

TOWN OF LYSANDER  
PLANNING BOARD MEETING  
8220 Loop Road  
Thursday, October 13, 2022 at 7:00 p.m.

I. PUBLIC HEARING -- None Scheduled

II. APPROVAL OF MINUTES

Review and approval of the minutes of the September 8, 2022 Planning Board meeting minutes.

III. OLD BUSINESS

- |   |   |
|---|---|
| 1. Controlled Site Use<br>Case No. 2022—003 | Baldwinsville PV I, LLC<br>Wight Property, Sixty Road |
|---|---|

IV. NEW BUSINESS

- |  |   |
|--|---|
| 1. Minor Subdivision<br>Case No. 2022—006                      | Abbott, Warren<br>Hicks Road  |
| 2. Minor Subdivision<br>Case No. 2022—007                      | Janowski, Susan<br>1677 South Ivy Trail   |
| 3. Site Plan ( <b>Tentative</b> )<br>Case No. 2022—008         | Radisson Professional Center<br>Phase I Improvements<br>8276, 8278 & 8280 Willett Parkway |
| 4. Minor Subdivision ( <b>Tentative</b> )<br>Case No. 2022-009 | Abbott, Warren<br>7484 North Hayes Road   |

V. OTHER BUSINESS

- |                            |   |
|----------------------------|---|
| 1. Waive Hearing/Sign Plat | Eldan Homes<br>River Grove, Section IIB<br>9 Lots, Hickory Knoll Lane |
| 2. Waive Hearing/Sign Plat | Highland Meadows/Lysander Preserve<br>Lot #52, 147 Giddings Trail     |

VI. ADJOURN

The next regular Planning Board meeting is scheduled for Thursday, November 10, 2022 at 7:00 p.m.

Baldwinsville  
Solar  
Sixth Rd.



October 5, 2022

Town of Lysander  
Attn: Planning Board  
8220 Loop Road  
Baldwinsville, NY 13027

**Subject: Baldwinsville PV I project updates and October 13<sup>th</sup> Planning Board Meeting**

Dear Town of Lysander Planning Board members,

It has been some time since our last in-person meeting with the Planning Board in July 2022, so we wanted to update you on the status of the Baldwinsville PV I Project (the Project) and the work we have done in the meantime.

At the July meeting, there were several topics of discussion including the Town's Engineer's request for a preliminary Stormwater Pollution Prevention Plan (SWPPP) for the Project given the amount of site disturbance proposed. There was also an in-depth discussion about the appropriate amount of vegetative screening and setbacks for the Project. Following that meeting, we began the process of revising the Site Plans and associated SWPPP. Those revisions were very involved, and we weren't able to meet the submittal deadline for the August meeting because of this. As a result, we requested to be placed on the September 8<sup>th</sup> meeting agenda instead.

The week of the September meeting we learned we had been taken off the agenda after there was some confusion from the Town Engineer regarding receipt of our SHPO "No-Effect" letter, which we had submitted to the Town prior.

When we missed that meeting, we reached out to set up a call to touch base about the project so that too much time wouldn't go by between conversations. On Wednesday, September 21, we spoke with Chair Corey, Al Yager, and Karen Rice. A main focus of the discussion was the revised screening and setback design that we had submitted as part of our updated plans ahead of the September 8 meeting.

We had a very productive conversation, and received the following further direction from the Town:

1. The Town prefers a 50 ft buffer strip of natural vegetation along abutting residential property lines.
2. The Town also prefers a 100 ft setback of the nearest solar panel to the abutting residential property lines.
3. #1 and #2 on this list also apply to the southern property line bordering the proposed residential apartment complex (19 Philips St) with an application currently before the Village of Baldwinsville.
4. The Town prefers the 50 ft natural vegetative buffer to be selectively planted with evergreen trees in any areas where there are gaps in the natural vegetation.
5. The Town indicated agreement with reducing the natural vegetative buffer currently planned in the middle portion of the site where there are no direct residential abutters to 50 ft in order to accommodate panel relocation from portions of the site abutting residential properties.

We are pleased to report that the conceptual screening and setback plan submitted alongside this memo incorporates every one of these requests.

You will see that we were able to meet these requirements by upgrading our solar panel racking and module equipment, shown on the attached spec sheets.

