

TOWN OF LYSANDER
ZONING BOARD OF APPEALS
Monday, July 11, 2022 at 7:30 p.m.

I. PUBLIC HEARING -- 7:30 p.m.

1. Area Variance
Case No. 2022—003

Bartkowiak, Doug
7560 Plainville Road

II. APPROVAL OF MINUTES

Review and approval of the minutes of June 6, 2022 special Zoning Board of Appeals meeting.

ADJOURN

**TOWN OF LYSANDER
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN, that pursuant to Section 267-a(12) Town Law, a Public Hearing will be held by the Town of Lysander Zoning Board of Appeals on Monday, July 11, 2022 0 at 7:30 p.m. at the Town of Lysander Town Offices, 8220 Loop Road, Baldwinsville, New York, for the purpose of considering the following:

The application of Doug Bartkowiak for an Area Variance to Dimensional Requirements for property located at 7560 Plainville Road, Memphis, New York, Tax Map No. 043.-02-02.2 to allow a subdivision of property after the fact, in accordance Article IX, Section 320-22, Paragraph A(1) and Article XXI, Section 320-62, Paragraph D(1)(o) and (2)(b) of the Lysander Town Ordinance.

Dated: June 21, 2022

Richard Jarvis, Chairman
Lysander Zoning Board of Appeals

TOWN OF LYSANDER
ZONING BOARD OF APPEALS

APPLICATION

Application Number 2022-03 Date 6/17/22 Fee \$50-

Type of Application

- ☐ Special Use Permit
☐ Permit for Temporary Structure/Occupancy (explain need on page 2)
☐ Extension of Permit for Temporary Structure/Occupancy (explain need on page 2)
☒ Appeal of Decision made by the Code Enforcement Officer
 ☒ Area Variance (provide details on page 2)
 ☐ Use Variance (use requested _____)
☐ Informal Interpretation (describe issue on page 2)
☐ Other _____

Applicable Sections of the Zoning Ordinance

Article IX Section 320-22,
Paragraph A(1)
Article XXI, Section 320-62, Paragraph
D(1)(a) and (2)(b)

Review by Onondaga County
Planning Board

☐ Required ☐ Not Required

Review by Town of Lysander
Planning Board

☐ Required ☐ Not Required

Applicant

Name Doug Bartkowiak
Street Number 140 N Main Street Municipality Tordan
State NY Zip Code 13080

(315) 447-6167

Property

Street Number 2420 Plainville Rd Municipality Lysander
State NY Zip Code 13112
Tax Map Number 0430202.2

Owner (if different than applicant)

Name _____

Address _____

Zoning District AG Overlay Control Highway

Size of Property 1.4 - acres acres

Existing Structures/Uses ☐ Conforming ☒ Nonconforming

Need and Description

For temporary permits, explain why a permit is needed. For area variances, attach a copy of a current survey and any drawings or plans - if reducing or enlarging documents that do not include a graphic representation of scale indicate the percentage of reduction or enlargement. Attach additional pages if necessary.

When I purchased the lot, I was under the impression that it was a building lot. It was surveyed and filed in the assessor's office. Deeds were recorded in the Onondaga County Clerk's Office. Now I'm trying to sell because of medical reasons.

Area Variances

- ☐ Residential
☐ Nonresidential

- ☐ Principal Structure
☐ Accessory Structure

- ☐ Front Yard Setback
Required Setback _____ feet
Variance Requested _____ feet
☐ Individual Side Yard Setback
Required Setback _____ feet
Variance Requested _____ feet
☐ Lot Dimensions/Coverage/Floor Area
Type _____
Requirement _____
Variance Requested _____

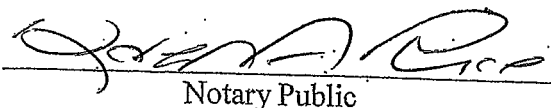
- ☐ Rear Yard Setback
Required Setback _____ feet
Variance Requested _____ feet
☐ Total Side Yard Setback
Required Setback _____ feet
Variance Requested _____ feet
☐ Other
Type _____
Requirement _____
Variance Requested _____

Alternatives

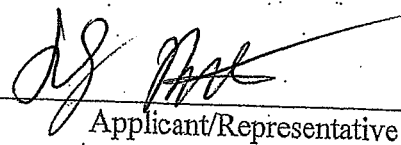
Explain in detail why the proposed action cannot be conducted where a variance would not be required, or where a smaller variance would be required (attach additional pages if necessary).

alternatives do not exist. It was sold as a residential building lot without benefit of subdivisions.

