

TOWN OF LYSANDER
PLANNING BOARD MEETING
8220 Loop Road
Thursday, May 11, 2023 at 7:00 p.m.

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

- | | |
|---|--|
| 1. Minor Subdivision
Case No. 2023—003 | Cavendar, Michael
Former Fenzl Subdivision
Church Road |
|---|--|

PUBLIC HEARING -- 7:05 p.m.

- | | |
|---|-----------------------------------|
| 2. Minor Subdivision
Case No. 2023—009 | Wolford, Doug
1333 Lamson Road |
|---|-----------------------------------|

II. APPROVAL OF MINUTES

Review and approval of the minutes of the April 13, 2023 regular Planning Board meeting.

III. NEW BUSINESS

- | | |
|---|--|
| 1. Minor Subdivision
Case No. 2023—003 | Cavendar, Michael
Former Fenzl Subdivision
Church Road |
| 2. Minor Subdivision
Case No. 2023—009 | Wolford, Doug
1333 Lamson Road |
| 3. Minor Subdivision
Case No. TBD | New Leaf Energy: 3354 Cold Springs Road
3400 Cold Springs Road |
| 4. Controlled Site Use—Solar
Case No. 2023—005 | New Leaf Energy: 3354 Cold Springs Solar
3400 Cold Springs Road |

IV. OTHER BUSINESS

- | | |
|---|--|
| 1. Major Subdivision—Final Plat | Collington Pointe East/Copper River
Lots 73, 76A & 78 Stoney Pond Way |
| 2. Recommendation to Town Board: Melvin Farms Letter of Intent; which is available on the website at www.townoflysander.org . | |

V. ADJOURN

The next regular Town of Lysander Planning Board meeting is scheduled for Thursday, June 8, 2023 at 7:00 p.m.

Cavender

Application to the Planning Board

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

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

Name of proposed development: Fenzi Subdivision Amended 2

Applicant:

Name Michael Cavender

Address 8865 Fenner Road

Baldwinsville, New York 13027

Telephone: (315) 506-3786

Owner of record:

Name Timothy & Joan Reeves

Address 1301 Lamson Road

Baldwinsville, New York 13027

Telephone: _____

Proof of ownership attached: Yes (deed)

Site Location:

Church Road (Tax Parcel 026.-03-13.1)

Town of Lysander, Onondaga County, New York

Proposed use (s) of site:

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

Current use & condition of site:

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

Plans prepared by:

Name C.N.Y. Land Surveying, Douglas J. Reith, L.S.

Address 2075 Church Road

Baldwinsville, New York 13027

Telephone: (315) 635-4614

Ownership intentions:

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

Farm Lot No. 54 and 55

Tax Map No. 26 - Lysander

Current Zoning Agricultural (A)

Is site in an Agricultural Tax District? Yes

Area of land 55.896 acres.

Plans for sewer and water connections

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

Character of surrounding:

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

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Name of Owner or Representative

Signature

TOWN OF LYSANDER
8220 Loop Rd
Baldwinsville, NY 13027

Planning Board
(315) 638-4819

AGRICULTURAL DATA STATEMENT

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

A. Name of applicant: Michael Cavender

Mailing address: 8865 Fenner Road

Baldwinsville, New York 13027

B. Description of the proposed project: _____

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

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

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

E. Number of acres involved with project: 55.896

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

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

Yes ☒ If so, how much? approximately 19 Acres
No _____

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

Please see the Attached Table (2 pages).

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

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

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

Not applicable (See Item I).

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

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

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

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

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**FARM NOTE**

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

MICHAEL CAVENDER
Name and Title of Person Completing Form

3/21/2023
Date

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

County Planning Agency? Yes _____ No _____

If yes, please give date of referral: _____

If yes, please give County Referral Number: _____

If no, please state reason: _____



SPECIAL DISTRICT INFORMATION

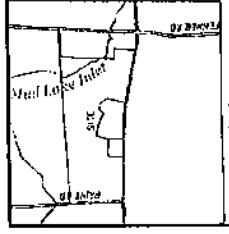
SCHOOL	BALEWISTALE CENTRAL
FIRE	NORTH WEST
WATER	COUNTY
AGRICULTURAL	COUNTY DISTRICT 2

AGRICULTURAL DISTRICT LINE	---#B---
ANNUANCE DISTRICT LINE	---A---
DRAINAGE DISTRICT LINE	---B---
FIRE DISTRICT LINE	---F---
WARRANT DISTRICT LINE	---H---
WATER DISTRICT LINE	---L---