Because of the major modifications to the site plan necessary to meet these new screening and setback criteria, we do not have a full Civil Set or final SWPPP ready to submit today for the 10/13 Board meeting, but these full updates will be straightforward to make once we come to an agreement about the screening and setbacks.

We understand that in the past the Board has preferred to only meet with us when we have full plan updates to discuss and approve, but we would still appreciate the opportunity to come before the Board next week to share more detail about our design changes and confirm this screening and setback plan is what the Board is looking for. This conversation would set us up well to make those full corresponding updates once these details are in place.

Please let us know if you are amenable to this approach to the 10/13 meeting, and if so, we look forward to seeing you next Thursday.

Sincerely,



Adam Maynard  
Senior Associate Project Developer

On behalf of the Baldwinsville PV I team



NOT FOR  
CONSTRUCTION

BALDWINVILLE PV I, LLC.  
200 PORTLAND STREET, 5TH  
FLOOR  
BOSTON, MA 02114



**TETRA TECH**

STAMP

BALDWINVILLE  
(LYSANDER) CSG  
SOLAR PROJECT

SIXTY ROAD  
LYSANDER, NEW YORK 13027

PROJECT NUMBERS:  
194-1081-0016

SHEET TITLE

SITE PLAN

SHEET SIZE:  
ARCH "D"

THIS DOCUMENT IS THE PROPERTY OF TETRA TECH WHO HAS UNLIMITED RIGHTS. THIS DOCUMENT IS PROVIDED UPON CONDITION THAT IT WILL NEITHER BE REPRODUCED, COPIED, OR ISSUED TO A THIRD PARTY AND WILL BE USED SOLELY FOR THE ORIGINAL INTENDED PURPOSE.

NO	REVISION	DATE	INIT
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A	PERMITTING	07/05/2022	AG
B	PERMITTING	07/27/2022	AG

C	PERMITTING	08/29/2022	AG
D	PERMITTING	10/04/2022	AG




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DATE: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_

ENGINEER: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_

**PROJECT PHASE:**  
30% ISSUED FOR PERMITTING

SCALE: 1" = 70'

SHEET NO.: 0001

C-201



Abbott 213311  
the Planning Board (Hicks)  
 1/13/55

Date: 9/12/22  
           Information Only  
           Preliminary  
X Final

Applicant:

Name WARREN ABBOTT

Name STEPHEN SEHNERT, LS

Address 8 CANTON STREET  
BALDWINVILLE, NY

Telephone: 635-5197

X Ownership intentions:

Name \_\_\_\_\_

Address Retention of Remainder  
sale of 4 lots

Telephone: \_\_\_\_\_

Farm Lot No. 94

Tax Map No. 71-02-53

Current Zoning AR-40

Is site in an Agricultural  
Tax District? YES

Area of land 29.6 acres.

Plans for sewer and water connections:

SUBSURFACE SEWAGE  
DISPOSAL - DRILLED WELL

Character of surrounding

FARM LAND  $\frac{1}{4}$

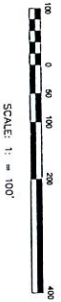
## LIGHT RESIDENTIAL

Warren Abbott

Warren Abbot

Signature

NOTES:  
 ZONING - A-40  
 AGRICULTURAL DISTRICT - NO. 4  
 WETLANDS FLOTTED FROM ONONDAGA COUNTY GIS 8/1/2022  
 100 FEET FLOOD ZONE - NONE  
 NYS FRESHWATER WETLANDS - AS SHOWN  
 80328.6 AREA SQUARE FEET  
 1.84 AREA ACRES

