

TOWN OF LYSANDER
PLANNING BOARD MEETING
8220 LOOP ROAD
Thursday, May 13, 2021 @ 7:00 p.m.

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

Minor Subdivision
Case No. 2021—0003

Axtell, George
3626 Doyle Road

OLD BUSINESS

1. Minor Subdivision
Case No. 2021—0003

Axtell, George
3626 Doyle Road

2. Controlled Site Use—SEQR Review
Case No. 2021—0002

Ranalli ALA, LLC
Hencle Blvd/NYS Route 48

II. PUBLIC HEARING -- 7:05 p.m.

Controlled Site Use
Case No. 2021—0002

Ranalli ALA, LLC
Hencle Blvd/NYS Route 48

OLD BUSINESS

3. Controlled Site Use
Case No. 2021—0002

Ranalli ALA, LLC
Hencle Blvd/NYS Route 48

III. APPROVAL OF MINUTES

Review and approval of the minutes of the April 8, 2021 regular Planning Board meeting.

IV. NEW BUSINESS

1. Site Plan Review
Amendment to Club House
Case No. 2019—0010

J Alberici & Sons
Formerly 8184 River Road
3535 Timber Banks Parkway

V. ADJOURN

The next regular Planning Board meeting date is Thursday, June 10, 2021 at 7:00 p.m.

Application to the Planning Board

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

Date: 2-4-2021

_____ Information Only
_____ Preliminary
_____ Final

Name of proposed development: Proposed Hencle Blvd Warehouse

Applicant:

Name Ranalli ALA LLC

Address 1200 State Fair Blvd
Syracuse NY 13209

Telephone: 315-350-4822

Owner of record:

Name See Attached List

Address _____

Telephone: _____

Proof of ownership attached: _____

Site Location:

Intersection of Hencle Blvd
and Oswego Road (Route 48)

Proposed use (s) of site:

Warehouse

Current use & condition of site:

Farm field

Plans prepared by:

Name CHA Consulting (c/o James
Trasher)

Address 300 S. State Street Suite 600
Syracuse NY 13202

Telephone: 315-257-7220

Ownership intentions:

Name _____

Address _____

Telephone: _____

Farm Lot No. _____

Tax Map No. See Attached List

Current Zoning Industrial

Is site in an Agricultural Tax District? No

Area of land 122.59 acres.

Plans for sewer and water connections

Extensions to public water and
sewer to serve project

Character of surrounding:

Storage facility and vacant
industrial land

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

James Trasher (applicant representative)

Name of Owner or Representative

[Signature]
Signature

Revised
3-16-2021

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: Proposed Hencle Boulevard Warehouse		
Project Location (describe, and attach a general location map): Intersection of Hencle Blvd and Oswego Rd		
Brief Description of Proposed Action (include purpose or need): Construction of a 1 million square foot warehouse and supporting parking, site lighting, storm water management for the warehousing needs of United Auto Supply		
Name of Applicant/Sponsor: Ranalli ALA LLC	Telephone: 315-350-4822	
	E-Mail: jamesranalli3@unitedautosupply.com	
Address: 1200 State Fair Blvd.		
City/PO: Syracuse	State: NY	Zip Code: 13209
Project Contact (if not same as sponsor; give name and title/role): CHA Consulting (C/O) James Trasher	Telephone: 315-257-7220	
	E-Mail: JTrasher@chacompanies.com	
Address: 300 S. State St. Suite 600		
City/PO: Syracuse	State: NY	Zip Code: 13202
Property Owner (if not same as sponsor): (Merle D Melvin, Randall Melvin, May Legg) (Kenneth & Margo Williams) (John Stamp) 055.-01-19.1 055.-01-18.0 55.-01-20.0	Telephone:	
	E-Mail:	
Address: 6834 Buckley Rd North Syracuse NY 13212 (055.-01-19.1) 8520 Oswego Road Baldwinsville NY 13027 (055.-01-18.0)		
City/PO: 2622 Hamilton Street Weedsport NY 13166 (055.-01-20.0)	State:	Zip Code:

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town Board (Smokey Hollow water district extension and Giddings Crest Sewer district ext.	3/16/2021
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planning Board Site Plan Approval	3/16/2021
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Onondaga County DOT (curb cut) OCWEP (water district extension & sewer capacity)	
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 SWPPP and Buffer Impact	3/19/2021
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
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? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

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? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ 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?) ☐ Yes ☒ No

If Yes, identify the plan(s):

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? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning

- a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

I - Industrial

- b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

- c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

- 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? Baldwinsville Central School District

- b. What police or other public protection forces serve the project site?

