

TOWN OF LYSANDER
PLANNING BOARD MEETING
8220 LOOP ROAD
Thursday, April 8, 2021 @ 7:00 p.m.

I. PUBLIC HEARING -- None Scheduled

II. APPROVAL OF MINUTES

Review and approval of the minutes of the March 11, 2021 regular Planning Board meeting.

III. OLD BUSINESS

- | | |
|---|--|
| 1. Controlled Site Use
Case No. 2021—002 | Ranalli ALA, LLC
Hencle Blvd/NYS Route 48 |
|---|--|

IV. NEW BUSINESS

- | | |
|---|-----------------------------------|
| 1. Minor Subdivision
Case No. 2021—003 | Axtell, George
3626 Doyle Road |
|---|-----------------------------------|

V. OTHERER BUSINESS

- | | |
|---------------------------------|--|
| 1. Major Subdivision—Final Plat | Highland Meadows/Lysander Preserve
Lots 28 & 32, Giddings Trail |
|---------------------------------|--|

VI. ADJOURN

The next regular Planning Board meeting date is Thursday, May 13, 2021 at 7:00 p.m.

Application to the Planning Board

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

Date: 2-4-2021
_____ Information Only
_____ Preliminary
_____ Final

Name of proposed development: Proposed Hencle Blvd Warehouse

Applicant:

Name Ranalli ALA LLC

Address 1200 State Fair Blvd

Syracuse NY 13209

Telephone: 315-350-4822

Owner of record:

Name See Attached List

Address _____

Telephone: _____

Proof of ownership attached: _____

Site Location:

Intersection of Hencle Blvd

and Oswego Road (Route 48)

Proposed use (s) of site:

Warehouse

Current use & condition of site:

Farm field

Plans prepared by:

Name CHA Consulting (c/o James
Trasher)

Address 300 S. State Street Suite 600

Syracuse NY 13202

Telephone: 315-257-7220

Ownership intentions:

Name _____

Address _____

Telephone: _____

Farm Lot No. _____

Tax Map No. See Attached List

Current Zoning Industrial

Is site in an Agricultural Tax District? No

Area of land 122.59 acres.

Plans for sewer and water connections

Extensions to public water and

sewer to serve project

Character of surrounding:

Storage facility and vacant

industrial land

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

James Trasher (applicant representative)

Name of Owner or Representative

[Signature]
Signature

Revised
3-16-2021

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

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

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town Board (Smokey Hollow water district extension and Giddings Crest Sewer district ext.	3/16/2021
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planning Board Site Plan Approval	3/16/2021
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Onondaga County DOT (curb cut) OCWEP (water district extension & sewer capacity)	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC Stormwater SWPPP and Buffer Impact	3/19/2021
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

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

C.2. Adopted land use plans.

a. Do any municipally-adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

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

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☒ No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning

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

I - Industrial

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

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

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Baldwinsville Central School District

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

Onondaga County Sheriff, New York State Troopers

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

Lysander Fire Department

d. What parks serve the project site?

Lysander Town Park

D. Project Details**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Warehousing

b. a. Total acreage of the site of the proposed action? 122.6 acres

b. Total acreage to be physically disturbed? 51.0 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 122.6 acres

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

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☒ Yes ☐ No

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

ii. If Yes:

o Total number of phases anticipated 3

o Anticipated commencement date of phase 1 (including demolition) July month 2021 year

o Anticipated completion date of final phase July month 2025 year

o Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

☐ Yes ☒ No

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

of all phases

Multiple Family (four or more)

☒ Yes ☐ No

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ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ 650 width; and _____ 1550 length

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

☐ Yes ☒ No

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):

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)

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

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

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:
Potential encroachment into the 100' buffer area, a wetland delineation has been scheduled to determine the wetland boundary.