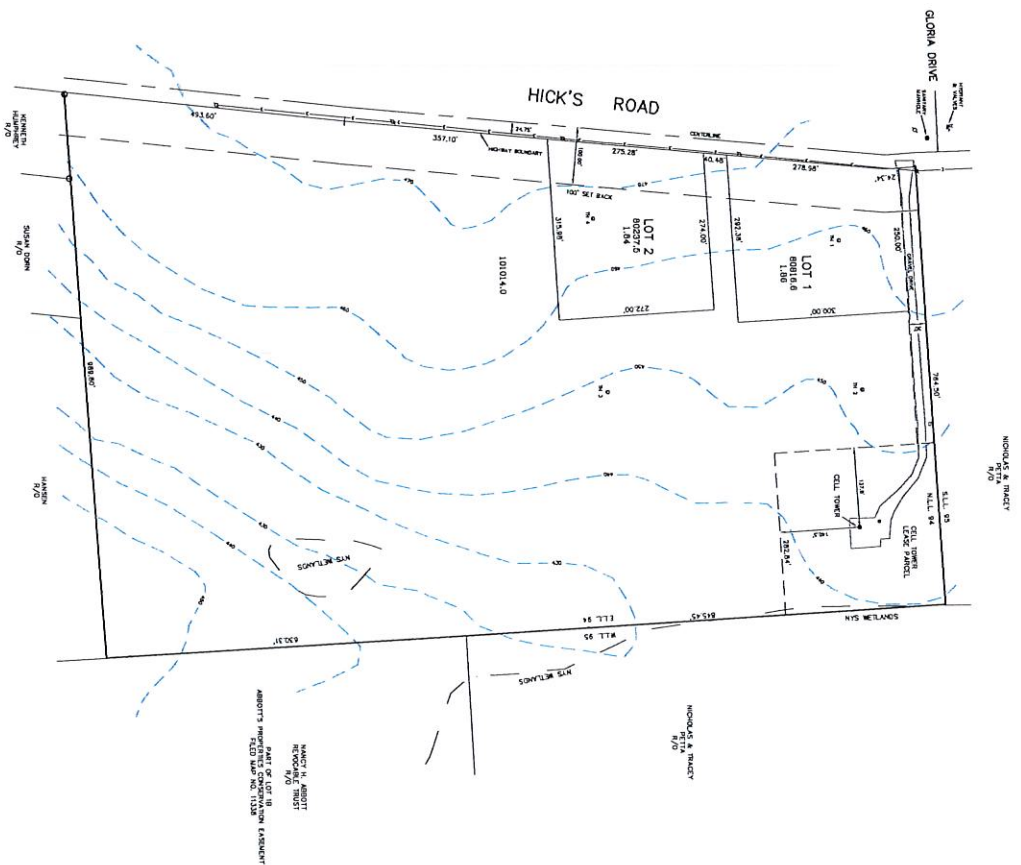


APPROVED:  
 WARREN ABBOTT  
 3275 COLDENING ROAD  
 BALDWINVILLE, NEW YORK 13027

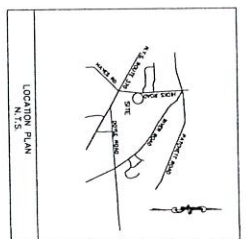
THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS MAP IS  
 MADE FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON  
 COMPLETED AUGUST 11, 2022

J. STEPHEN SPINERT  
 LAND SURVEYOR  
 No. 45023

ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP ARE PROHIBITED.  
 ANY SUCH ALTERATIONS OR ADDITIONS SHALL BE IN VIOLATION OF THE  
 NEW YORK STATE EDUCATION LAW.



PERCOLATION TEST RESULTS			
TEST HOLE	TEST HOLE	TEST HOLE	TEST HOLE
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WHEN EXPERIENCE MATTERS

APPLIED EARTH TECHNOLOGIES

STEPHEN SPINERT  
 LAND SURVEYOR  
 BALDWINVILLE, NEW YORK

PRELIMINARY PLAN

ABBOTT'S HICKS ROAD PROPERTY

PART OF LOT 14  
 TOWN OF LYNDEN  
 ONONDAGA COUNTY, NEW YORK

AUGUST 18, 2022

REV. SEPTEMBER 20, 2023

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: WARREN ABBOTT  
Mailing address: 3275 COLDSPRINGS ROAD  
BALDWINVILLE NY. 13027

B. Description of the proposed project: DIVINE 4 RESIDENTIAL  
BUILDING LOTS FROM 29.6 ACRES

C. Project location: E. SIDE HICKS ROAD @ GLORIA DRIVE

D. Tax Map number: 71-02-53

E. Number of acres involved with project: 7.4 ACRES

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

G. Is any portion of the project site currently being farmed? 4+  
Yes X If so, how much? ~~7.4~~ Acres  
No       

X H. Please identify name and address of who is farming the project site and/or any sites within 500 feet.  
Leased to CNY Crops by  
Abbott Farms 3293 Cold Springs Rd Baldwinsville NY

X I. Please indicate what the intentions are for use of the remainder of the project site:  
Leased to CNY Crops continues



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

Leased to CNY Crops continues

No change in ownership

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:

CROP LAND

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: CROP LAND

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.

