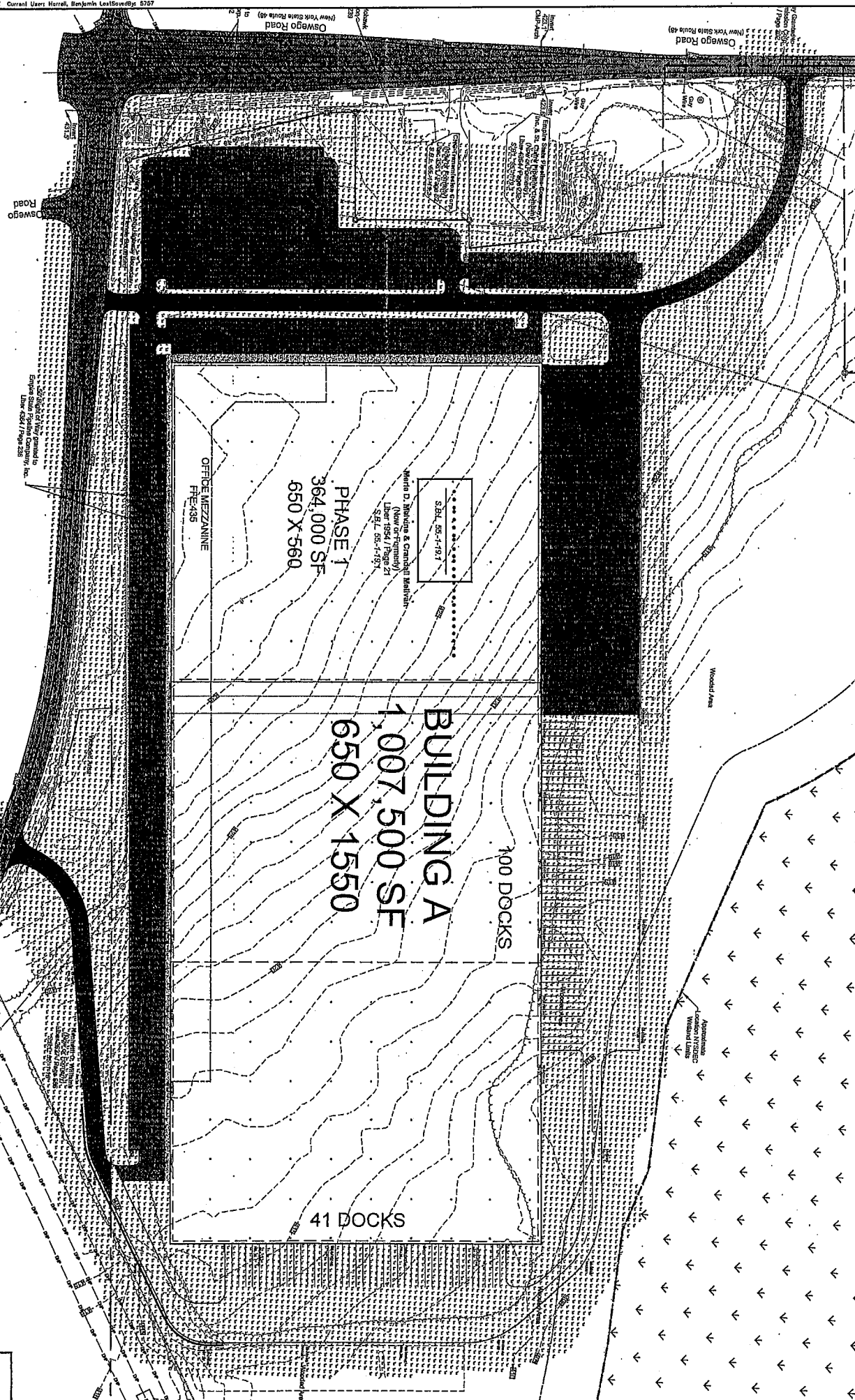


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BEL-SELF
Storage

Application to the Planning Board

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

Date: _____
_____ Information Only
_____ Preliminary
_____ Final

Name of proposed development: SELF STORAGE BUILDING

Applicant:

Name MATTHEW SLADE

Address 4004 BOX CAR LN
SYRACUSE, NY 13219

Telephone: 315-447-3131

Owner of record:

Name SELF STORAGE WEST ENTRY LLC

Address 4004 BOX CAR LN
SYRACUSE, NY 13219

Telephone: 315-247-7336

Proof of ownership attached: YES

Site Location:

2732 WEST ENTRY RD
BALDWINVILLE, NY 13027

Proposed use (s) of site:

SELF STORAGE

Current use & condition of site:

SELF STORAGE

Plans prepared by:

Name RZ ENGINEERING PLLC

Address 6320 FLY RD #109
EAST SYRACUSE, NY 13057

Telephone: 315-432-1089

Ownership intentions:

Name _____

Address _____

Telephone: _____

Farm Lot No. _____

Tax Map No. 057-03-05.0

Current Zoning PUD

Is site in an Agricultural Tax District? NO

Area of land 5.00 acres.

Plans for sewer and water connections

NO

Character of surrounding:

WOODLANDS AND

INDUSTRIAL

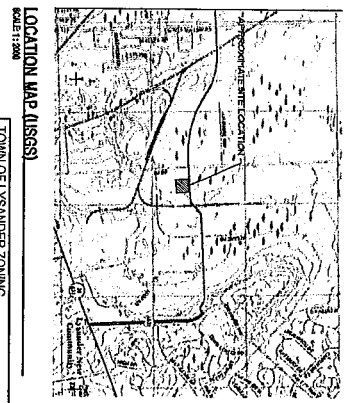
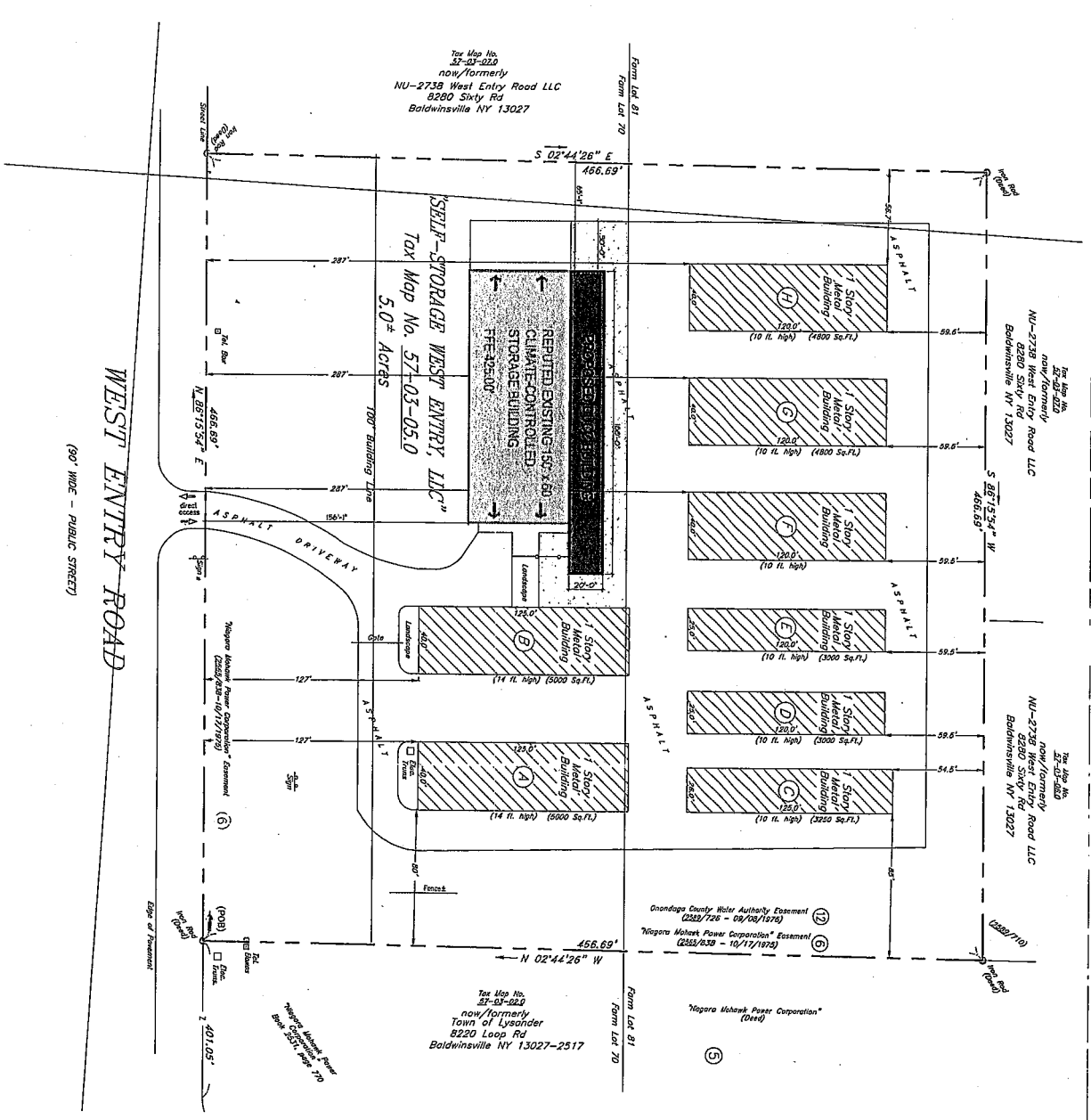
SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