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☒ No
 If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☒ No
 If Yes:
 • acres of aquatic vegetation proposed to be removed: _____
 • expected acreage of aquatic vegetation remaining after project completion: _____
 • purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
 • proposed method of plant removal: _____
 • if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No
 If Yes:
 i. Total anticipated water usage/demand per day: _____ 11,250 gallons/day
 ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No
 If Yes:
 • Name of district or service area: Smokey Hollow Water Supply District
 • Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
 • Is the project site in the existing district? ☐ Yes ☒ No
 • Is expansion of the district needed? ☒ Yes ☐ No
 • Do existing lines serve the project site? ☐ Yes ☒ No
 iii. Will line extension within an existing district be necessary to supply the project? ☒ Yes ☐ No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____
Approximately 1800' Extension of route 48 water district along Oswego Road (Route 48)
 • Source(s) of supply for the district: Route 48 Water District
 iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • Proposed source(s) of supply for new district: _____
 v. If a public water supply will not be used, describe plans to provide water supply for the project: _____
 vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
 If Yes:
 i. Total anticipated liquid waste generation per day: _____ 11,250 gallons/day
 ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
Sanitary wastes

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No
 If Yes:
 • Name of wastewater treatment plant to be used: Onondaga County Waste treatment (Baldwinsville-Seneca Knolls plant)
 • Name of district: Giddings Crest Sewer District
 • Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
 • Is the project site in the existing district? ☐ Yes ☒ No
 • Is expansion of the district needed? ☒ Yes ☐ No

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

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

Sewer line extension to be coordinated with Town of Lysander and Village of Baldwinsville and OCWEP

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

If Yes:

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

- v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

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

- e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☒ Yes ☐ No

If Yes:

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

_____ Square feet or 38.5 acres (impervious surface)

_____ Square feet or 93.93 acres (parcel size)

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

- iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

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

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

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

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

- f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☒ Yes ☐ No

If Yes, identify:

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

Fleet and delivery vehicles

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

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

- g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☒ No

If Yes:

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

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

- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

iii. 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): _____

Traffic study to be provided

iii. Parking spaces: Existing _____ 0 _____ Proposed _____ 750 _____ Net increase/decrease _____ +750 (Total build out)

iv. Does the proposed action include any shared use parking? 579 (Phase 1) ☐ 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 ½ 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: _____

6,661,200 kWh

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

Via grid/ local utility (National Grid)

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.

i. During Construction:

- Monday - Friday: _____ 7am - 7pm _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____ 24 hours _____
- Saturday: _____ 24 hours _____
- Sunday: _____ 24 hours _____
- Holidays: _____

iii. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☒ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:
During construction, general construction equipment and practices

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

n. Will the proposed action have outdoor lighting? ☒ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
General parking lot and security lighting to be determined

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

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No

If Yes:

i. Describe proposed treatment(s): _____

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☒ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

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

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

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

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

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

If Yes:

- i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
- ii. Anticipated rate of disposal/processing:
 - o _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 - o _____ Tons/hour, if combustion or thermal treatment
- iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

- i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____
- ii. Generally describe processes or activities involving hazardous wastes or constituents: _____
- iii. Specify amount to be handled or generated _____ tons/month
- iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____
- v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

- ☐ Urban ☐ Industrial ☒ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
☒ Forest ☒ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

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

c. Is the project site presently used by members 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: _____

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): _____

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ >10 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

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

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

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

f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: 100 % of site
☐ 10-15%: _____ % of site
☐ 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☒ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☒ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☒ Yes ☐ No

If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☒ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, NYS Wetland Approximate Size 73.5 (Acres)
- Wetland No. (if regulated by DEC) BAI-9

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☒ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☒ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☒ Yes ☐ No
If Yes:

i. Name of aquifer: Principal Aquifer, Primary Aquifer

m. Identify the predominant wildlife species that occupy or use the project site:

Rabbits	Deer	Various birds
_____	_____	_____

n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☒ No

If Yes:

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

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No

If Yes:

i. Species and listing: _____

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

If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No

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

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

i. If Yes: acreage(s) on project site: _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☒ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☒ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☒ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☒ No

If Yes:

i. Identify resource: _____

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

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☒ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6 NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

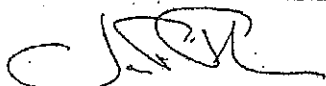
G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name James Trasher