STEPHEN SEHNERT, LS  
Name and Title of Person Completing Form

9/12/22  
Date

\*\*\*\*\*

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

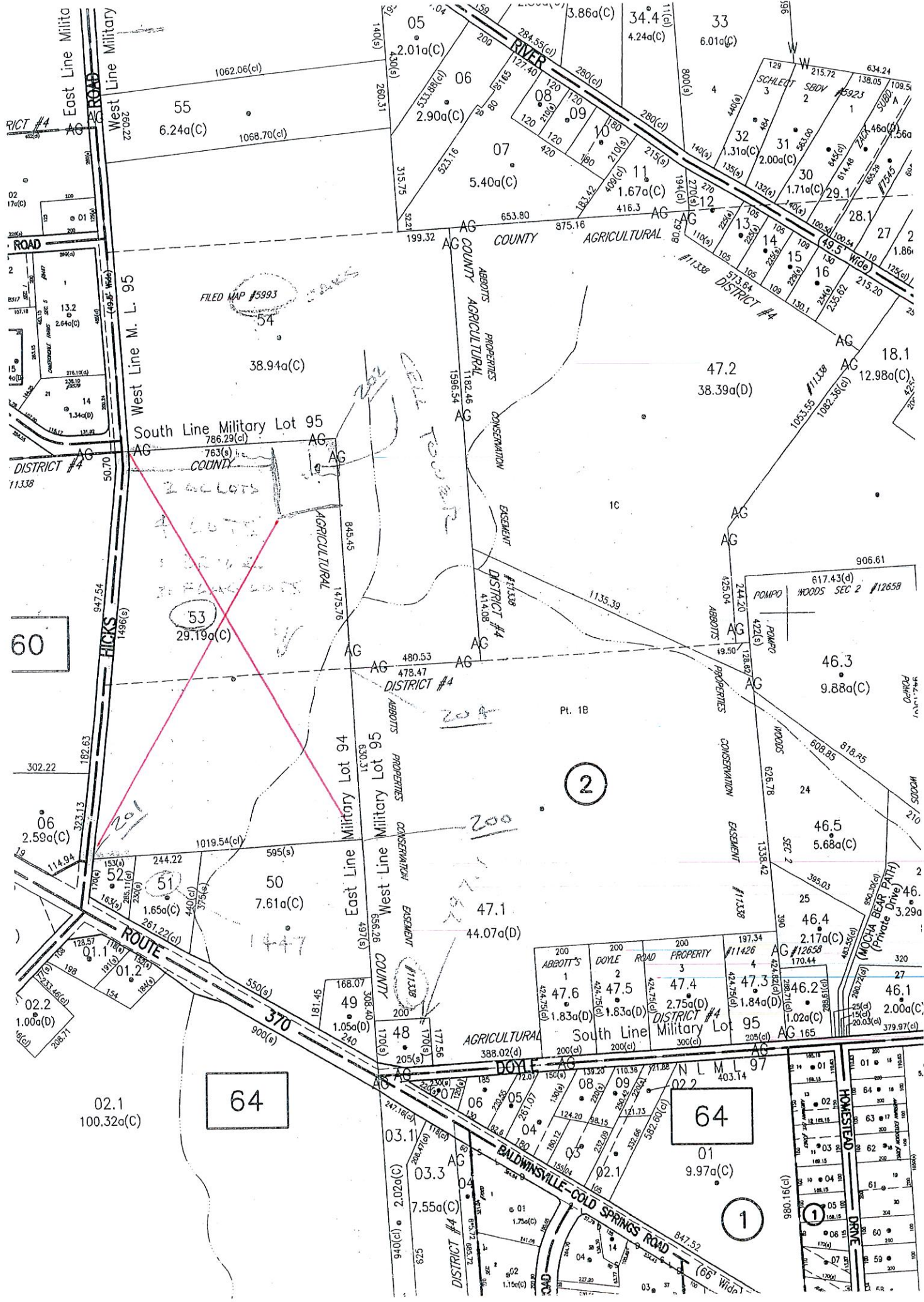
County Planning Agency? Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, please give date of referral: \_\_\_\_\_