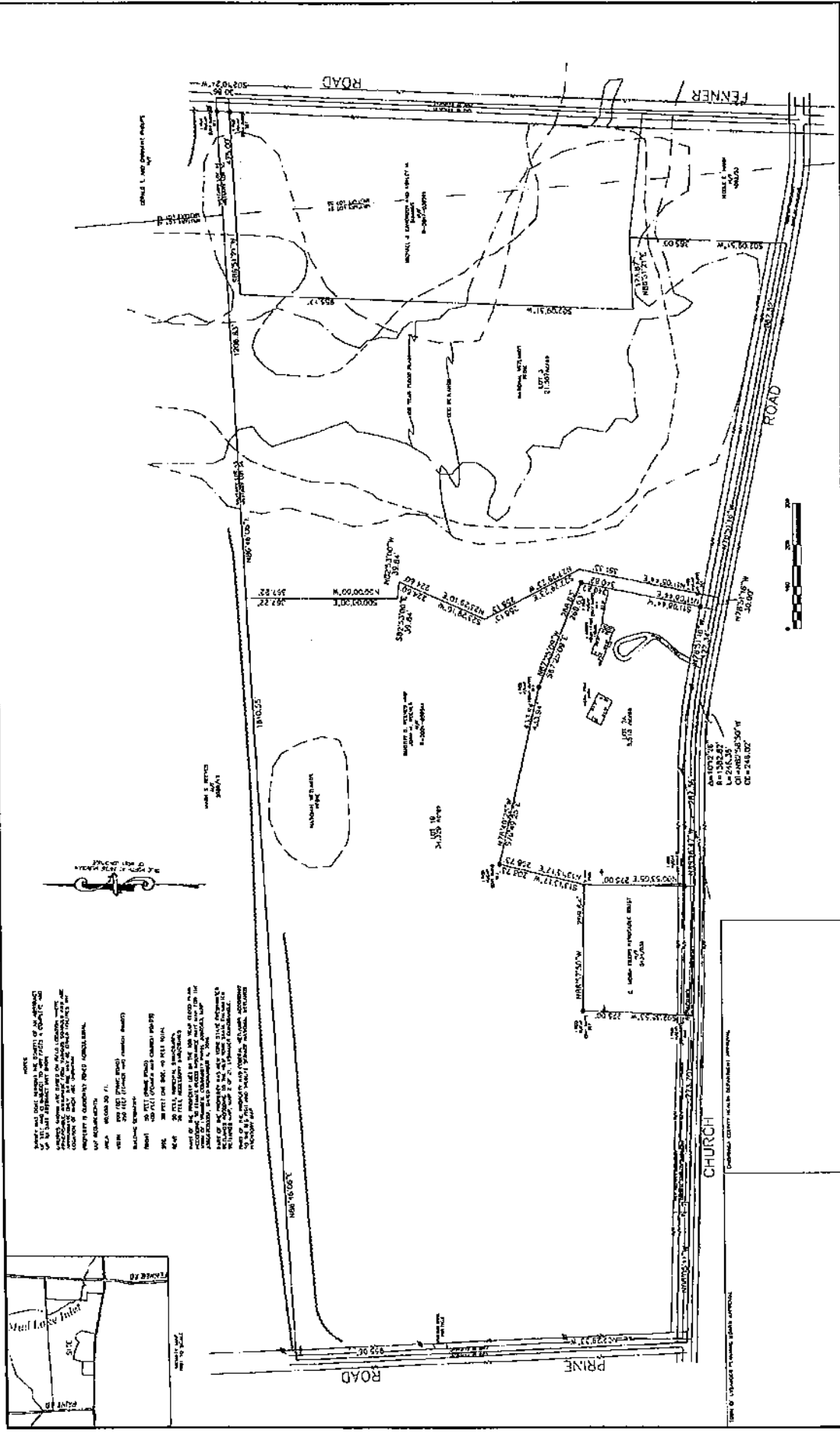
PARK DISTRICT LINE	---P---
REFUGEE DISTRICT LINE	---R---
SANITARY DISTRICT LINE	---S---
SCHOOL DISTRICT LINE	---SD---
SEWER DISTRICT LINE	---SE---
WATER DISTRICT LINE	---W---

LEGEND

PROPERTY PARCEL LINE	---
ORIGINAL LOT LINE	---
ROAD OR RAILROAD	---
RIGHT-OF-WAY LINE	---
STREAM	---
RAILROAD TRACK	---
COUNTY LINE	---
TOWN LINE	---
VILLAGE LINE	---
BLOOD BOUNDARY	---
STREAM AND PARCEL LINE	---
PARCEL NUMBER	24
DEED AREA	(0)
CALCULATED AREA	(C)
DEED DIMENSION	(D)
SCALED DIMENSION	(S)
DEED LOT NUMBER	8
BLOCK N/A	
DEED BLOCK	
PROPERTY	
ACQUANT	



NOTES:
 1. THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE EASEMENT ACT OF 1908.
 2. THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE EASEMENT ACT OF 1908.
 3. THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE EASEMENT ACT OF 1908.
 4. THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE EASEMENT ACT OF 1908.
 5. THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE EASEMENT ACT OF 1908.
 6. THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE EASEMENT ACT OF 1908.
 7. THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE EASEMENT ACT OF 1908.
 8. THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE EASEMENT ACT OF 1908.
 9. THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE EASEMENT ACT OF 1908.
 10. THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE EASEMENT ACT OF 1908.



DRAWING TITLE FINAL BLAT FENZL SUBDIVISION AMENDED 2		SCALE 1" = 100'
PART OF LOT 54 AND 55 TOWN OF LYNDEN COUNTY OF ONONDAGA STATE OF NEW YORK		DATE 10/1/11
GNY LAND SURVEYING 2075 CHURCH ROAD BALDWINVILLE, NEW YORK 13027 (315) 635-4814		PREPARED BY GNY LAND SURVEYING
THE MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE PROVISIONS OF THE EASEMENT ACT OF 1908.		CHECKED BY GNY LAND SURVEYING
THE MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE PROVISIONS OF THE EASEMENT ACT OF 1908.		THE MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE PROVISIONS OF THE EASEMENT ACT OF 1908.

WOLFORD

Application to the Planning Board

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

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

Name of proposed development: WOLFORD SUBDIVISION

Applicant:

Name Douglas Wolford

Address 1321 Lamson Road

Phoenix, New York 13135

Telephone: (315) 783-1639

Owner of record:

Name Douglas Wolford, James Wolford, & Joyce Maltice

Address 1321 Lamson Road

Phoenix, New York 13135

Telephone: (315) 783-1639

Proof of ownership attached: Yes (deed)

Site Location:

Lamson Road (Tax Parcel 016.-02-10.1)

Town of Lysander, Onondaga County, New York

Proposed use (s) of site:

Lot 1 will remain in active agriculture.

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

Current use & condition of site:

Lot 1 is engaged in active agriculture.

Lot 2 is a single-family, rural residence.

Plans prepared by:

Name C.N.Y. Land Surveying, Douglas J. Reith, L.S.

Address 2075 Church Road

Baldwinsville, New York 13027

Telephone: (315) 635-4614

Ownership intentions:

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

Farm Lot No. 37

Tax Map No. 16 - Lysander

Current Zoning Agricultural (A)

Is site in an Agricultural Tax District? Yes

Area of land 103 (+/-) acres.

Plans for sewer and water connections

Lot 1 is engaged in active agriculture.

Lot 2 is currently served by private water and sewer.

Character of surrounding:

Primarily rural residential and agriculture,

with some upland woods and wetlands.

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Name of Owner or Representative

Signature

TOWN OF LYSANDER
8220 Loop Rd
Baldwinsville, NY 13027

Planning Board
(315) 638-4819

AGRICULTURAL DATA STATEMENT

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

A. Name of applicant: Douglas Wolford

Mailing address: 1321 Lamson Road

Phoenix, New York 13135

B. Description of the proposed project: _____

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

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

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

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

F. Is project with Agricultural District? Yes ☒ No _____

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

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

Yes ☒ If so, how much? 85 (+/-) Acres

No _____

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

Please see the Attached Table (2 pages).