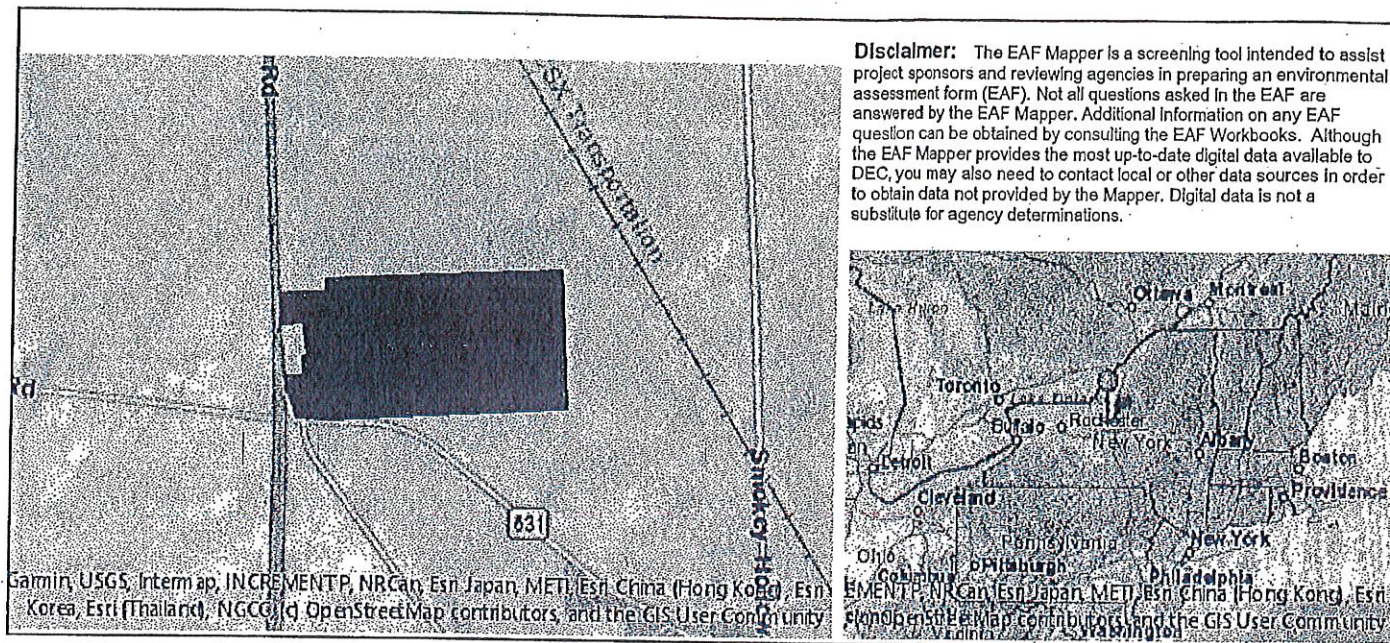
Date 3-16-2021

Signature



Title Vice President

PRINT FORM



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

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

Axtell

Application to the Planning Board

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

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

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

Applicant:

Name George Axtell

Address 712 Peat Bed Road

Hannibal, NY 13074

Telephone: 315-564-6539

Owner of record:

Name George E. and Dale A. Axtell

Address 712 Peat Bed Road

Hannibal, NY 13074

Telephone: 315-564-6539

Proof of ownership attached: Yes

Site Location:

3176 Olive Drive

Baldwinsville, NY 13027

Proposed use (s) of site:

Single family Residential

Current use & condition of site:

Residential/Vacant land

Plans prepared by:

Name Ianuzi & Romans Land Surveying, P.C.

Address 5251 Witz Drive

North Syracuse, NY 13212

Telephone: (315) 457-7200

Ownership intentions:

Name George E. and Dale A. Axtell

Address 712 Peat Bed Road

Hannibal, NY 13074

Telephone: 315-564-6539

Farm Lot No. 97

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

Current Zoning AR-40

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

Plans for sewer and water connections

Proposed septic. Existing water in area

Character of surrounding:

Residential

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

George Axtell
Name of Owner or Representative

George E. Axtell
Signature

Axtell

617.20
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.