Sworn this 17 day of June, 2022


Notary Public

KAREN A. RICE
Notary Public, State of New York
Qualified in Onondaga County
No. 4855987
Commission Expires May 12, 2024


Applicant/Representative Signature

Owner/Representative Signature

SENECA RIVER

IRON ROD WITH A
YELLOW CAP
MARKED "SEHNERT
SURVEY" TYPICAL

EDGE OF WATER 4/23/10

BARTKOWIAK &
HOCKEBOEN
5119/738

85'

SHED

N 80° 56' 03" W
361' MEAS. 423' ± DEED

N 80° 56' 03" W
378' MEAS. 423' ± DEED

N 80° 56' 03" W

26' 9" 2

1 SE.

RR
SPIKE

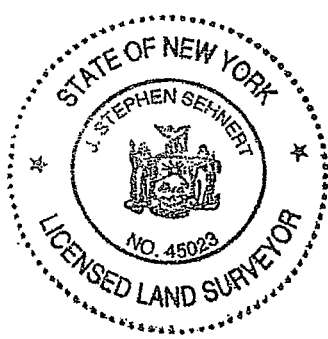
IP

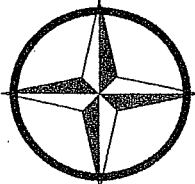
110.07'

N 17° 53' 17" E

86.01'

PLAINVILLE ROAD





Applied Earth Technologies

Stephen Sehnert, Land Surveyor
8 Canton Street, Baldwinsville, NY 13027
Ph. (315) 635-5197 Fax: (315) 701-0219

Invoice

Number: **8314**

Date: **April 28, 2010**

Bill To:

Doug Bartkowiak
140 North Main Street
Jordan, NY 13080

Ship To:

| |
|--|
| |
|--|

| Job Number | Federal ID Number: 16-0981987 |
|------------|-------------------------------|
| 1142.9 | |

| Description | Amount |
|--|----------|
| Survey , stake corners and map parcel on Lot 92 , Lysander | 600.00 |
| Maps may be picked up or will be mailed upon payment | |
| Total | \$600.00 |