If yes, please give County Referral Number: \_\_\_\_\_

If no, please state reason: \_\_\_\_\_





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Appendix B  
Short Environmental Assessment Form

**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.

<b>Part 1 - Project and Sponsor Information</b>							
Name of Action or Project: <b>ABBOTT'S HICKS ROAD PROPERTY</b>							
Project Location (describe, and attach a location map): <b>PLAN ATTACHED</b>							
Brief Description of Proposed Action: <b>SUBDIVIDE A SINGLE FAMILY RESIDENTIAL LOTS FROM 29 ACRES</b>							
Name of Applicant or Sponsor: <b>WARREN ABBOTT</b>		Telephone: <b>315-727-4347</b>					
		E-Mail:					
Address: <b>3275 COLDSPRINGS ROAD</b>							
City/PO: <b>BALDWINSVILLE</b>		State: <b>N.C.</b>	Zip Code: <b>13027</b>				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		<u>29</u> acres					
b. Total acreage to be physically disturbed?		<u>5</u> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) 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 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? If the proposed action will exceed requirements, describe design features and technologies: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>DRILLED WELLS</u>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>SUBSURFACE SEWAGE DISPOSAL</u>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 type="checkbox"/> Early mid-successional <input 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		



18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	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"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor name: <u>WARREN ARBOTT</u> Date: <u>9/16/2022</u> Signature: <u>Warren Arrott</u>		

**Part 2 - Impact Assessment.** The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

**Part 3 - Determination of significance.** The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<hr/> <div style="display: flex; justify-content: space-between;"> <span>Name of Lead Agency</span> <span>Date</span> </div>	
<hr/> <div style="display: flex; justify-content: space-between;"> <span>Print or Type Name of Responsible Officer in Lead Agency</span> <span>Title of Responsible Officer</span> </div>	
<hr/> <div style="display: flex; justify-content: space-between;"> <span>Signature of Responsible Officer in Lead Agency</span> <span>Signature of Preparer (if different from Responsible Officer)</span> </div>	

**PRINT**

*Janowski*  
Application to the Planning Board *Subdivision*

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

Date: September 20, 2022  
☐ Information Only  
☒ Preliminary  
☒ Final

Name of proposed development: \_\_\_\_\_

**Applicant:**

Name Susan B. Janowski

Address 1677 South Ivy Trail  
Baldwinsville, NY 13027

Telephone: 315-264-6585

**Owner of record:**

Name same as applicant

Address \_\_\_\_\_

Telephone: \_\_\_\_\_

Proof of ownership attached: \_\_\_\_\_

**Site Location:**

1677 South Ivy Trail  
Baldwinsville, NY 13027

**Proposed use (s) of site:**

Residential

**Current use & condition of site:**

Residential

**Plans prepared by:**

Ianuzy & Romans Land  
Name Surveying, P.C.

Address 5251 Witz Dr.  
North Syracuse, NY 13212

Telephone: 315-457-7200

**Ownership intentions:**

Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone: \_\_\_\_\_

Farm Lot No. 76 & 77

Tax Map No. 46.-01-40.1

Current Zoning R-20

Is site in an Agricultural Tax District? no

Area of land 3.5+/- acres.