Part 1 - Project and Sponsor Information							
Name of Action or Project: Resubdivision of Lot No. 2 Penn Subdivision							
Project Location (describe, and attach a location map): 3176 Olive Drive, Baldwinsville, NY 13207							
Brief Description of Proposed Action: Create two (2) new tax parcels from one (1) existing tax parcel							
Name of Applicant or Sponsor: George Axtell		Telephone: (315) 564-6539 E-Mail: geax774@gmail.com					
Address: 712 Peat Bed Road							
City/PO: Hannibal		State: NY	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.			<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: Town of Lysander Town Board, Town of Lysander Planning Board, Onondaga County Planning Commission			<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 type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? 3.38+/- 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? 3.38+/- 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 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, 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: <u>Per NYSDEC website.</u>	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 type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near 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? If the proposed action will exceed requirements, describe design features and technologies:	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Private wastewater utilities proposed.	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? <u>Per NYSDEC website.</u>	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area? <u>Per NYSDEC website.</u>	<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? <u>Per NYSDEC website.</u>	NO <input checked="" type="checkbox"/>	YES <input 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 checked="" type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" 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? <u>Indiana bat</u>	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
16. Is the project site located in the 100 year flood plain? <u>Per NYSDEC website.</u>	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 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 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: _____ Per NYSDEC website. _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: Timothy Coyer, L.S. for applicant		Date: April 1, 2021
Signature: 		

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: 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.
<div> <div>Name of Lead Agency</div> <div>Date</div> </div>	
<div> <div>Print or Type Name of Responsible Officer in Lead Agency</div> <div>Title of Responsible Officer</div> </div>	
<div> <div>Signature of Responsible Officer in Lead Agency</div> <div>Signature of Preparer (if different from Responsible Officer)</div> </div>	