MATTHEW SLADE
Name of Owner or Representative

[Signature]
Signature

SKETCH PLAN
SCALE 1:30

0 30 60 90
SCALE IN FEET



TOWN OF LYSANDER ZONING			
PLANNED UNIT DEVELOPMENT (PUD)			
	RECD	EXSTG	PROP.
MINIMUM LOT AREA	4.00	11.00	41.00
MINIMUM LOT COVERAGE	60%	50.0%	50.0%
MINIMUM LOT COVERAGE	30%	10.0%	20.0%

SKETCH PLAN

SK-2

REVISIONS
DATE
BY
REASON

OWNER: B&C STORAGE PROPERTIES - RADISSON
ADDRESS: 2732 WEST ENTRY ROAD
CITY: TOWN OF LYSANDER
COUNTY: ONONDAGA COUNTY, NY
STATE: NY
ZIP: 13027
PHONE: (516) 461-1000
FAX: (516) 461-1001
E-MAIL: info@bcsradisson.com

B&C STORAGE PROPERTIES - RADISSON

2732 WEST ENTRY ROAD
TOWN OF LYSANDER
TAX ID: 057.-03-05.0
ONONDAGA COUNTY, NY



RZ Engineering, LLC
500 N. VANDERBILT
PO BOX 1000
LYSANDER, NY 13027
TEL: (516) 461-1000
FAX: (516) 461-1001
E-MAIL: info@bcsradisson.com

FENZL-

Application to the Planning Board

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

Date: _____
☐ Information Only
☐ Preliminary
☒ Final

Name of proposed development: Fenzl Subdivision

Applicant:

Name Richard Fenzl

Address 1201 Church Road
Baldwinsville, New York 13027

Telephone: (315) 635-3473

Owner of record:

Name Same As Above

Address _____

Telephone: _____

Proof of ownership attached: Yes (deed)

Site Location:

1201 Church Road

Proposed use (s) of site:

Lot 1 - continue in farming.

Lot 2 - Rural residential.

Current use & condition of site:

Active agriculture, rural residential,

forest, wetlands, and stream.

Plans prepared by:

Name C.N.Y. Land Surveying

Address 2075 Church Road
Baldwinsville, New York 13027

Telephone: (315) 635-4614

Ownership intentions:

Name _____

Address _____

Telephone: _____

Farm Lot No. 54

Tax Map No. 026-03-13.1

Current Zoning Agriculture

Is site in an Agricultural Tax District? Yes

Area of land 62.409 acres.

Plans for sewer and water connections

Property currently served by potable well and
septic field.

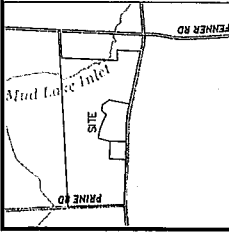
Character of surrounding:

Agriculture, rural, forest, shrub/grasslands,
and various aquatic resources.