**Plans for sewer and water connections**

existing/public connections

**Character of surrounding:**

Residential

**SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!**

Susan B. Janowski  
Name of Owner or Representative

[Signature]  
Signature



# Short Environmental Assessment Form

## Part 1 - Project Information

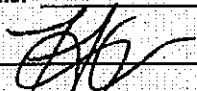
### Instructions for Completing

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

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

<b>Part 1 - Project and Sponsor Information</b>			
<b>Name of Action or Project:</b>			
<b>Subdivision</b>			
<b>Project Location (describe, and attach a location map):</b> 1677 South Ivy Trail			
<b>Brief Description of Proposed Action:</b> Applicant is seeking subdivision approval to divide one (1) existing tax parcel into two (2) new tax parcels.			
<b>Name of Applicant or Sponsor:</b> Susan B. Janowski		<b>Telephone:</b> 315-264-6585	
		<b>E-Mail:</b>	
<b>Address:</b> 1677 South Ivy Trail			
<b>City/PO:</b> Baldwinsville		<b>State:</b> NY	<b>Zip Code:</b> 13027
<b>1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</b> 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 type="checkbox"/> YES <input checked="" type="checkbox"/>
<b>2. Does the proposed action require a permit, approval or funding from any other government Agency?</b> If Yes, list agency(s) name and permit or approval: Town of Lysander Planning			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
<b>3. a. Total acreage of the site of the proposed action?</b>		3.5 acres	
<b>b. Total acreage to be physically disturbed?</b>		0 acres	
<b>c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</b>		3.5 acres	
<b>4. Check all land uses that occur on, are adjoining or near the proposed action:</b>			
<b>5.</b> <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<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 type="checkbox"/>	<input checked="" 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: <u>per NYSDEC website</u>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" 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:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment:	<input type="checkbox"/>	<input checked="" 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	
<u>per NYSDEC website</u>	<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 type="checkbox"/>	<input checked="" 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	
<u>per NYSDEC website</u>	<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:			

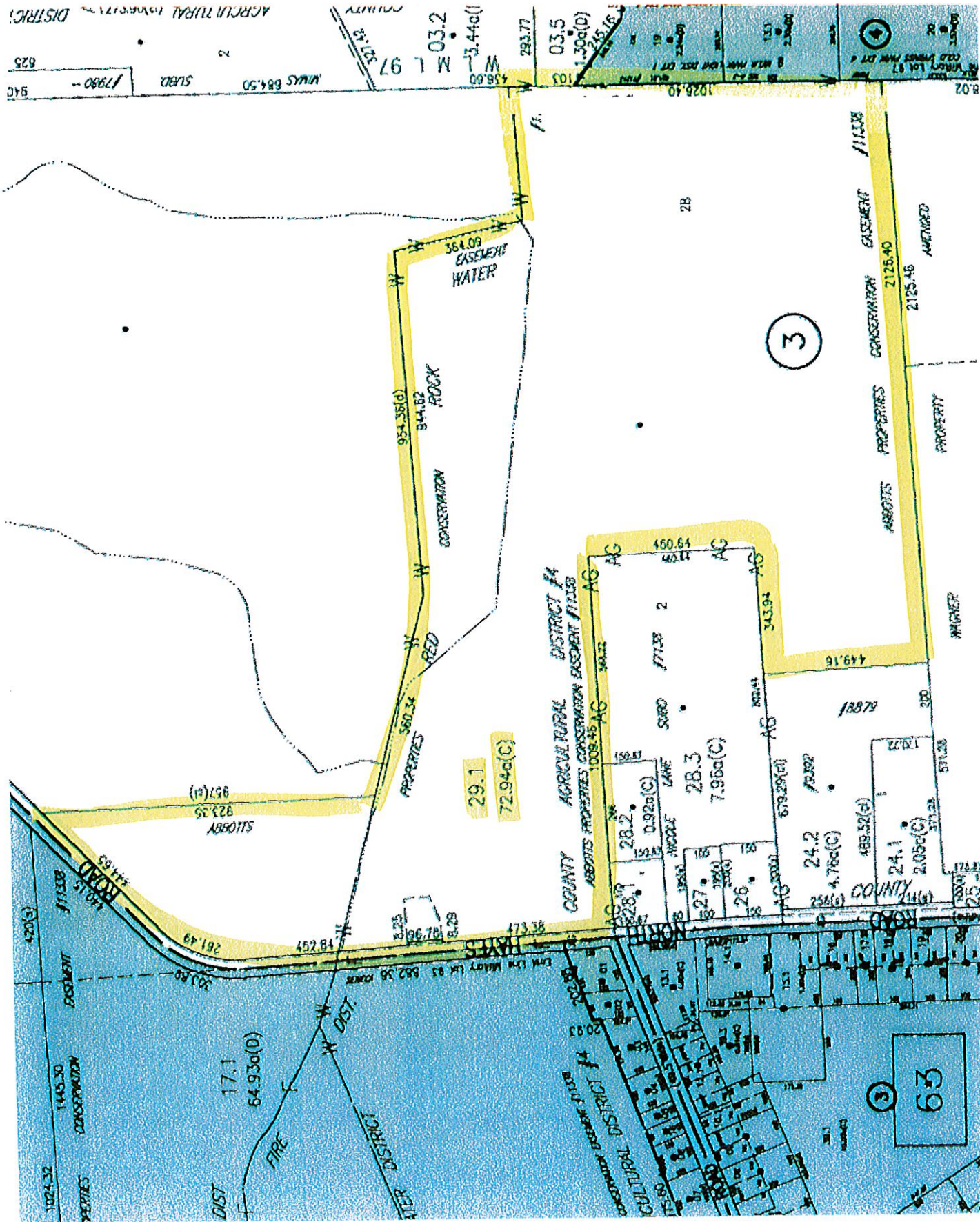
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> 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
Bald Eagle, Indiana Bat	<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?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<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?	NO	YES
If Yes, describe:	<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?	NO	YES
If Yes, describe: per NYSDEC website	<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: Timothy J. Coyer, L.S.		Date: September 20, 2022
Signature: 		Title: Surveyor for applicant