Onondaga County Sheriff, New York State Troopers

- c. Which fire protection and emergency medical services serve the project site?

Lysander Fire Department

- d. What parks serve the project site?

Lysander Town Park

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)? Warehousing

- b. a. Total acreage of the site of the proposed action? 122.6 acres
b. Total acreage to be physically disturbed? 51.0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 122.6 acres

- c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ 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? ☐ Yes ☒ 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? ☐ Yes ☐ 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? ☒ Yes ☐ No

- i. If No, anticipated period of construction: _____ months

- ii. If Yes:

- Total number of phases anticipated 3
- Anticipated commencement date of phase 1 (including demolition) July month 2021 year
- Anticipated completion date of final phase July month 2025 year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

Additional phases will be constructed as demand is necessary to serve the needs of United Auto Supply or potential leases

☐ Yes ☒ No

One Family Two Family Three Family Multiple Family (four or more)

of all phases

☒ Yes ☐ No

560 (PHASE 1)

iii. Approximate extent of building space to be heated or cooled: 1,007,500 square feet 364,000 SF (Phase 1)

☐ Yes ☒ No

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

☐ Yes ☒ No

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

☐ Yes ☐ No☐ Yes ☐ No☒ Yes ☐ No

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): NYS DEC Wetland ID BAL-9

alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
Potential encroachment into the 100' buffer area, a wetland delineation has been scheduled to determine the wetland boundary.

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: _____ 11,250 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: Smokey Hollow 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 1800' Extension of route 48 water district along Oswego Road (Route 48)
- Source(s) of supply for the district: Route 48 Water District

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: _____ 11,250 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 wastes

iii. Will the proposed action use any existing public wastewater treatment facilities?

☒ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: Onondaga County Waste treatment (Baldwinsville-Seneca Knolls plant)
- Name of district: Giddings Crest 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

- Do existing sewer lines serve the project site? ☐ Yes ☒ No
- Will a line extension within an existing district be necessary to serve the project? ☒ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Sewer line extension to be coordinated with Town of Lysander and Village of Baldwinsville and OCWEP

- iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☒ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

- 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):

- vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

- 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? ☒ Yes ☐ No

If Yes:

- i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 38.5 acres (impervious surface)

_____ Square feet or 93.93 acres (parcel size)

- ii. Describe types of new point sources. Stormwater management outlet structure

- 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)?

Stormwater will be directed to on-site management and then discharged at a controlled rate equal or less than existing conditions in conformance with NYS DEC regulations

- If to surface waters, identify receiving water bodies or wetlands: _____

- Will stormwater runoff flow to adjacent properties? ☐ Yes ☒ No

- iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☒ Yes ☐ No

- 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? ☒ Yes ☐ No

If Yes, identify:

- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

Fleet and delivery vehicles

- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

- 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? ☐ Yes ☒ No

If Yes:

- 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) ☐ Yes ☐ No

- ii. In addition to emissions as calculated in the application, the project will generate:

- _____ 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)

LYESP 140

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): _____

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

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

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: ☐ Yes ☒ No

o Holidays: _____

iii. 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:
During construction, general construction equipment and practices

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:
General parking lot and security lighting to be determined

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

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:

- o Construction: _____ 5 tons per _____ week (unit of time)
- o Operation: _____ 1 tons per _____ week (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- o Construction: scrap metal recycling
- o Operation: cardboard/plastic recycling

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- o Construction: dumpster - commercial pick up
- o Operation: dumpster - commercial pick up

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:

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

o _____ 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): _____

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 +/-)
o Roads, buildings, and other paved or impervious surfaces		38.4	+38.4
o Forested	33.99	24.89	-9.1
o Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)		26.3	+26.3
o Agricultural (includes active orchards, field, greenhouse etc.)	55.6	0	-55.6
o Surface water features (lakes, ponds, streams, rivers, etc.)			
o Wetlands (freshwater or tidal)	33	33	0
o Non-vegetated (bare rock, earth or fill)			
o Other Describe: _____			

c. Is the project site presently used by members or the community for public recreation? ☐ Yes ☒ No

i. If Yes, explain: _____

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? ☐ Yes ☒ No

If Yes,

i. Identify Facilities: _____

e. Does the project site contain an existing dam? ☐ Yes ☒ No

If Yes:

i. Dimensions of the dam and impoundment:

- o Dam height: _____ feet
- o Dam length: _____ feet
- o Surface area: _____ acres
- o Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection: _____

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? ☐ Yes ☒ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- o If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____

iii. Describe any development constraints due to the prior solid waste activities: _____

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? ☐ Yes ☒ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

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? ☐ Yes ☒ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

- ☐ Yes -- Spills Incidents database Provide DEC ID number(s): _____
- ☐ Yes -- Environmental Site Remediation database Provide DEC ID number(s): _____
- ☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☒ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

- 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? _____ >10 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:

Niagara Silt Loam	27 %
Hilton Loam	38 %
Appleton Loam	8.6 %

d. What is the average depth to the water table on the project site? Average: _____ >10 feet

e. Drainage status of project site soils: ☒ Well Drained: 6.1 % of site
☒ Moderately Well Drained: 38.9 % of site
☒ Poorly Drained: 55 % of site

f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: 100 % of site
☐ 10-15%: _____ % of site
☐ 15% or greater: _____ % 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 Federal Waters, NYS Wetland	Approximate Size 73.5 (Acres)
◦ Wetland No. (if regulated by DEC)	BAL-9	

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

iii. Identify the predominant wildlife species that occupy or use the project site: Rabbits _____ _____	Deer _____ _____	Various birds _____ _____
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n. Does the project site contain a designated significant natural community? ☐ Yes ☒ 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:

- o Currently: _____ acres
- o Following completion of project as proposed: _____ acres
- o 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? ☐ Yes ☒ No

If Yes:

i. Species and listing (endangered or threatened): _____

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? ☐ Yes ☒ No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ 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? ☐ Yes ☒ No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ 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? ☐ Yes ☒ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ 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? ☐ Yes ☒ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

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?

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: _____

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

iii. Distance between project and resource: _____ 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 6 NYCRR 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.