CHECK OUR NEW WEB SITE

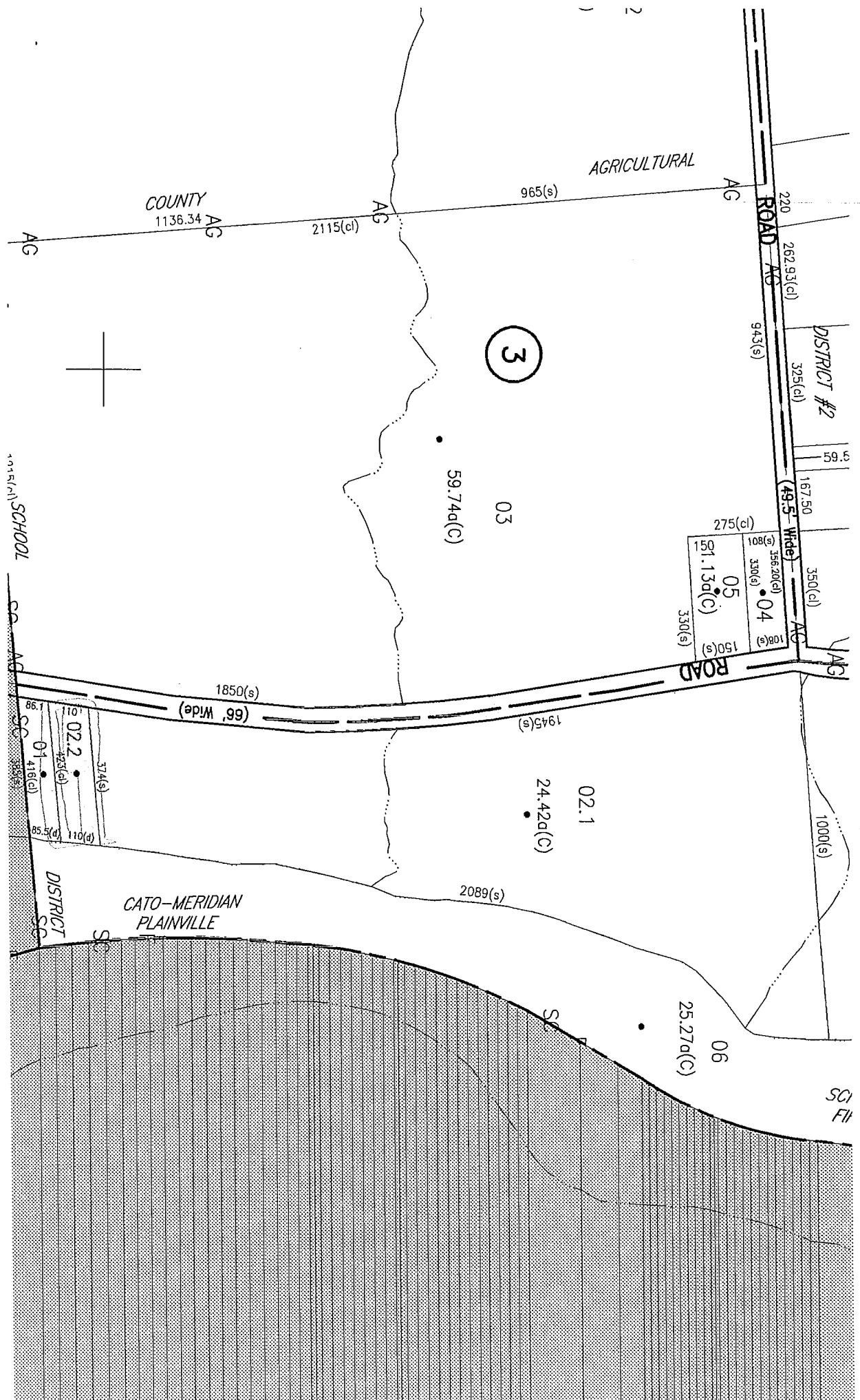
appliedearthtechnologies.com

✓
3/30/2011

| | | | |
|---|--|---|--|
| Lysander | | New 043. -02 - 02.2 ✓ | |
| Description: FL 92 ✓ | | Owner: Douglas S. Bartkowiak Heidi E. Hockeborn | |
| Deed: Book: 5119 Page: 738 ✓ | | Notes: | |
| Size: Frontage: 110 Depth: 374 ✓ Acreage: | | | |
| Coordinates: E: N: | | | |
| Made by: JH Date: 03/11 For Taxable Status Date: 03/01/11 ✓ | | | |
| For sketch see: 043 NEW A ✓ | | | |

2011
Assessment
Land 20,000
Total 20,000

New Parcel
2011
New PRC
New file
Ready to
file



3/20/2011
NO EXEMPTION
Vacant hand
REVISE 043-02-02.1-24.42 a(c)

ONONDAGA COUNTY CLERK'S OFFICE
M. ANN CIARPELLI - COUNTY CLERK
401 Montgomery St - Room 200
Syracuse, NY 13202

Phone: 315-435-2226
Fax: 315-435-3455

Doc Type: DEED
Grantor: WEICHERT SUSAN M
Grantee: BARTKOWIAK DOUGLAS S
HOCKEBORN HEIDI E

Receipt: 834506 DP
Book/Page: 05119/0738 Inst: 8668
Date Filed: 03/24/2010 at 12:35PM
Updated: 03/25/2010 MS
Record and Return To:

Legal Desc: LYS L92

DOUGLAS & HEIDI BARTKOWIAK
140 NORTH MAIN ST
JORAN NY 15080

Prop Address: 7560 PLAINVILLE RD

Submitted by: DOUGLAS S BARTKOWIAK

| Recording Fees | | | Miscellaneous Fees | |
|----------------|------------|---------|--------------------|-----------|
| Addl pages: | 1 x 5.00 = | \$ 5.00 | RMI: | \$ 20.00 |
| Addl Names: | 1 x 0.50 = | \$ 0.50 | TP 584: | \$ 5.00 |
| Addl Refs: | 0 x 0.50 = | \$ 0.00 | RP5217: | \$ 250.00 |
| Misc: | | 0.00 | AFFTS: | \$ 0.00 |
| Basic | | \$25.50 | | |

TOTAL: \$31.00 TOTAL: \$ 275.00

| MORTGAGE TAX | | DEED TRANSFER TAX | |
|--------------|--|-------------------|--|
|--------------|--|-------------------|--|

| | | | |
|-----------|--------|---------------|------------|
| Mortgage: | | Consideration | \$20000.00 |
| Basic: | \$0.00 | Transfer Tax: | \$80.00 |
| Ins Fund: | \$0.00 | SWIS: | 3136 |
| Net Add: | \$0.00 | Map #: | SEE ABOVE |
| Misc: | \$0.00 | | |

TOTAL \$0.00 Total Paid \$ 386.00
Control no 7077

WARNING - This sheet constitutes the Clerk's endorsement, required by Section 319 of the Real Property Law of the State of New York. Do not detach. Taxes imposed on this instrument at time of recording were paid. Certain information contained in this document is not verified by this office.

M. ANN CIARPELLI
Onondaga County Clerk

Book/Page 05119 / 0738 Instrument no.: 8668



051190738

This Indenture Made the *24th* day of
March Two Thousand and Ten (2010)
between SUSAN M. WEICHERT of 46 Oswego Street, Baldwinsville, New York, 13027
party of the first part, and

RE DOUGLAS S. BARTKOWIAK and HEIDI E. HOCKEBORN, both of 140 North Main Street, Jordan, NY 15080
parties of the second part,

Witnesseth that the party of the first part, in consideration of
ONE ----- Dollar (\$ 1.00)

lawful money of the United States, and other good and valuable consideration,
paid by the parties of the second part, does hereby grant and release unto the
parties of the second part, their heirs, successors and assigns forever, ALL THAT

CERTAIN TRACT OR PARCEL OF LAND situate in the Town of Lysander, County of Onondaga and State of
New York, being part of Lot No. 92 in said Town, bounded and described as follows:

BEGINNING at a point in the centerline of the Plainville-State Ditch Bridge Road, which said point is 196.1' north
along said centerline from the south line of said Lot No. 92; and running thence North 86 degrees, 50" East
through the west bank of the Seneca River, being approximately 423 feet above water from the centerline of the
Plainville-State Ditch Bridge Road, then underwater to the westerly blue line of the New York State Improved Erie
Canal; thence southerly along said blue line 110' to a point which is 85' from the south line of Lot No. 92 of the
Town of Lysander; thence South 86 degrees, 50" west, along the north line of a parcel of land conveyed to
Raymond A. and A. Gertrude Given, dated March 16, 1942, by deed recorded in the Onondaga County Clerk's
Office March 17, 1942, in Book of Deeds 1001, at page 54 & c., which said north line is 85 feet from the south line
of Lot No. 92 in said Town, underwater through the west bank of the Seneca River, which is above water and
approximately 423 feet from said centerline of the Plainville-State Ditch Bridge Road, to the said centerline; and
thence N. 6 degrees, 00' E. 110 feet along said centerline of the Plainville-State Ditch Bridge Road to the point
and place of Beginning.

Subject to restrictions, reservations, and easements of record, if any, and all zoning and subdivision regulations.