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

RICHARD FENZL
Name of Owner or Representative

Richard Fenzl
Signature



NOTES

1. THIS MAP IS A PRELIMINARY MAP AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED.

2. THE PROPERTY IS CURRENTLY ZONED AGRICULTURE.

3. THE PROPERTY IS CURRENTLY ZONED AGRICULTURE.

4. THE PROPERTY IS CURRENTLY ZONED AGRICULTURE.

5. THE PROPERTY IS CURRENTLY ZONED AGRICULTURE.

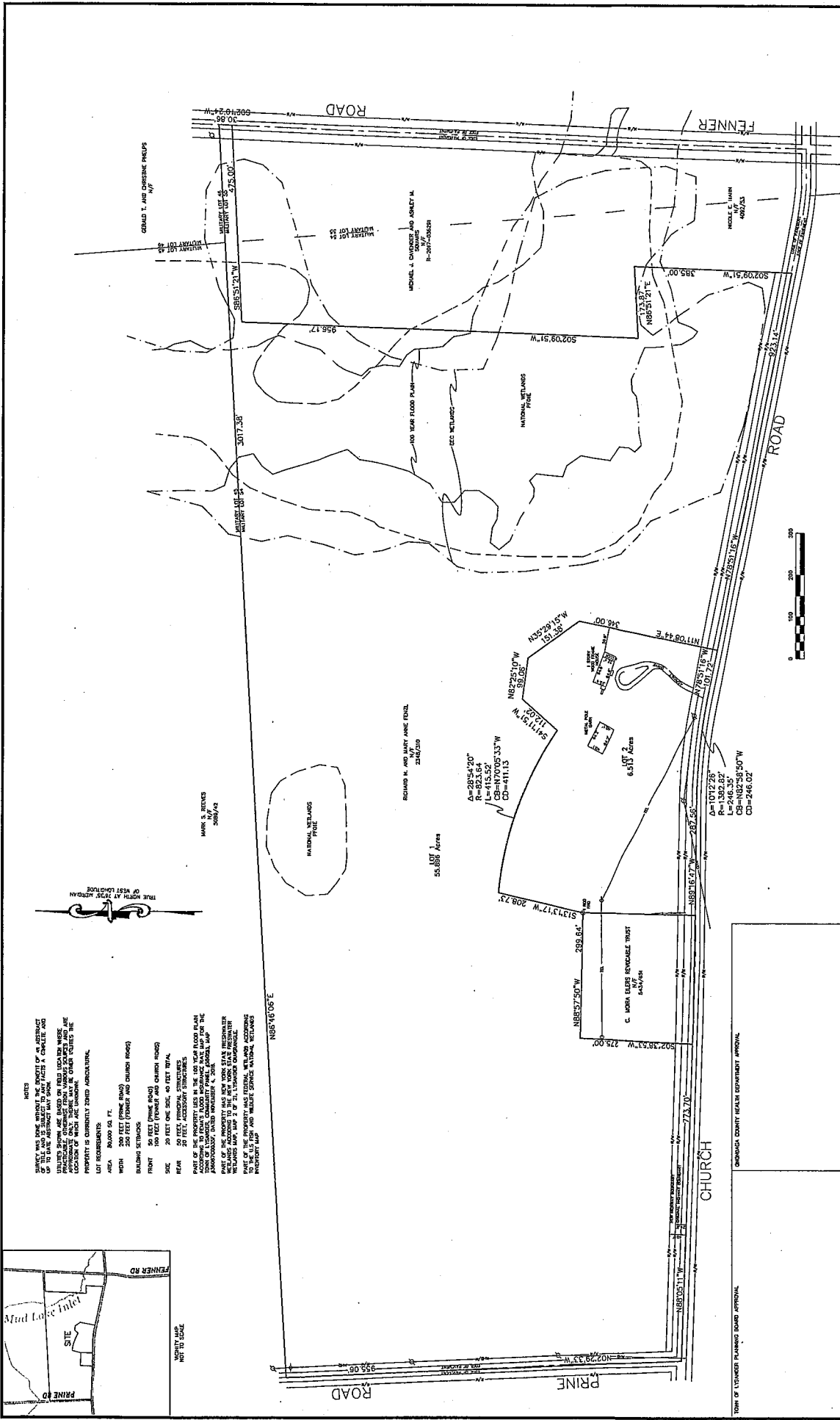
6. THE PROPERTY IS CURRENTLY ZONED AGRICULTURE.