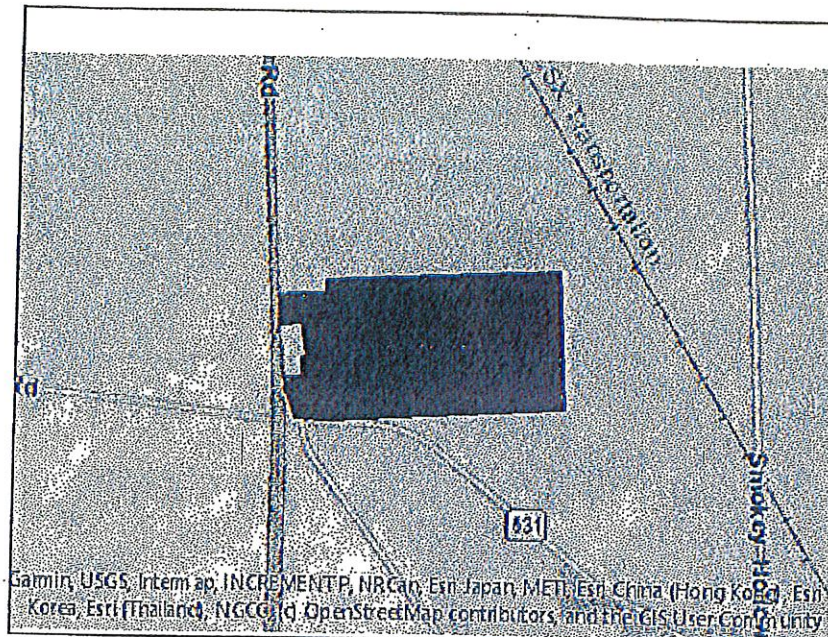
Applicant/Sponsor Name James Trasher

Date 3-16-2021

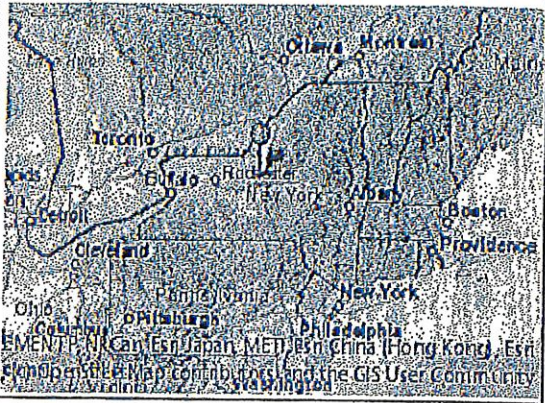
Signature _____

Title Vice President

PRINT FORM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.1.i [Coastal or Waterfront Area]	No
B.1.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres): 73.5
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	BAL-9
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	No

E.2.i. [Aquifer Names]	Principal Aquifer, Primary Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d. [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

Axtell

Application to the Planning Board

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

Date: March 25, 2021
 ☐ Information Only
 ☒ Preliminary
 ☒ Final

Name of proposed development: Resubdivision of Lot No. 2 Penn Subdivision

Applicant:

Name George Axtell
Address 712 Peat Bed Road
Hannibal, NY 13074
Telephone: 315-564-6539

Owner of record:

Name George E. and Dale A. Axtell
Address 712 Peat Bed Road
Hannibal, NY 13074
Telephone: 315-564-6539

Proof of ownership attached: Yes

Site Location:

3176 Olive Drive
Baldwinsville, NY 13027

Proposed use (s) of site:

Single family Residential

Current use & condition of site:

Residential/Vacant land

Plans prepared by:

Name Ianuzi & Romans Land Surveying, P.C.
Address 5251 Witz Drive
North Syracuse, NY 13212
Telephone: (315) 457-7200

Ownership intentions:

Name George E. and Dale A. Axtell
Address 712 Peat Bed Road
Hannibal, NY 13074
Telephone: 315-564-6539

Farm Lot No. 97

Tax Map No. 69.-02-06 & 07

Current Zoning AR-40

Is site in an Agricultural Tax District? No
Area of land 3.38+/- acres.

Plans for sewer and water connections

Proposed septic. Existing water in area

Character of surrounding:

Residential

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

George Axtell
Name of Owner or Representative

George E. Axtell
Signature



Timber Banks

May 3, 2021

Mr. Allen J. Yager, P.E.
Town Engineer
Town of Lysander
8220 Loop Road
Baldwinsville, NY 13027

**RE: Timber Banks Clubhouse Amendment
CHA Project No. 17076**

**3535 Timber Banks Parkway
Formerly part of: 8184 River Road**

Dear Mr. Yager:

CHA, on behalf of the applicant is please to submit the attached revised plans for the above referenced project. The revised plans propose a continuation of the Timber Banks Parkway center median from its current stopping point to the sanitary pump station driveway. The new driveway will consist of 12' wide lanes with a 10' center median island replacing the existing parkway access drive. The formerly approved parking spaces which were located along the access drive as part of the club house approval will be located at the west end of the access driveway on the grass adjacent to the driving range tee box. These spaces will be roped off and used as overflow parking for large events as necessary with a cart service to transport guests to and from their vehicles. The following materials are enclosed:

- Site Plans dated-4-12-2021

If you should require any additional information or have any questions, please do not hesitate to contact me at 315-257-7220 or JTrasher@chacompanies.com.