Abbott

N. X 10428



NORTH HAYES ROAD

CENTERLINE

24.75'

HIGHWAY BOUNDARY

100'

BUILDING SET BACK LINE

362'

LOT 1

97705.5  
2.24

LOT 2

81938.0  
1.88

51063.6  
1.17

LOT 3

50' REAR YARD

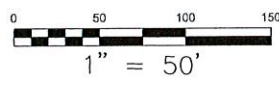
75.70'

169.34'

21967.7  
0.50

SEWAGE PUMPING  
STATION

183.33'



ZONING - AR40  
AGRICULTURAL DISTRICT - No. 4  
NO 100 YEAR FLOOD ZONE  
NO FRESH WATER WETLANDS

ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP ARE PROHIBITED,  
EXCEPT AS PROVIDED IN SECTION 7209, SUBDIVISION 2, OF THE  
NEW YORK STATE EDUCATION LAW.

WHEN EXPERIENCE MATTERS

APPLIED EARTH TECHNOLOGIES

STEPHEN SEHNERT  
LAND SURVEYOR  
BALDWINVILLE, NEW YORK

© ALL RIGHTS RESERVED 2022

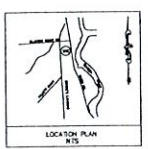
SKETCH PLAN

ABBOTTS HAYES ROAD EAST  
LOT #  
TOWN OF LYSANDER  
ONONDAGA COUNTY, NY

10/06/2022



RIVER GROVE  
Phase II/B  
9 Lots

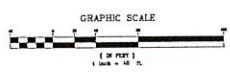


**LOT DISTRIBUTION BY PHASE**  
 PHASE IIA LOTS 23 & 39  
 PHASE IIB LOTS 32-38, 40 & 41  
 PHASE IIC LOTS 24-31 & 42-45

ZONE - RUG  
 PART OF THE RUGGSON NEW COMMUNITY

9.7 ACRES PHASE II

- SANITARY SEWER AND MANHOLE
- DRAINAGE MANHOLE, LINE AND CATCH BASIN
- WATER LINE, HYDRANT AND VALVE
- EXISTING CONTOUR
- (1567) DENOTES STREET ADDRESS



NEW YORK STATE URBAN DEVELOPMENT CORP.  
 2405/302

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS MAP IS  
 MADE FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON  
 COMPLETED AUGUST 22, 2001

A. STEPHEN SEINERT  
 LAND SURVEYOR

ALTERNATIONS OR ADDITIONS TO THIS SURVEY MAP ARE PROHIBITED.  
 EXCEPT AS PROVIDED IN SECTION FOUR, SUBDIVISION 3, OF THE  
 NEW YORK STATE EDUCATION LAW.