7. THE PROPERTY IS CURRENTLY ZONED AGRICULTURE.

8. THE PROPERTY IS CURRENTLY ZONED AGRICULTURE.

9. THE PROPERTY IS CURRENTLY ZONED AGRICULTURE.

10. THE PROPERTY IS CURRENTLY ZONED AGRICULTURE.



DRAWING TITLE FENZL SUBDIVISION		FILE NO. 21.074
PART OF MILITARY LOTS 54 AND 55 TOWN OF LYSANDER COUNTY OF ONONDAGA STATE OF NEW YORK		Scale 1" = 100'
Date 05/09/21	Revision 05/09/21	Drawing No. 1 OF 1
CITY LAND SURVEYING 2075 CHURCH ROAD BALDWINVILLE, NEW YORK 13027 (315) 635-4614		
THE SUPERVISOR'S OFFICE CERTIFIES THAT THIS MAP IS A TRUE AND CORRECT COPY OF THE ORIGINAL MAP.		
SIGNED AND SEALED: J. J. ROTH CLERK OF THE COUNTY		
ONLY COPIES OF THIS SURVEY, AS PROVIDED UNDER SECTION 208, SUBSECTION 2 OF THE NEW YORK STATE EMBLEM ACT, SHALL BE CONSIDERED TO BE TRUE AND VALID COPIES.		

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 I. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part I 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 I. 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.

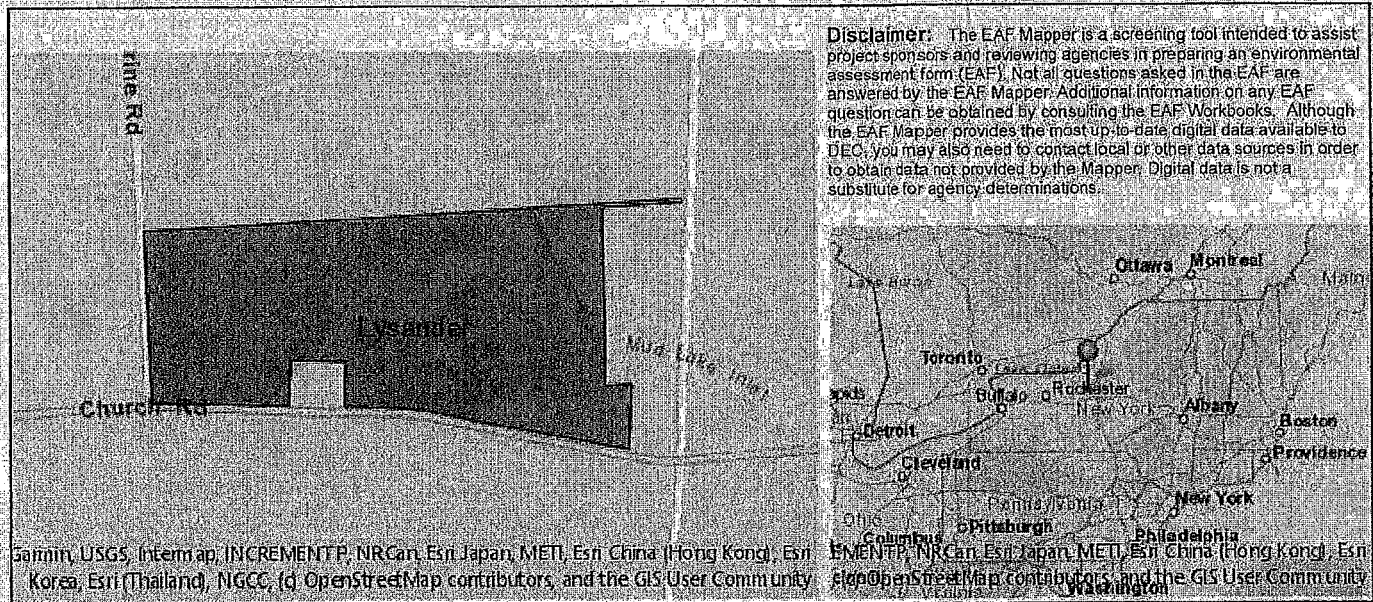
Part 1 - Project and Sponsor Information			
Name of Action or Project: Fenzl Subdivision			
Project Location (describe, and attach a location map): 1201 Church Rd., Baldwinsville, NY 13027; Town of Lysander, Onondaga County; Tax Map No. 026-03-13.1			
Brief Description of Proposed Action: Take 62.409 acres and cut it into lots. Lot 1 continuing to be used for farming. Lot 2 for residential property.			
Name of Applicant or Sponsor: Richard Fenzl		Telephone: (315) 720-7532 (mobile) E-Mail:	
Address: 30 McArthur Road			
City/PO: Baldwinsville		State: New York	Zip Code: 13027
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 ☒	YES ☐
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: Onondaga County Planning Agency		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		62.409 acres 0 acres 62.409 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☒ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☒ Forest ☒ Agriculture ☒ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
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:	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐	
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:	☒	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water:	☒	☐	
Lot 2 has an existing well. Lot 1 is being formed.			
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment:	☒	☐	
Lot 2 has existing septic. Lot 1 is being formed.			
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	
	☒	☐	
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?	☒	☐	
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	
	☐	☒	
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:			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
☐ Shoreline ☒ Forest ☒ Agricultural/grasslands ☒ Early mid-successional ☒ Wetland ☐ Urban ☒ 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
Indiana Bat	☐	☒
16. Is the project site located in the 100-year flood plan?	NO	YES
	☐	☒
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	☒	☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☐
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:	☒	☐
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:	☒	☐
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:	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>RICHARD FENZL</u> Date: <u>6-7-21</u>		
Signature: <u><i>Richard Fenzl</i></u> Title: <u>OWNER</u>		