TOGETHER with the appurtenances and all the estate and rights of the grantor in and to said premises.
TO HAVE AND TO HOLD the premises herein granted unto the grantee, the heirs or successors and assigns of the grantee
forever. AND the grantor covenants as follows:

FIRST.-- The grantee shall quietly enjoy the said premises:

SECOND.-- The grantor will forever warrant the title to said premises:

This deed is subject to the trust provisions of Section 13 of the Lien Law. The words "grantor" and "grantee" shall be
construed to read in the plural whenever the sense of this deed so requires.

IN WITNESS WHEREOF, the grantor has executed this deed the day and year first above written.

In presence of:

Susan M. Weichert L.S.
SUSAN M. WEICHERT

L.S.

State of New York, County of Onondaga ss.: ACKNOWLEDGEMENT RPL309-a (Do not use outside New York State)

On the *24th* day of March, 2010 before me, the undersigned, a Notary Public in and for said State, personally appeared Susan
M. Weichert, personally known to me, or proved to me on the basis of satisfactory evidence to be the individual whose name
is subscribed to the within Instrument and acknowledged to me that she executed the same in her capacity, and that by her
signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument

HOLLIE HAAF
Notary Public, State of New York
No. 01HA6213386
Qualified in Onondaga County
My Commission Expires Nov. 9, 2013

Hollie HAAF
(signature and office of individual taking acknowledgement)
NOTARY PUBLIC

FOR COUNTY USE ONLY

C1. SWIS Code

LYSANDER

C2. Date Deed Recorded

3736

Month Day Year

C3. Book

C4. Page



REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK

STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217

RP-5217 Rev 3/97

PROPERTY INFORMATION

1. Property Location

7560 Plainville Road

LYSANDER

VILLAGE

ZIP CODE

2. Buyer Name

BART KOWIAK

FIRST NAME

Douglas S.

HOCKEBOHN

FIRST NAME

Heidi E.

3. Tax Billing Address

Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)

BARTKOWIAK

Douglas

140 N. Main St

Jordan

NY 13080

4. Indicate the number of Assessment Roll parcels transferred on the deed

0.1

of Parcels OR ☒ Part of a Parcel

(Only if Part of a Parcel) Check as they apply:

4A. Planning Board with Subdivision Authority Exists ☐

4B. Subdivision Approval was Required for Transfer ☐

4C. Parcel Approved for Subdivision with Map Provided ☐

5. Deed Property Size

110 x 423

OR

ACRES

6. Seller Name

WEICHERT

Susan M.

7. Check the box below which most accurately describes the use of the property at the time of sale:

- A ☐ One Family Residential
B ☐ 2 or 3 Family Residential
C ☐ Residential Vacant Land
D ☐ Non-Residential Vacant Land

- E ☒ Agricultural
F ☐ Commercial
G ☐ Apartment
H ☐ Entertainment / Amusement

- I ☐ Community Service
J ☐ Industrial
K ☐ Public Service
L ☐ Forest

Check the boxes below as they apply:

8. Ownership Type is Condominium ☐

9. New Construction on Vacant Land ☐

10A. Property Located within an Agricultural District ☐

10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District ☐

SALE INFORMATION

11. Sale Contract Date

03 / 20 / 10

12. Date of Sale / Transfer

03 / 24 / 10

13. Full Sale Price

20,000.00

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

14. Indicate the value of personal property included in the sale

0.00

15. Check one or more of these conditions as applicable to transfer:

- A ☐ Sale Between Relatives or Former Relatives
B ☐ Sale Between Related Companies or Partners in Business
C ☐ One of the Buyers is also a Seller
D ☐ Buyer or Seller is Government Agency or Lending Institution
E ☐ Deed Type not Warranty or Bargain and Sale (Specify Below)
F ☐ Sale of Fractional or Less than Fee Interest (Specify Below)
G ☐ Significant Change in Property Between Taxable Status and Sale Dates
H ☐ Sale of Business is Included in Sale Price
I ☐ Other Unusual Factors Affecting Sale Price (Specify Below)
J ☐ None