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

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

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

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

Not applicable (See Item I).

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

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

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

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

~~~~~  
**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.  
~~~~~

Name and Title of Person Completing Form

Date

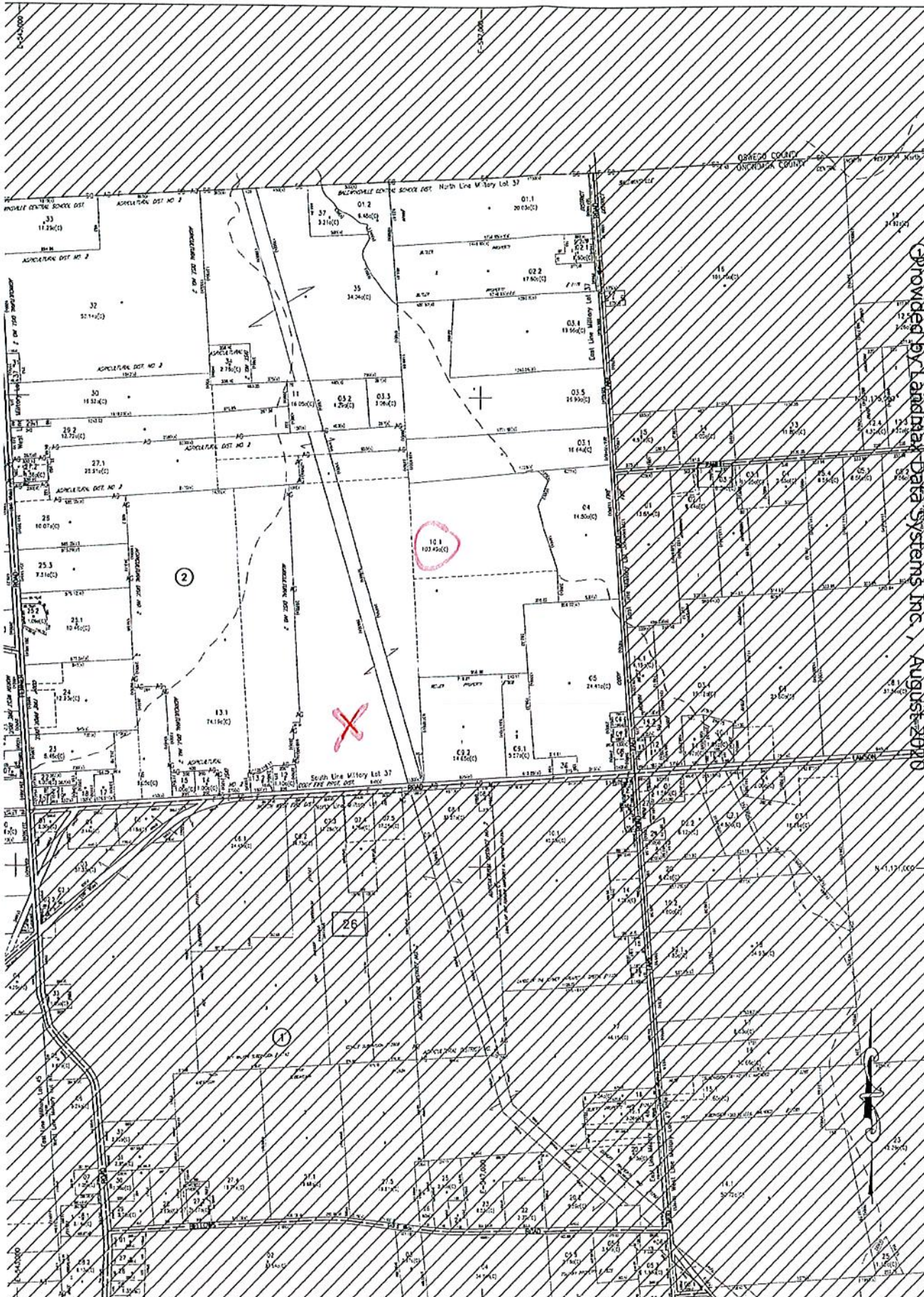
FOR TOWN USE ONLY --- Has this Agricultural Data Statement been referred to the Onondaga

County Planning Agency? Yes _____ No _____

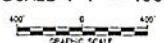
If yes, please give date of referral: _____

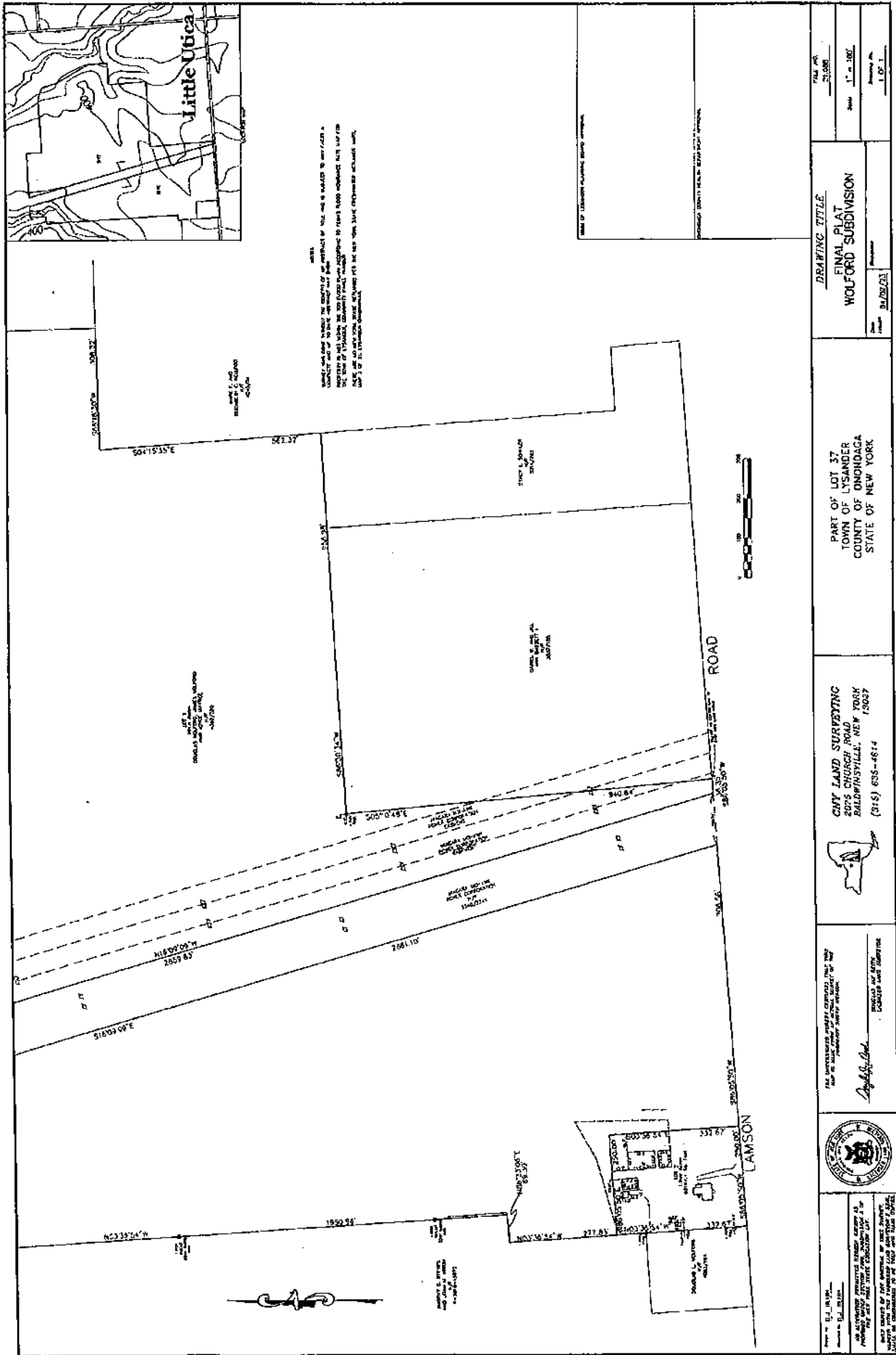
If yes, please give County Referral Number: _____