EAF Mapper Summary Report

Tuesday, May 18, 2021 9:52 AM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
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
Part 1 / Question 16 [100 Year Flood Plain]	Yes
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: Richard Fenzl

Mailing address: 1201 Church Road

Baldwinsville, New York 13027

B. Description of the proposed project: Take 62.409 acres and cut out 6.513 acres for residential lot,
leaving the remaining (55.896 acres) to continue to be farmed.

C. Project location: 1201 Church Road

D. Tax Map number: 026-03-13.1

E. Number of acres involved with project: 62.409

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? 28 (+/-) Acres

No ☐

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

See the accompanying 2-page chart.

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

Continue to be farmed.

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

New owners.

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:

Forest (mid-successional), Agriculture/Grasslands, Wetland, and Rural suburban.

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: Truck farm.

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

RICHARD FEHL
Name and Title of Person Completing Form

6-7-21
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: _____

Fenzi Subdivision - Table of All Properties Within 500 feet (Page 1 of 2)

Tax Parcel ID #	Reported Owner(s)	Mailing Address of Reported Owner(s)
026.-03-13.1	Richard N. Fenzi (Applicant) Mary Anne Fenzi (Applicant)	1201 Church Rd., Baldwinsville, NY 13027
026.-03-14.1	Deborah Gerace	8922 Prine Rd., Baldwinsville, NY 13027
026.-03-14.2	Mark S. Reeves	1100 Reeves Rd., Baldwinsville, NY 13027
026.-03-17.0	Gerlad T. Phelps Christine Phelps	8935 Fenner Rd., Baldwinsville, NY 13027
026.-02-23.0	H.S. Pierce Betty V. Pierce	83 Syracuse St., Baldwinsville, NY 13027
026.-02-22.1	Gerlad Phelps Christine Phelps	8935 Fenner Rd., Baldwinsville, NY 13027
026.-02-22.2	Robert M. Baker Jeannine M. Baker	8858 Fenner Rd., Baldwinsville, NY 13027
026.-03-11.0	Michael J. Cavender Ashley M. Squairs	8865 Fenner Rd., Baldwinsville, NY 13027
026.-02-21.0	Edwin C. Curry Nicole L. Curry	8854 Fenner Rd., Baldwinsville, NY 13027
026.-03-12.0	Nicole E. Hahn	1219 Church Rd., Baldwinsville, NY 13027
026.-02-20.1	Stephen G. Adkins Delores B. Adkins	1289 Church Rd., Baldwinsville, NY 13027

Fenzl Subdivision – Table of All Properties Within 500 feet (Page 2 of 2)

[illegible]