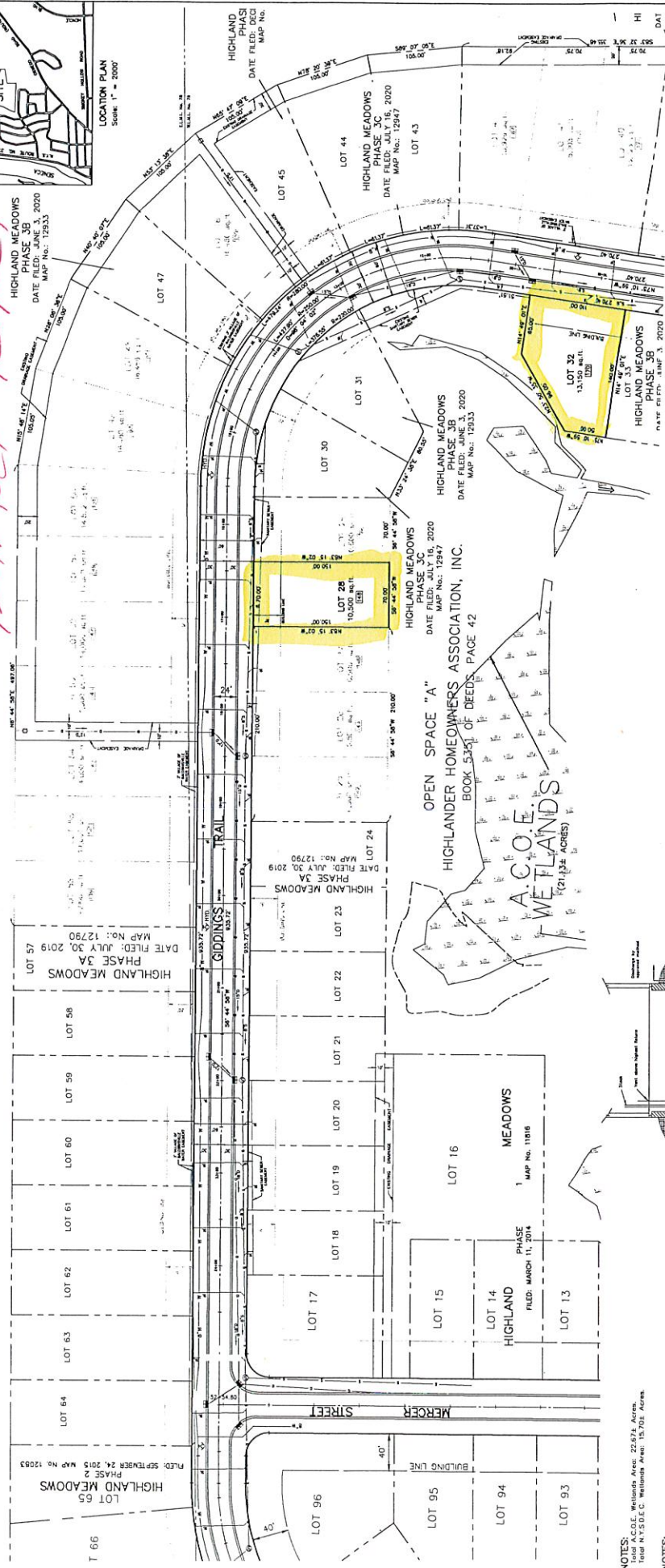
PRINT

Highland Meadows
Lysander

HIGHLAND HOMEOWNERS ASSOCIATION, INC.
BOOK 5351 OF DEEDS, PAGE 42

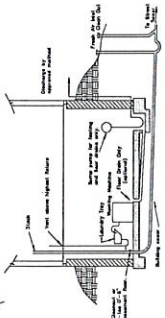
OPEN SPACE "B"

Final Plat

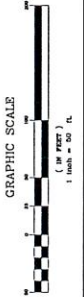


NOTES:
1) LOT 25: 10,500 sq. ft. (240' x 438')
2) LOT 26: 10,500 sq. ft. (240' x 438')
3) LOT 27: 10,500 sq. ft. (240' x 438')
4) LOT 28: 10,500 sq. ft. (240' x 438')
5) LOT 29: 10,500 sq. ft. (240' x 438')
6) LOT 30: 10,500 sq. ft. (240' x 438')
7) LOT 31: 10,500 sq. ft. (240' x 438')
8) LOT 32: 10,500 sq. ft. (240' x 438')
9) LOT 33: 10,500 sq. ft. (240' x 438')
10) LOT 34: 10,500 sq. ft. (240' x 438')
11) LOT 35: 10,500 sq. ft. (240' x 438')
12) LOT 36: 10,500 sq. ft. (240' x 438')
13) LOT 37: 10,500 sq. ft. (240' x 438')
14) LOT 38: 10,500 sq. ft. (240' x 438')
15) LOT 39: 10,500 sq. ft. (240' x 438')
16) LOT 40: 10,500 sq. ft. (240' x 438')
17) LOT 41: 10,500 sq. ft. (240' x 438')
18) LOT 42: 10,500 sq. ft. (240' x 438')
19) LOT 43: 10,500 sq. ft. (240' x 438')
20) LOT 44: 10,500 sq. ft. (240' x 438')
21) LOT 45: 10,500 sq. ft. (240' x 438')
22) LOT 46: 10,500 sq. ft. (240' x 438')
23) LOT 47: 10,500 sq. ft. (240' x 438')
24) LOT 48: 10,500 sq. ft. (240' x 438')
25) LOT 49: 10,500 sq. ft. (240' x 438')
26) LOT 50: 10,500 sq. ft. (240' x 438')
27) LOT 51: 10,500 sq. ft. (240' x 438')
28) LOT 52: 10,500 sq. ft. (240' x 438')
29) LOT 53: 10,500 sq. ft. (240' x 438')
30) LOT 54: 10,500 sq. ft. (240' x 438')
31) LOT 55: 10,500 sq. ft. (240' x 438')
32) LOT 56: 10,500 sq. ft. (240' x 438')
33) LOT 57: 10,500 sq. ft. (240' x 438')
34) LOT 58: 10,500 sq. ft. (240' x 438')
35) LOT 59: 10,500 sq. ft. (240' x 438')
36) LOT 60: 10,500 sq. ft. (240' x 438')
37) LOT 61: 10,500 sq. ft. (240' x 438')
38) LOT 62: 10,500 sq. ft. (240' x 438')
39) LOT 63: 10,500 sq. ft. (240' x 438')
40) LOT 64: 10,500 sq. ft. (240' x 438')
41) LOT 65: 10,500 sq. ft. (240' x 438')
42) LOT 66: 10,500 sq. ft. (240' x 438')