If no, please state reason: _____



Provided by Landstar Data Systems Inc., August 2010

LEGEND PROPERTY PARCEL LINE ——— ORIGINAL LOT LINE - - - - - EASE OR EASELING - - - - - EASELING WAY LINE - - - - - STREAM ——— RAILROAD TRACK ———		COUNTY LINE ——— TOWN LINE ——— VILLAGE LINE ——— BLOCK BOUNDARY ——— STREAM AND PARCEL LINE ———		PARCEL NUMBER 24 OLD AREA (1) CALCULATED AREA (1) OLD DIMENSION (1) SOLID DIMENSION (1) DEED LOT NUMBER 1		BLOCK NUMBER ① DEED BLOCK NUMBER ② PROPERTY CONNECTION STREET ③ ADJACENT SECTION MAP ④		SCALE : 1" = 400'  GRAPHIC SCALE FOR TAXING PURPOSES ONLY NOT TO BE USED FOR CONVEYANCE		SECTION MAP 16 TOWN OF LYSANDER ONONDAGA COUNTY, NY	
---	--	--	--	--	--	---	--	---	--	---	--



DRAWING TITLE FINAL PLAT WOLFORD SUBDIVISION		SCALE 1" = 100'
Date 04/02/23	Drawn by [Signature]	Checked by [Signature]
CITY LAND SURVEYING 2015 CHURCH ROAD BALDWINVILLE, NEW YORK 13027 (315) 635-4814		
THIS INSTRUMENT BEING A CORRECTION TO THE INSTRUMENT OF THE 10th DAY OF MAY 1907 IN THE 10th YEAR OF THE 10th REGULAR SESSION OF THE LEGISLATURE OF THE STATE OF NEW YORK		
[Signature] CORRECTION TO THE INSTRUMENT OF THE 10th DAY OF MAY 1907		
[Seal of the State of New York]		
THIS INSTRUMENT BEING A CORRECTION TO THE INSTRUMENT OF THE 10th DAY OF MAY 1907 IN THE 10th YEAR OF THE 10th REGULAR SESSION OF THE LEGISLATURE OF THE STATE OF NEW YORK		

Melvin Evans
Application to the Planning Board *(Subdivision)*

For: ☒ Subdivision of Land
 Number of Lots 3
 Controlled Site Use
☒ Site Plan Approval

Date: 3/29/23
 Information Only
 Preliminary
 Final

Name of proposed development: 3354 Cold Springs Solar, LLC

Applicant:

Name 3354 Cold Springs Solar, LLC

Address 55 Technology Dr, suite 102 Lowell, MA

Telephone: _____

Owner of record:

Name Landmark Challenger, LLC

Address 621 Columbia St Cohoes, NY

Telephone: 518-469-1914

Proof of ownership attached: ☒ _____

Site Location:

3400 Cold Springs Road

Proposed use (s) of site:

Solar Farm

Current use & condition of site:

Farm, forest, wetlands

Plans prepared by:

Name New Leaf Energy & Erdman Anthony

Address 22 Century Hill Dr, Suite 303 Latham, NY
145 Culver Road, Suite 200 | Rochester, NY 14620

Telephone: (315) 378-9567 / (585) 427-8888, ext. 1012

Ownership intentions:

Name Landmark Challenger, LLC

Address 621 Columbia St Cohoes, NY

Telephone: 518-469-1914

Farm Lot No. Ag District 3

Tax Map No. 064-03-2.1

Current Zoning AR-40, Incentive Overlay

Is site in an Agricultural Tax District?

Area of land 100.4 acres.

Plans for sewer and water connections

No

Character of surrounding:

Rural residential, farm, forest,
wetlands

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Name of Owner or Representative

Terrence Nolan, Project Developer

Signature



Date: 3/30/2023

2023-008

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: 3354 Cold Springs - Minor Subdivision			
Project Location (describe, and attach a location map): 3400 Cold Springs Rd., Baldwinsville, NY 13027			
Brief Description of Proposed Action: The existing parcel (Tax ID: 64-03-2.1) is owned by Landmark Challenger, LLC, and will be subdivided into three parcels. Parcel 1 on the west side, will be approximately 14.072 Acres. Parcel 2 on the east side, will be approximately 41.592 Acres. And Parcel 3 in the middle, will be approximately 44.781 Acres.			
Name of Applicant or Sponsor: 3353 Cold Springs Solar, LLC in care of New Leaf Energy, INC		Telephone: 908-892-0811 E-Mail: tnolan@newleafenergy.com	
Address: 55 Technology Dr., Suite 102			
City/PO: Lowell		State: MA	Zip Code: 01951
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		100.781 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		294 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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			

