Eldin

TOWN OF LYSANDER PLANNING BOARD NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Town of Lysander Planning Board will hold a Public Hearing at 7:00 p.m., on Thursday, January 14, 2021 at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York, to consider the application of James Bondur, on behalf of Eldan Homes, for a resubdivision of property located at Crimson Ridge, Phase 5, 8305 Sabin Road, Tax Map No. 075.01-01-18, Baldwinsville, New York, for a development of four (4) residential building lots from a parcel of approximately 33,000 square feet. Maps of the proposed subdivision are on file at the Town Building.

At such time all persons interested in said application will be given an opportunity to be heard by the Planning Board.

Dated: December 22, 2020

John Corey, Chairman Lysander Planning Board

Application to the Planning Board

2/1/2) -

For: X Subdivision of Land Number of Lots 4 Controlled Site Use Site Plan Approval	Date: Lugust 17 2028 Information Ohly Preliminary Final
Name of proposed development:CR - 5	
Applicant:	Plans prepared by:
Name James Bonduc	Name <u>Ianu 20 4 Romans</u>
Address 4062 Cortina Rd.	Address 5251 WHZ DC
Ballwinsville, NY 13027	north Syracuse, NY 13212
Telephone: 35-289-5248	Telephone: <u>315 - 457 - 7200</u>
Owner of record:	Ownership Intentions:
Name James Bonduc	Name Eldan Homes Dan Burnaha
Address 4062 Corting Rd.	Address DSWego KI
- Baldwinsville, NY 13027	Liver pool, NY 13090
Telephone: 315 - 289 - 534 8	Telephone: 315 4491-4587
Proof of ownership attached: X	Farm Lot No.
Site Location:	Tax Map No
Radisson = Dévide	Current Zoning Residential PUD
2 Big Lots into 4 5 maler	Is site in an Agricultural Tax District? NO
	Area of land <u>~ 1.5 A</u> acres.
Proposed use (s) of site:	Plans for sewer and water connections
Residental Homes	sewer + water core available
THE STATE OF THE S	
Current use & condition of site:	Character of surrounding:
Residentia - wooded	Residential
Lots with water + sevier	
SEE REVERSE SIDE FOR ADDITONA	L SUBMITTAL REQUIREMENTS!
James Booduc	Dimes A. B. Jus
Name of Owner or Representative	Signature

图图 SANITARY SEWER - P

Hation-

TOWN OF LYSANDER PLANNING BOARD NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Town of Lysander Planning Board will hold a Public Hearing at 7:05 p.m. on Thursday, January 14, 2021 at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York, to consider the application of David Hafner for a Minor Subdivision on property located at 1870 W. Genesee Road, Tax Map No. 049-02-24.1, Baldwinsville, New York.

The applicant's proposal is to subdivide a 1.4 acre parcel from approximately 16 acres to allow the construction of a single-family residence. The remnant piece will remain under agriculture. Maps of the proposed subdivision are on file at the Town Building.

At such time all persons interested in said application will be given an opportunity to be heard by the Planning Board.

Dated: December 22, 2020

John Corey, Chairman Lysander Planning Board

AAAAA-

Application to the	ne Planning Board
For: Subdivision of Land Number of Lots Controlled Site Use Site Plan Approval Name of proposed development:	Date: 69 05 3000 Intermation Only Preliminary Final
Applicant: NameAddress 1900 \ Chance C	Plans prepared by: Name State Colons Address & CANTON ST
Rallimoix lany 13027 Telephone: BIS - 418 - 2502 Owner of record:	EALOWIUSYI LE P.Y. (3027) Telephone: 3(5-635-5197) Ownership Intentions:
Name Fro How Comments Address 1800 to Comments Baldwisson F 17 3027	Address AV Vinterse Shanoutally 01 12303
Telephone: <u>RIC MIS-DSOD</u> Proof of ownership attached: <u>USA</u> Site Location: San AM-200 Mac	Telephone: <u>US-SMS-NQSO</u> Farm Lot No. <u>FL DY</u> Tax Map No. <u>ONG-QQ-QU</u> Current Zoning R NO
Proposed use (s) of site:	Is site in an Agricultural Tax District?
Current use & condition of site:	Character of surrounding:
SEE REVERSE SIDE FOR ADDITONATION AND ADDITONATION OF Representative ()	AL SUBMITTAL REQUIREMENTS! Signature

Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

Part I — Project Information. The applicant of project speasor is responsible for the completion of Part I.: Responses become part of the application for approval or flinding, 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 nem, please answer us 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 - Froject and Spensor Information				
Name of Action or Project				
1800 COES CHELDE BY B'SHE MY	90,7 <u>W10</u>	LKBT		
Project Location (describe, and attach a location map): 2				
Brief Description of Donased Action: 1 Lappary 1.56		عوستاني و	Small	
to build home on the				
College				
Name of Applicant of Sports of Frank House Living Lawy	Telephones 13 G	416-05	5.4	
Address;	E-Mail O	x1770)[[]	1.84	LR.Com
NONLES CANADO DO LA LITT				
Clayro, Carlotte Market Control and Allert Control	Stole: Stole:	Zip Code:		
i. Does the proposed action only involve the legislative adoption of a plan, loc administrative rule, of regulation?	al law, ordinance,	\'3.6\ <u>\</u> No	YES	
If Yes, attach a parrative description of the intent of the proposed action and the may be affected in the municipality and proceed to Part 2. If no, continue to que	Environmental resources (
2. Does the proposed action require a permit, approval or funding from any off if Yes, list agency(s) name and permit or approval:	er government Agency?	NO	YES	
		1 6		
b. Total acreage to be physically disturbed?	ieres neres			
c. Total acrenge (project site and any configuous properties) owned or controlled by the applicant or project sponsor?	SC (69)			
d. Check all fund uses that occur on, are adjoining [and] or near the proposed a	alon 1			
	INDUM LOUGHLAND OF N	urbán)		
□Porest Katuriculture □Aquatic □Other(sp □Parkland	90(f5))			
는 사람들 학교 등 전에 조례적 도생한 교육 등 학생 기계 회원 수 학생 등 수 됐던 문문에 이미국 한테 학생인다.	1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	THE SHARE HE WAS AND	5 <u>5 - 1</u>	Archite and st

5. Is the proposed action	YE	S N/A
A permitted use under the coning regulations?	ı Xı	
los Consistent with the adopted comprehensive plan?	I IXI	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES
A. In the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		X
Tyes, identify.	NO	YES
	X	
a. Will the proposed action result in a substitutal increase in triffic above present levels?	No	YES
U. Are public transportation services()s()) available at or near the site of the proposed action?	X	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<u>X</u>	
Does life proposed action meet of exceed the state energy code requirements?	NO NO	YES
the proposed action will exceed requirements, describe design features and technologies:		
	X	45

Will the proposed action connect to an existing public/private water supply?	NO	YES
If No, describe method for providing potable water:		X
Will the proposed action connect to existing wastewater utilities?	Ю	YES
IPNO, describe method for providing wastewater treatment: State System	凶	igilija. Ki rka
	M	
a. Does the project site contain, or is it substantially contiguous to, a building archeplogical site, or district that [a structure that] is listed on [cithor] the National Register of Historic Places or the State Register of Historic Places or that has been determined by the National Register of Historic Places or that has been determined by the National Register of Historic Places or that has been determined by the National Register of Historic Places or that has been determined by the National Register of Historic Places or the last been determined by the National Register of Historic Places or the last been determined by the National Register of Historic Places or the	NO	YES
Historic Places or that has been determined by the Commissioner of the NYS Office of Parks, Repression and Historic Preservation to be eligible for listing on the State Register of Historic Places?	M	
b. Is the [proposed tetlor] project site or any notion of its behalf he as all sizes of the project in the proj	K/I	ر ریمب
archaeological sile inventory?	凶	
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 welland or waterbody?	XI	
(es, identify the wetland or waterbody and extent of allorations in square feet or acres:	X	
A STATE OF ACTES AND ADDRESS A		
<u>以上,一个人都是一个人的,不是一个人的。</u>		

" ... ""(."

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: Shoroline Decreas Agricultural/grasslands Dearly mid-successional		
Welland Outlan Osuburban		
15. Does the site of the proposed action contain any species of animal, or associated hibitats, listed by the State of Pederal government as threatened or endangered?	No.	T YE
	X	
16. Is the project site located in the 100-year flood plan?	100	YF
	[X]	
17. Will the proposed action create storm water this charge, either from point or non-point sources?	"KO	Ϋ́F
	X	
ti. Will storm writer discharges flow to adjacent properties?	Ø	
b. Will storm water discharges be directed to established conveyance systems (manifund storm drains)? (Yes, briefly describe)	X	
		M
8. Does the proposed action include construction or other activities that would result in the impoundment of water	(A)(A)	YES
or other liquids (g.g., retention pund, waste lagoon, dam)? [Yos, explain the purpose and size of the impoundment:		1 8
	IXI	
 Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management ficility? 	NO	YUS
Vest describe:		
	Ø	
1. Has the site of the proposed action of an adjoining property been the subject of remediation (ongoing or	NO	YES
completed) for hazardous waste? Yes, describe:	13 13 13 14 15 15 15 15 15 15 15 15 15 15 15 15 15	
	X	
LIATFIRM CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE BEST OF ANY KNOWLEDGE		
BEST OF MY KNOWLEDGE AND ACCURATE	romi	
Applicant/sponsor name Cost Dolyg	Sill Pal	
Signature: Nous Truck Truck		

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.