APPROVED: HIGHLAND MEADOWS DEVELOPMENT, LLC
DATE: _____ BY: _____

























- PROPOSED TYPICAL LAYOUT FOR WET SEWER CONNECTION
- 1) Laundry waste must be solidly connected to a soil or storm sewer.
 - 2) Storm sewer discharge pipes shall be connected directly to the storm sewer system where storm sewers are located.
 - 3) Storm sewer discharge pipes shall not be connected to the storm sewer system where storm sewers are not located.
 - 4) Storm sewer discharge pipes shall not be connected to the storm sewer system where storm sewers are not located.
 - 5) Storm sewer discharge pipes shall not be connected to the storm sewer system where storm sewers are not located.

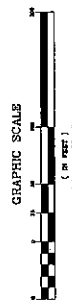


NOTES:
1) Total Area: 0.5435 Acres
2) Total Number of Lots: 2 Single Family Detached
3) Total Area of Wetlands: 10.134 Acres
4) Total Area of Open Space: 0.081 Acres
5) Total Area of Wetlands: 10.134 Acres
6) Total Area of Open Space: 0.081 Acres
7) Total Area of Wetlands: 10.134 Acres
8) Total Area of Open Space: 0.081 Acres
9) Total Area of Wetlands: 10.134 Acres
10) Total Area of Open Space: 0.081 Acres
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42) Total Area of Open Space: 0.081 Acres
43) Total Area of Wetlands: 10.134 Acres
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99) Total Area of Wetlands: 10.134 Acres
100) Total Area of Open Space: 0.081 Acres

FINAL PLAN
HIGHLAND MEADOWS
PHASE 3E
PART OF LOT NOS. 78 & 79
TOWN OF LYSANDER
ONONDAGA COUNTY, NEW YORK
LAND SURVEYING, P.C.
DATE: MARCH 24, 2021
SCALE: 1" = 50'
SHEET NO. 1 OF 2
FILE NO. 1184-026



	Indicates utility pole
	Indicates water and/or sewer line
	Indicates gas line
	Indicates storm sewer
	Indicates gas main, gas valve, or gas line marker
	Indicates water main, water valve, or hydrant
	Indicates storm sewer catch basin
	Indicates storm sewer, sewer, gas, or manhole
	Indicates underground telephone line
	Indicates underground electric line
	Indicates underground manhole
	Indicates underground fire alarm cable
	Indicates underground fire alarm cable
	Indicates underground fire alarm cable
	Indicates underground fire alarm cable
	Indicates underground fire alarm cable
	Indicates underground fire alarm cable
	Indicates underground fire alarm cable
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	Indicates underground fire alarm cable
	Indicates underground fire alarm cable



NOTE: WETLANDS DELINEATED BY TES, INC. ON 6-9-05 USING HYDRIC WETLAND DELINEATION METHODS IN ADDITION TO THE METHODS OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL AND CONSERVATION, REGION 7 ON JUNE 13, 2006.

ADDITION WETLANDS DELINEATED BY T.E.S., INC. ON JUNE 3, 2011 AND LOCATED BY IANUZI & ROMANO'S LAND SURVEYING, P.C. ON JUNE 20, 2011.

REFERENCE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION PERMIT ISSUED TO HIGHLAND RECREATION DEVELOPMENT LLC FOR A 10 YEAR TERM WITH PERMITS #00003 & 00004; EFFECTIVE DATE: 12/20/2018