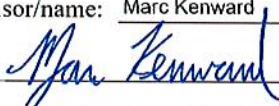
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input checked="" 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	
	<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 checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Indiana Bat, Bald Eagle	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>

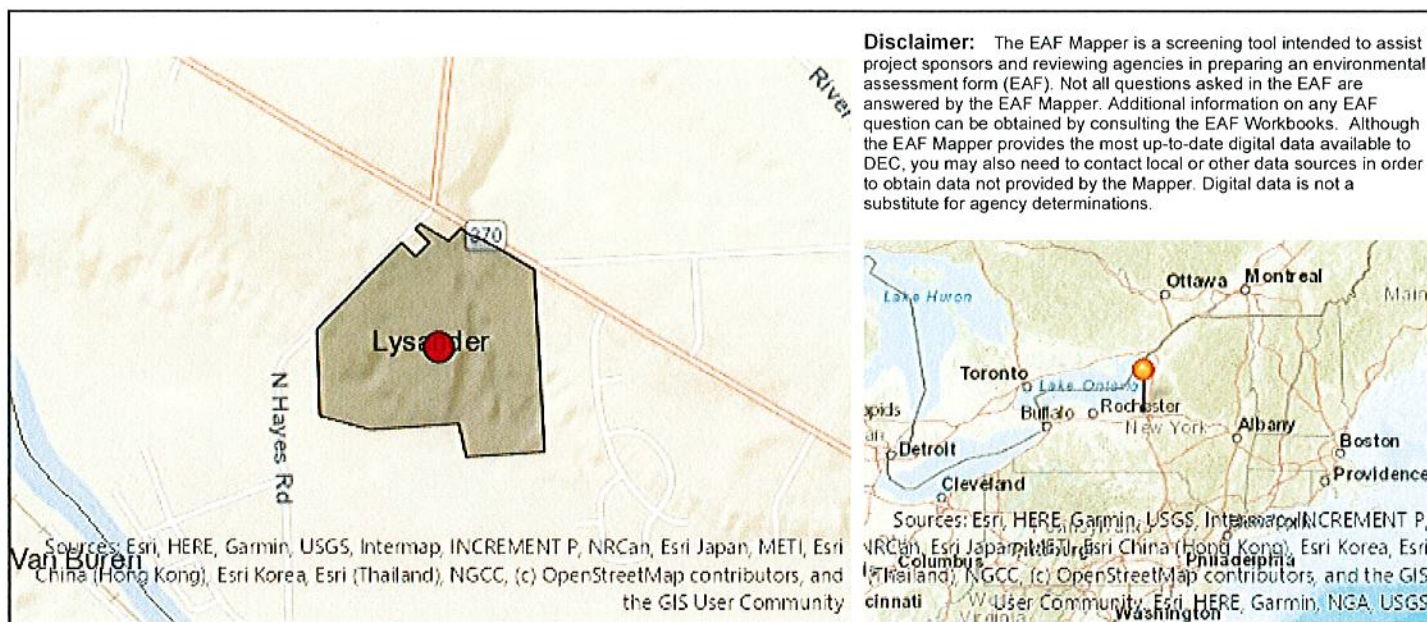
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Marc Kenward</u> Date: <u>May 3, 2023</u> Signature: <u></u> Title: <u>Senior Associate</u>		

Erdman Anthony Consulting Engineers
 145 Culver Road, Suite 200
 Rochester, NY 14620
 Phone: (585) 427 - 8888
 Email: KenwardMD@erdmananthony.com



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

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: 3354 Cold Springs Solar, LLC in care of New Leaf Energy, Inc.

Mailing address: 55 Technology Dr, suite 102

Lowell, MA 01851

B. Description of the proposed project: Installation of a large scale, ground mounted, solar photovoltaic system. A subdivision of the existing property is proposed, with a resulting solar parcel area of 47 AC±

The project will consist of a 5 MW AC system with 11,928 ± panels

C. Project location: 3400 Cold Springs Rd, Baldwinsville, NY 13027

D. Tax Map number: 64-03-2.1

E. Number of acres involved with project: 100 +/-

F. Is project with Agricultural District? Yes X No

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

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

Yes X If so, how much? +/- 40 Acres

No

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

See attached

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

The subject parcel will be subdivided. The largest parcel will be used for a solar farm, the subject of this application.

The remaining parcels will be used for future development.

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

The landowner will maintain any of the property outside the solar farm lease area

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:

The existing land is mainly used for farming, with portions being wooded and wetland. The wooded and wetland areas will be minimally disturbed. Storm water drainage currently sheet flows to the onsite wetlands. Drainage patterns will be maintained to the extent feasible.

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: Existing farm primarily used for row crops, esp. corn

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.