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken

10

17. Total Assessed Value (of all parcels in transfer)

1,800

18. Property Class

3.1.2-R

19. School District Name

Cato-Meridian

20. Tax Map Identifier(s) / Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))

313689 043-02-02.0

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

Heidi Hockeborn 3/24/10
BUYER
BUYER SIGNATURE DATE

140 N. Main Street
JORDAN NY 13080
STREET NUMBER STREET NAME (AFTER SALE) CITY OR TOWN STATE ZIP CODE

Susan M. Weichert 3-24-10
SELLER
SELLER SIGNATURE DATE

BUYER'S ATTORNEY

LAST NAME

FIRST NAME

AREA CODE

TELEPHONE NUMBER

NEW YORK STATE
COPY

86-12-35 03/24/10 846810 DP DB-51197-738



Onondaga County Planning Board

GML 239 Referral Notice

Referring Municipality/Board: Town of Lysander Zoning Board

Referral Contact: Karen Rice, Clerk to Planning, ZBA & Code Enforcement

Contact Email/Phone: planning@townoflysander.org

Type of Referral: ☒ General Municipal Law §239 Review ☐ Informal Review ☐ 3-Mile Limit Review

1. Project Applicant: Bartkowiak, Doug

2. Site Address: 7560 Plainville Road

3. Tax ID Number(s): 043.-02-02.2

4. Total Acres: 1 +/-

5. Current Zoning: Agricultural

6. Current Land Use: Vacant

7. Project Description: Applicant purchased a lot without benefit of subdivision thinking it was a residential building lot in 2010. The does not comply with the current regulations and requires a lot width and minimum lot size variance in order to proceed with the one lot minor subdivision.

Please indicate the existing AND proposed water and wastewater service. The notes field is available to provide further details which may better describe the proposed conditions, particularly for projects with multiple lots/structures.

Water Service

8a. Existing: ☐ Municipal
☐ Individual Well
☒ None

Provider: _____

8b. Proposed: ☐ New or Additional Municipal Connection
☐ New or Additional Individual Well
☐ No Change

Wastewater Service

9a. Existing: ☐ Municipal Sanitary Sewer
☐ Individual Septic System
☒ None

Provider: _____

9b. Proposed: ☐ New or Additional Municipal Connection
☐ New or Additional Individual Septic System
☐ No Change

Notes: _____

10. ☒ OCPB Jurisdiction (check ALL that apply and specify)

- ☐ Text Adoption/Amendment -or- ☒ Site is located within 500 feet of:
- ☒ a municipal boundary: Town of VanBuren
 - ☐ a state or county thruway/highway/roadway: Plainville Road
 - ☐ an existing or proposed state or county park/recreation area: _____
 - ☐ an existing or proposed county-owned stream or drainage channel: _____
 - ☐ a parcel containing a state or county-owned building/institution: _____
 - ☒ a farm operation located in a New York State Agricultural District (include Ag Data Statement pursuant to AML §305-a)

Referred Action(s)

If referring multiple actions related to the same project, identify the referring municipal board if different from above.

11. ☐ Text Adoption -or- ☐ Text Amendment

Referring Board: _____

(Includes: adoption of and amendments to comprehensive plans, local laws, zoning ordinances, subdivision regulations)

Please enclose a document with changes tracked OR the existing and proposed text with a summary of the proposed change(s).

Summary of the proposed additions/changes: _____

12. ☐ Zone Change (Includes map amendments)

Referring Board: _____

Proposed Zoning District: _____

Number of Acres Affected: _____

Purpose and Proposed Use: _____

13. ☐ Site Plan -or- ☐ Project Site Review

Referring Board:

Proposed Use/Improvements: _____

14. ☐ Special Permit

Referring Board:

Section of local zoning code that requires a special permit for this use: _____

Purpose: _____

15. ☐ Preliminary Subdivision -or- ☐ Final Subdivision

Referring Board:

Name of Subdivision: _____

Number of Proposed Lots and Use Type (residential and/or commercial): _____

Is this a cluster subdivision pursuant to Section 278 of the New York State Town Law? ☐ Yes ☐ No

16. ☐ Use Variance

Referring Board:

Section(s) of local zoning code to which the variance is being sought: _____

Describe how the proposed project varies from the above code section: _____

17. ☒ Area Variance

Referring Board: ZBA

Section(s) of local zoning code to which the variance is being sought: Article IX, Section 320-22 and Article XXI, Section 320-62

Describe how the proposed project varies from the above code section: Requires an 80,000 sf lot with 250' lot width

18. ☐ Other Authorization

Referring Board:

Indicate the referable action and provide any other applicable details: _____

SEQR Information

Action (check one):

- ☐ Type I
☐ Type II
☐ Unlisted Action

Determination of Significance (if known):

- ☐ Positive Declaration – Draft EIS Required
☐ Conditional Negative Declaration (for Unlisted Actions only)
☐ Negative Declaration
☐ No Finding (Type II Actions only)

Lead Agency (if known): TO BE DETERMINED

Date Lead Agency Assigned: _____

In order for a referral to be considered complete, the Type of Action must be classified, and the appropriate EAF (Short or Long EAF) must be filled out as required under SEQR, except in the case of Type II Actions which do not require an EAF. If the municipality possesses or will be requiring additional materials in order to make a determination under SEQR, or if a determination has been made, those materials are also required for the referral to be considered complete.

Attachments

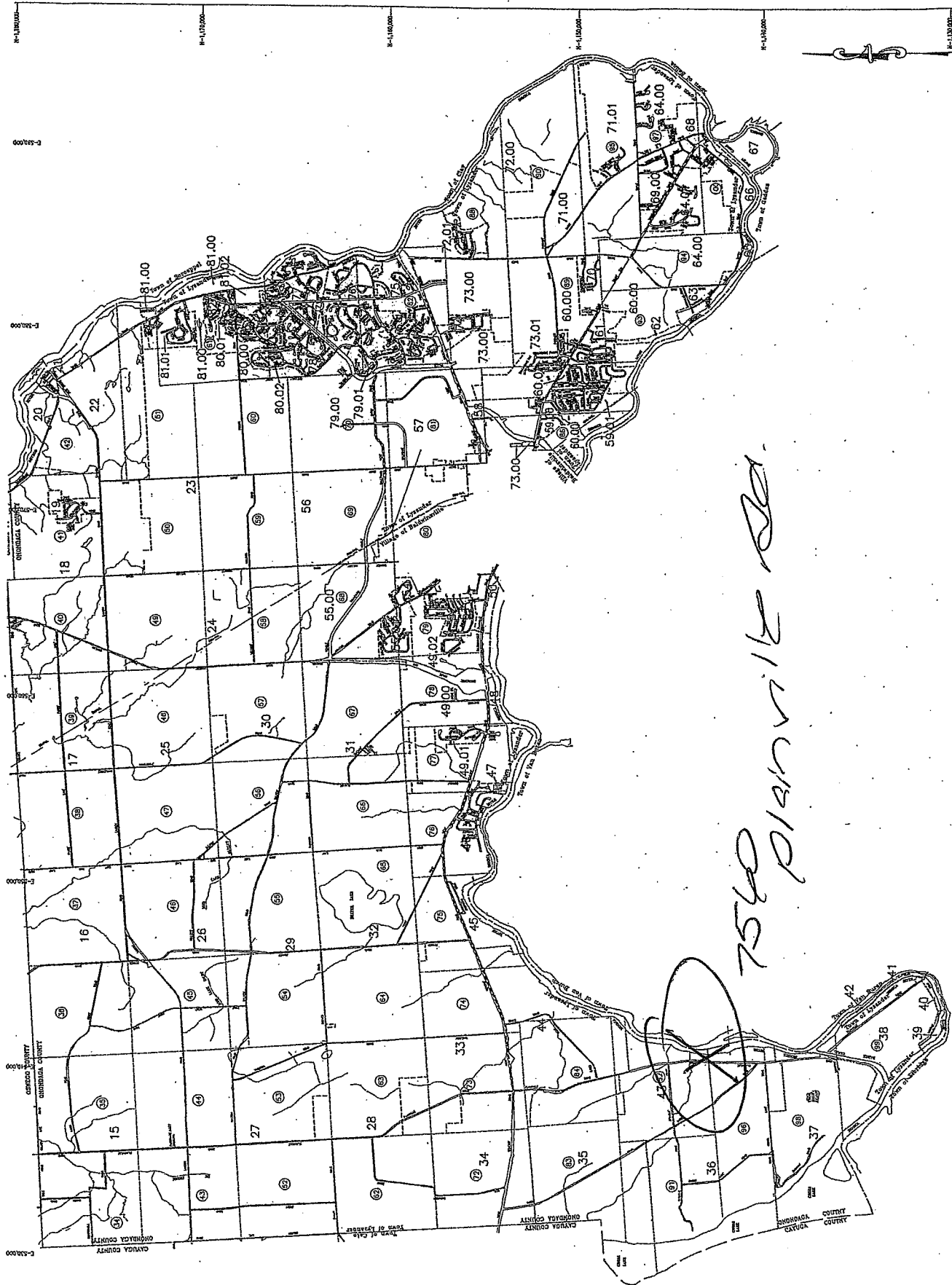
- ☒ Survey ☐ Subdivision Plat ☐ EAF/Related Materials ☐ Laws/Texts
☐ Site Plan ☒ Local Application Form ☐ Ag Data Statement ☒ Other Deed, Assessor & County Info