WITH EXPERIENCE MATTERS  
**APPLIED EARTH TECHNOLOGIES**  
 STEPHEN SEINERT  
 LAND SURVEYOR  
 BALDWINVILLE, NEW YORK

APPROVED PRELIMINARY PLAN  
**RIVER GROVE**  
 PHASE II  
 PART OF LOT 81  
 TOWN OF LYTENDER  
 CHENANGO COUNTY, NEW YORK

DATE: NOVEMBER 11, 2001  
 REV: NOVEMBER 11, 2001  
 328.266 x 91



Highlander Homeowners Association, Inc.  
BOOK 5351 OF DEEDS, PAGE 42  
OPEN SPACE "B"

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

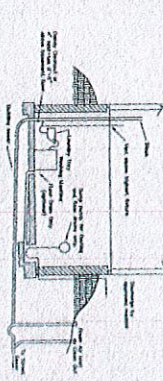
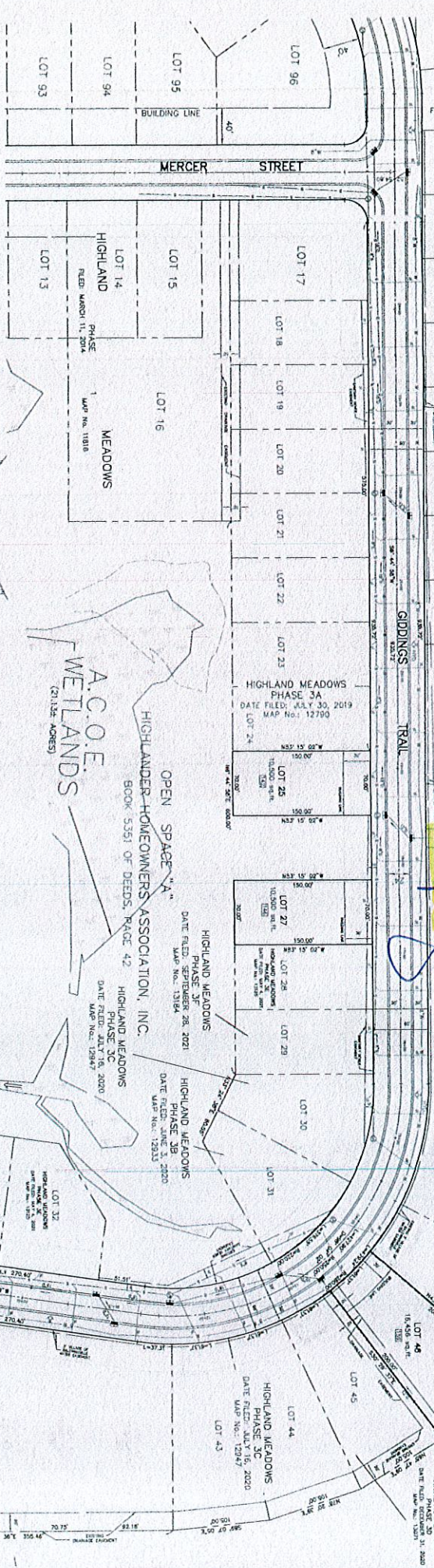
Highlander Homeowners Association, Inc.  
BOOK 5351 OF DEEDS, PAGE 42  
OPEN SPACE "B"



LOT 65  
HIGHLAND MEADOWS  
PHASE 2  
FILED: SEPTEMBER 24, 2015 MAP No. 12063

LOT 64  
LOT 63  
LOT 62  
LOT 61  
LOT 60  
LOT 59  
LOT 58

LOT 57  
HIGHLAND MEADOWS  
PHASE 3A  
DATE FILED: JULY 30, 2019  
MAP No.: 12790



PROPOSED TYPICAL LAYOUT FOR WET SEWER CONNECTION

NOTES:  
1. Total Area: 1.023 Acres  
2. Subdivided into 58 lots, 13 lots of 0.100 acre each, 45 lots of 0.023 acre each.  
3. The lots are to be used for residential purposes.  
4. The lots are to be used for residential purposes.  
5. The lots are to be used for residential purposes.

APPROVED: HIGHLAND MEADOWS DEVELOPMENT, LLC  
DATE: 2-22-2022 BY: [Signature]  
[Signature]  
[Signature]

FINAL PLAN  
HIGHLAND MEADOWS  
PHASE 3G  
PART OF LOT NOS. 78 & 79  
TOWN OF HIGHLANDER  
ONDUNGA COUNTY, NEW YORK

DATE: FEBRUARY 11, 2022  
SCALE: 1" = 50'  
SHEET 1 OF 2

LAND & RONA'S  
1000 N. 10TH ST.  
SARASOTA, FL 34236  
TEL: 941.554.0000