Terrence Nolan, Project Developer

3/30/2023

Name and Title of Person Completing Form

Date

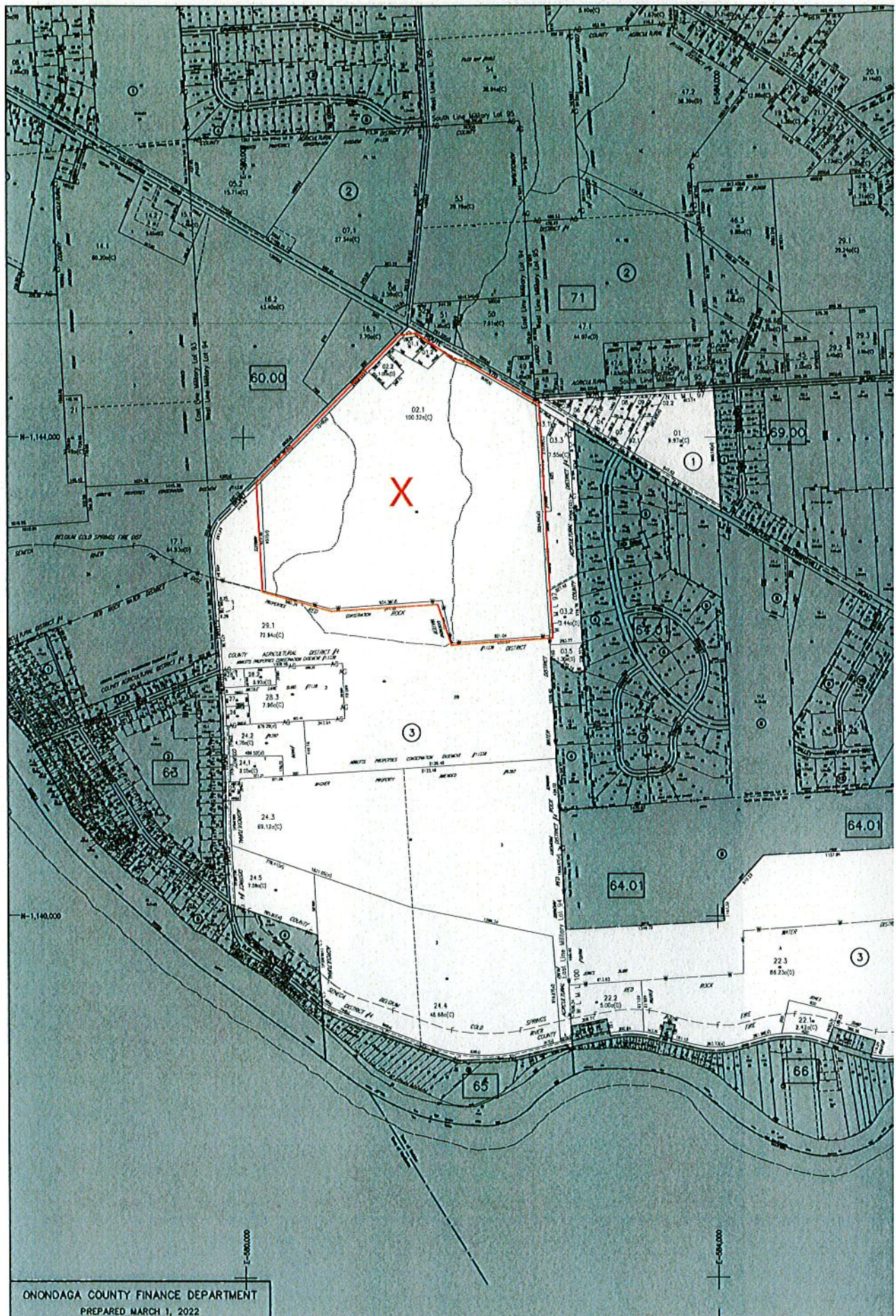
FOR TOWN USE ONLY --- Has this Agricultural Data Statement been referred to the Onondaga

County Planning Agency? Yes _____ No _____

If yes, please give date of referral: _____

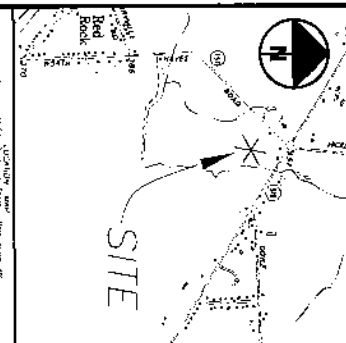
If yes, please give County Referral Number: _____

If no, please state reason: _____



ONONDAGA COUNTY FINANCE DEPARTMENT
PREPARED MARCH 1, 2022

DATE	BLOCK	REVISION	DATE	BLOCK	REVISION	SPECIAL DISTRICT INFORMATION									
						SCHOOL	BALDWINVILLE CENTRAL	SEWER	LANDINGS	AGRICULTURAL DISTRICT LINE	---	AG	PARK DISTRICT LINE	---	P
						FIRE	BELGUM - COLD SPRINGS	SANITARY	ONONDAGA COUNTY	AMBULANCE DISTRICT LINE	---	A	REFUSE DISTRICT LINE	---	R
						FIRE	SENECA RIVER	AGRICULTURAL	COUNTY DISTRICT 4	DRAINAGE DISTRICT LINE	---	D	SANITARY DISTRICT LINE	---	SA
						WATER	COUNTY			FIRE DISTRICT LINE	---	F	SCHOOL DISTRICT LINE	---	S
						WATER	RED ROCK			HYDRANT DISTRICT LINE	---	H	SEWER DISTRICT LINE	---	SE
						WATER SUPPLY	COLD SPRING			LIGHTING DISTRICT LINE	---	L	WATER DISTRICT LINE	---	W
						LIGHT	LANDINGS								
						LIGHT	LANDINGS EXT 1								



Journal of Management Education

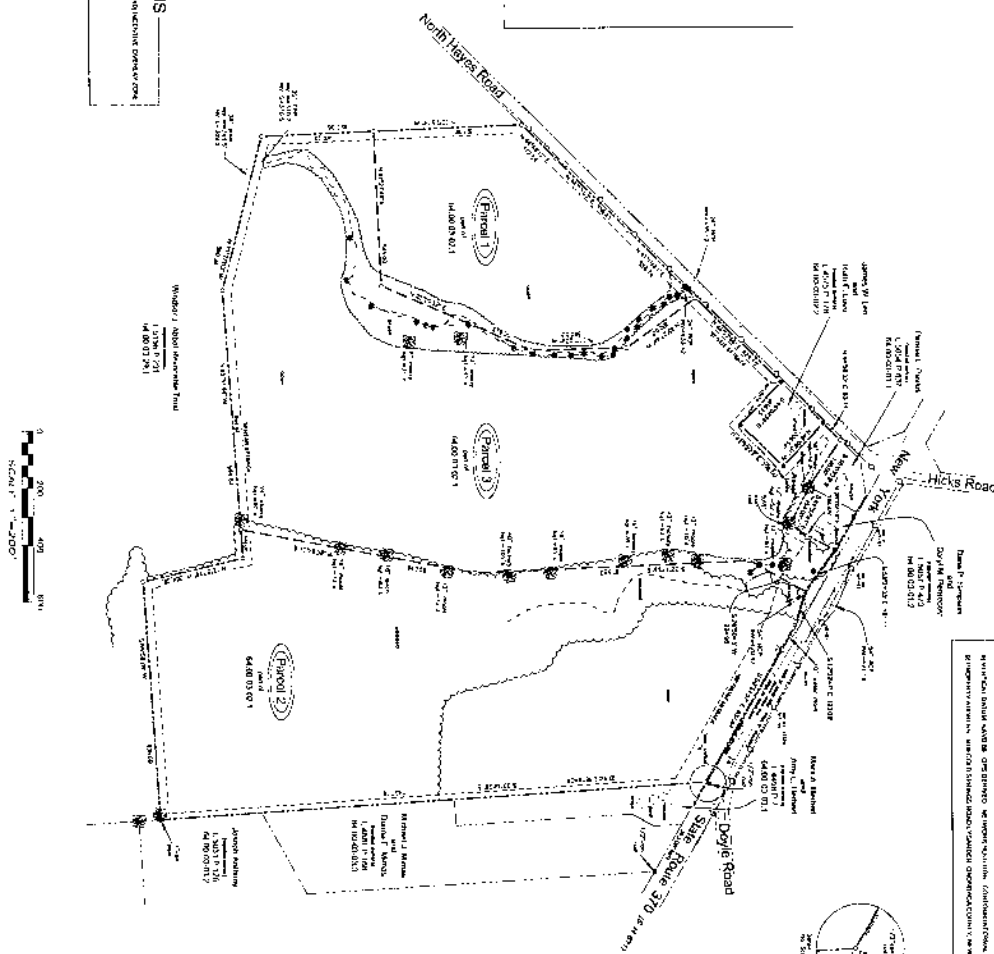
However, χ^2 is a good approximation to χ^2 for χ^2 values of 10 or more.

