B. A Percolation Test was conducted and the location of the test is marked on the preliminary plan.

**Advisory Note(s):**

1. Per the Onondaga County Department of Transportation, all existing or proposed driveways on Smokey Hollow Road must meet Department requirements.
2. Any proposed development in, placement of fill in, or drainage of a state wetland or 100-foot state wetland buffer requires appropriate permits from the NYS Department of Environmental Conservation.

**OCPB Recommendation:** NO POSITION WITH COMMENT

The Onondaga County Health Department's Bureau of Public Health Engineering must formally approve a sewage disposal plan for the proposed lot prior to Department endorsement of the subdivision.



TOWN OF LYSANDER  
2022 PLANNING BOARD MEETING SCHEDULE  
Time: 7:00 p.m. in Auditorium

January 13, 2022  
February 10, 2022  
March 10, 2022  
April 14, 2022  
May 12, 2022  
June 9, 2022  
July 14, 2022  
August 11, 2022  
September 8, 2022  
October 13, 2022  
November 10, 2022  
December 8, 2022

Dates subject to change with appropriate notice. Deadline for application, plans and fees is 10 days prior to meeting date.

Amended: April 5, 2022