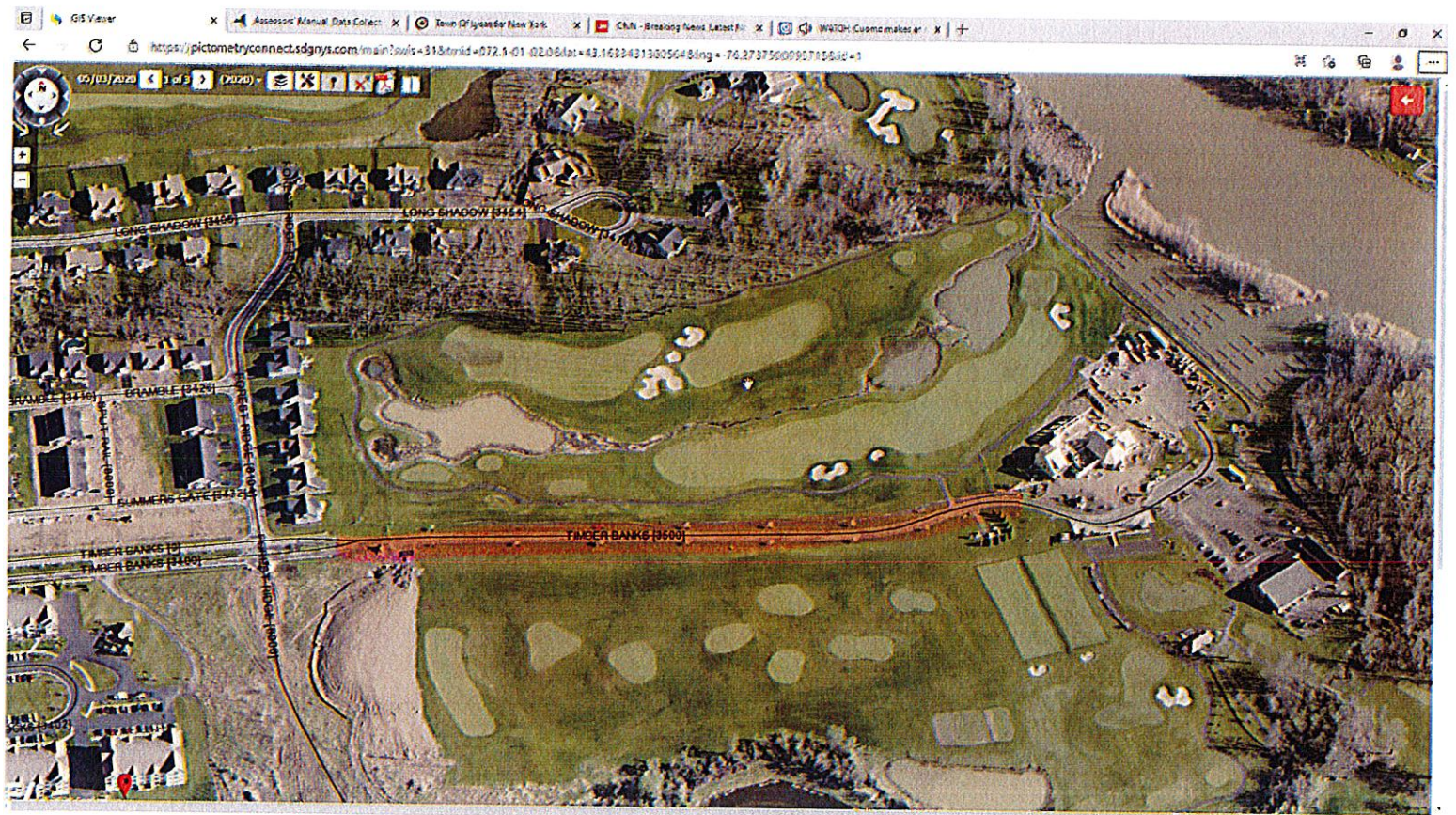
Very truly yours,

James F. Trasher, P.E.
Vice President

BGH

V:\Projects\SNY\17076\CADD\ACAD\Timber Bank Club House\Applications\Site Plan Amendment 5-3-2021\Town Submission_5-3-21.doc

Timber Banks Parkway



Google Maps Timber Banks Pkwy