LEGEND

- [illegible]

---ZONING REGULATIONS

Year	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	



SURVEY NOTES

[illegible]

AREA SUMMARY

- | | |
|----------|-----------------|
| Parcel 1 | = 14.072 Acres |
| Parcel 2 | = 41.592 Acres |
| Parcel 3 | = 44.781 Acres |
| <hr/> | |
| Total | = 100.445 Acres |

MAP REFERENCES

21 THE SUNDAY MORNING CHURCH OF CHRIST, 1500 W. 10TH AVE., S.W., ALBUQUERQUE, NM 87102. (505) 263-1111. FAX: (505) 263-1112. WWW: WWW.CHURCHOFCHRIST.ORG

Member Subdivision of
Premises of
Landmark Challenger, LLC
L 4971 P 495
Prepared for
New Lost Energy
Threat of Lysander, County of Oneida
State of New York



[illegible]

Application to the Planning Board

Kevin Evans
Solar

For: ☒ Subdivision of Land
☐ Number of Lots 3
☐ Controlled Site Use
☒ Site Plan Approval

Date: 3/29/23
☐ Information Only
☐ Preliminary
☐ Final

Name of proposed development: 3354 Cold Springs Solar, LLC

Applicant:

Name 3354 Cold Springs Solar, LLC

Address 55 Technology Dr, suite 102 Lowell, MA

Telephone: _____

Owner of record:

Name Landmark Challenger, LLC

Address 621 Columbia St Cohoes, NY

Telephone: 518-469-1914

Proof of ownership attached: ☒

Site Location:

3400 Cold Springs Road

Proposed use (s) of site:

Solar Farm

Current use & condition of site:

Farm, forest, wetlands

Plans prepared by:

Name New Leaf Energy & Erdman Anthony

Address 22 Century Hill Dr, Suite 303 Latham, NY
145 Culver Road, Suite 200 | Rochester, NY 14620

Telephone: (315) 378-9567 / (585) 427-8888, ext. 1012

Ownership intentions:

Name Landmark Challenger, LLC

Address 621 Columbia St Cohoes, NY

Telephone: 518-469-1914

Farm Lot No. Ag District 3

Tax Map No. 064-03-2.1

Current Zoning AR-40, Incentive Overlay

Is site in an Agricultural Tax District?

Area of land 100.4 acres.

Plans for sewer and water connections

No

Character of surrounding:

Rural residential, farm, forest,
wetlands

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Name of Owner or Representative

Terrence Nolan, Project Developer

Signature



Date: 3/30/2023

Full Environmental Assessment Form
Part 1 - Project and Setting

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: Melvin Farm		
Project Location (describe, and attach a general location map): No. Hayes Road between Perryville Road and Route 370 In Baldwinsville NY, Town of Lysander		
Brief Description of Proposed Action (include purpose or need): The Project Parcels are currently zoned AR-40 and would permit about 172 residential building lots. The Project Parcels are part of the Incentive Zoning Overlay of the Comprehensive Land Use Plan of the Town of Lysander. Applicant seeks incentive zoning of the Project Parcels which will permit multifamily development not exceed 590 residential units as of right.		
Name of Applicant/Sponsor: Landmark Challenger LLC		Telephone: 518-265-4444 E-Mail: kraymond@CBCPrime.net
Address: 621 Culombia St, Suite 4		
City/PO: Cohoes	State: NY	Zip Code: 12047
Project Contact (if not same as sponsor; give name and title/role): Mario D'Arrigo		Telephone: 315-380-4081 E-Mail: md@darrigolaw.com
Address: 7513 Morgan Rd		
City/PO: Liverpool	State: NY	Zip Code: 13090
Property Owner (if not same as sponsor): Sponsor		Telephone: E-Mail:
Address:		
City/PO:	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 Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town of Lysander - Incentive Zoning	May 2023
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Planning Board - site plan, preliminary Plat approval	May 2023
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
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	County Health Depart., Sanitary sewer/water County DOT - curb cuts	October 2023
f. Regional agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SOCFA	October 2023
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NY DOT - Curb cuts DEC	October 2023 October 2023
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	USACOE	May 2023
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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<ul style="list-style-type: none"> 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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?)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
<hr/> <hr/> <hr/>	
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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
<hr/> <hr/> <hr/>	

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<u>R-40; Incentive zoning overlay; environmental conservation district over 15 acres along Route 370</u>	
b. Is the use permitted or allowed by a special or conditional use permit?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes,	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
i. What is the proposed new zoning for the site? <u>Incentive zoning to permit up to 573 multifamily units and 17 Lots</u>	
C.4. Existing community services.	
a. In what school district is the project site located?	<u>Baldwinsville</u>
b. What police or other public protection forces serve the project site?	<u>Onondaga county Sheriff Department</u>
c. Which fire protection and emergency medical services serve the project site?	<u>Belgium Cold Springs Fire Department</u>
d. What parks serve the project site?	<u>Town of Lysander parks; County parks</u>