This referral, as required by NYS GML §239 1, m & n, includes all materials required by and submitted to the referring body as an application on the proposed action, including all materials required by the referring body in order to make its determination of significance pursuant to SEQRA.

Name/Title of Person Completing This Form

Phone/Email

Transmittal Date



7540
P141716



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 Zoning Board of Appeals

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

DATE: 6/23/2022

RE: Administrative Review – Bartkowiak Area Variance

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 with any questions.

| | |
|-------------------------|---|
| CASE NUMBER: | Z-22-166 |
| DATE RECEIVED: | 6/22/2022 |
| 30-DAY DEADLINE: | 7/22/2022 |
| REFERRING BOARD: | TLysZBA |
| TYPE OF ACTION: | AREA VARIANCE |
| APPLICANT: | Doug Barkowiak |
| LOCATION: | 7560 Plainville Road |
| WITHIN 500' OF: | County Route 32, the municipal boundary between the Town of Lysander and the Town of Van Buren, and a farm operation located in a NYS Agricultural District |
| TAX ID(s): | 043.-02-02.2 |
| RELATED CASES: | |

Project Summary:

The applicant is requesting an area variance for a reduction in the minimum lot area from 80,000 sf to 40,005 sf and a reduction in the 200' minimum lot width to 110' in order to proceed with a subdivision in an Agricultural zoning district.

The site is located along the west bank of the Seneca River near low-density rural residential homes with surrounding lands enrolled in NYS Agricultural District 3 that appear to contain active farmland. The site appears to be vacant land with a dock structure on the river and a driveway on Plainville Road, a county highway. There is no existing water or wastewater service to the site. Current FEMA Flood Insurance Rate Maps (FIRM) indicate that approximately half of the 0.95-acre site is located within the 100-year floodplain, which may require avoidance or elevation of structures and other mitigation.

Per the local application, the applicant purchased the lot in 2010 without the benefit of a subdivision, under the impression that it was already a residential building lot. The area variance is needed in order to proceed with the one lot subdivision. No Environmental Assessment Form was provided as part of the area variance referral,

however, the Town states that it will require an EAF of the applicant if the project is referred in the future as a subdivision

Advisory Note(s):

1. 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;
2. Per the Onondaga County Department of Transportation, all existing or proposed driveways on Plainville Road must meet Department requirements.

Recommendation: NO POSITION WITH COMMENT

1. The Onondaga County Health Department's Bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to Department endorsement of the subdivision.
2. The Town should require that the applicant demonstrate adequate space for construction of a house on the proposed parcel that:
 - Meets required setback requirements
 - Avoids floodplains or other sensitive environmental features
 - Meets the requirements for drinking water and wastewater provisions on site