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)? <u>Multifamily residential; single family lots and solar farm permitted by existing zoning</u>	
b. a. Total acreage of the site of the proposed action?	<u>292</u> acres
b. Total acreage to be physically disturbed?	<u>142</u> acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	<u>292</u> acres
c. Is the proposed action an expansion of an existing project or use?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes,	
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) <u>Multifamily residential; single family lots and solar farm permitted by existing zoning</u>	
ii. Is a cluster/conservation layout proposed?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
iii. Number of lots proposed? <u>24</u>	
iv. Minimum and maximum proposed lot sizes? Minimum <u>1/3 acre</u> Maximum <u>86 acres</u>	
e. Will the proposed action be constructed in multiple phases?	<input type="checkbox"/> Yes <input type="checkbox"/> No
i. If No, anticipated period of construction: _____ months	
ii. If Yes:	
• Total number of phases anticipated <u>10</u>	
• Anticipated commencement date of phase 1 (including demolition) <u>9</u> month <u>2023</u> year	
• Anticipated completion date of final phase <u>12</u> month <u>2033</u> year	
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____	
<u>Phases will not be contingent on other phase3s; multiple phases may proceed at the same time.</u>	

f. Does the project include new residential uses? ☒ Yes ☐ No
 If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	0	0	0	45
At completion of all phases	17	0	0	590

g. Does the proposed action include new non-residential construction (including expansions)? ☒ Yes ☐ No
 If Yes,
 i. Total number of structures solar farm
 ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
 iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☒ No
 If Yes,
 i. Purpose of the impoundment: _____
 ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____
 iii. If other than water, identify the type of impounded/contained liquids and their source. _____
 iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
 v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ Yes ☒ No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:
 i. What is the purpose of the excavation or dredging? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____
 iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No
 If yes, describe. _____
 v. What is the total area to be dredged or excavated? _____ acres
 vi. What is the maximum area to be worked at any one time? _____ acres
 vii. What would be the maximum depth of excavation or dredging? _____ feet
 viii. Will the excavation require blasting? ☐ Yes ☐ No
 ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☒ No
 If Yes:
 i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

II. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

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: _____ 186,000 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: OCWA
- 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: _____
- Source(s) of supply for the 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: _____ N/A gallons/minute.

d. Will the proposed action generate liquid wastes?

☒ Yes ☐ No

If Yes:

I. Total anticipated liquid waste generation per day: _____ 186,000 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 wastewater

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

☒ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: Seneca Knolls Treatment Plant
- Name of 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

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No • Will a line extension within an existing district be necessary to serve the project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 	
If Yes: <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	
Force Mains from SKTP to cross Barbara Lane easterly to the project site and to pump station. _____	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> • 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or <u>33</u> acres (impervious surface) _____ Square feet or <u>292</u> acres (parcel size) ii. Describe types of new point sources. <u>Storm sewers</u> 	
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)? <u>on-site storm water management facilities/structures</u>	
<ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ N/A • Will stormwater runoff flow to adjacent properties? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify: <ul style="list-style-type: none"> i. Mobile sources during project operations (e.g., heavy equipment, fleet or 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> 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) <input type="checkbox"/> Yes <input type="checkbox"/> No ii. In addition to emissions as calculated in the application, the project will generate: <ul style="list-style-type: none"> • _____ 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) 	

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No

If Yes:

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): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No

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

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend
☐ Randomly between hours of _____ to _____

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

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? ☐ Yes ☐ No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☒ No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7:00 am to 5:00 pm • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
---	---

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?</p> <p>Describe: _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>n. Will the proposed action have outdoor lighting?</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>post or wall lighting in front of residential units</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?</p> <p>Describe: _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day?</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:</p> 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>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?</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>ii. Will the proposed action use Integrated Pest Management Practices?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation: _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

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:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ 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): suburban

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 +/-)
• Roads, buildings, and other paved or impervious surfaces	0	33	15
• Forested	117+/-	117+/-	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	183	15	168
• Surface water features (lakes, ponds, streams, rivers, etc.)	10+/-	10+/-	0
• Wetlands (freshwater or tidal)	25+/-	25+/-	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____			

c. Is the project site presently used by members of 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:
Palmer Elementary School

e. Does the project site contain an existing dam? ☐ Yes ☒ No
 If Yes:
 i. Dimensions of the dam and impoundment:
 • Dam height: _____ feet
 • Dam length: _____ feet
 • Surface area: _____ acres
 • 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
 • 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): _____

v. Is the project site subject to an institutional control limiting property uses? ☒ Yes ☐ No

- If yes, DEC site ID number: BAL-22; BAL-23
- Describe the type of institutional control (e.g., deed restriction or easement): Mapped wetlands
- Describe any use limitations: Wetlands will not be disturbed; 15-acre parcel along Route 370 subject to conservation easement.
- Describe any engineering controls: None
- 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? _____ >6 ft 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:

<u>arkport</u>	<u>20 %</u>
<u>collamer</u>	<u>20 %</u>
<u>lairdsville lockport palmyra niagara</u>	<u>60 %</u>

d. What is the average depth to the water table on the project site? Average: _____ >3 ft feet

e. Drainage status of project site soils: ☒ Well Drained: _____ 40 % of site
☒ Moderately Well Drained: _____ 30 % of site
☒ Poorly Drained _____ 30 % of site

f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: _____ 60 % of site
☒ 10-15%: _____ 30 % of site
☒ 15% or greater: _____ 10 % 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 897-43 Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name DEC and USACE Wetlands/NY Flowage Easement Approximate Size 25 +/- acres
- Wetland No. (if regulated by DEC) BAL-22, BAL-23

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: Onondaga Valley - Fill Aquifer

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>Typical forest and meadow animals _____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>ii. Source(s) of description or evaluation: _____</p> <p>iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?</p> <p>If Yes:</p> <p>i. Species and listing (endangered or threatened): _____</p> <p style="text-align: center;">Possible Indiana bat; northern long eared bat; bog turtle; will be mitigated by not encroaching on any wetlands and leaving forested land undeveloped.</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No special concern?</p> <p>If Yes:</p> <p>i. Species and listing: _____</p> <p>_____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Agriculture and Markets Law, Article 25-AA, Section 303 and 304?</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>i. If Yes: acreage(s) on project site? 140 +/- _____</p> <p>ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Natural Landmark?</p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. CEA name: _____</p> <p>ii. Basis for designation: _____</p> <p>iii. Designating agency and date: _____</p>	

e. 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: I. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: I. Identify the name of the river and its designation: _____ II. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> 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 Marlo D'Amico

Date March 20, 2023

Signature _____

Title Representative

Resigned April 5, 2023

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