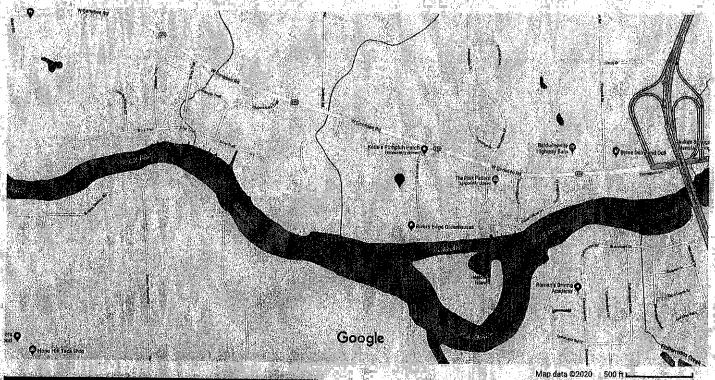
	Name of applicant: Name of applicant:
	Malling address: 1904 Servasa QX 18007
B .	Description of the proposed project: 200 x 500 300 AHaQaQ M
G.	Project location: 1890 Walk Grande RQ RUNE NY 1908
D.	Tax Map number: <u>(249 - 613 - 241)</u>
E.	Number of acres involved with projects (, 4
F	Is project with Agricultural District? Is project within 500 feet of an Agricultural District? Yes No X
G.	is any portion of the project site currently being farmed?
	Yes X If so, how much? LC Acres
	Please identify name and address of who is farming the project site and/or any sites within 500 feet.
	Please indicate what the intentions are for use of the remainder of the project site:

Page 1 of 2

	Who will maintain the remainder o	of the property	not being used	for this develop	nent?
September 1	and our		Na Xu Ju	<u> </u>	X
	Other Project Information, Please site, any known impacts on existir significant plant materials:	n aroun water	ation about the drainage (inclu	existing land co ling field tiles), o	ver of the or other
i i	in our yourklest			12/2/20	100 S 64
	Sanly gibiel:				
+4.17		J. M. S. J. J. H. Tiak duk			
	Please make a copy of the overall the Town Assessor's Office. Identi- Include the tax map with this comp	IV I'lle site of thi	9 anniioalian ki	r Modina on IIVII	file with on it.
М.	Description of farm operation:				
Prospi smoke	ective residents should be aware a, noise, vibration and other condition	FARM NOTE that such farm ns which routin	operations may	ay generate du agricultural activ	st, cdor.
	Soul Advisor	enderen in Orthografia			
Name	and Title of Person Sompeting Forn		Date		
FOR T	OWN USE ONLY Has this Agrici	ultural Data Sta	lement heen re		*******
5 x 80 pm 40	/ Planning Agency? Yes	No.			
16.5	please give date of referral:				
MARK!	please give County Referral Number				
Jan Jak	lease state reason;			<u>6 - 2 (4 - 1) (4 - 1)</u> 2	
		A A A			

.. ...

Google Maps 43°09'43.0"N 76°22'48.4"W





43°09'43.0"N 76°22'48.4"W

43,161951,-76,380099











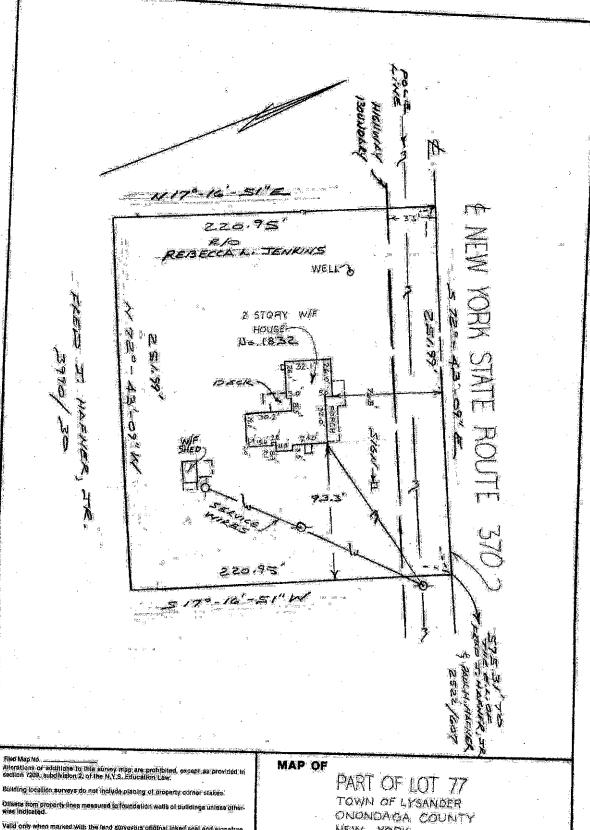


Directions

Nearby Send to your phone

1870 W Genesee Rd, Baldwinsville, NY 13027

5J69+QX Baldwinsyille, New York



Valid only when marked with the land sorveyors original linked seal and signature.

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS MAP IS MADE FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON

LICENSED LAND SURVEYOR

NEW YORK

STEPHEN SEHNERT

LICENSED LAND SURVEYOR

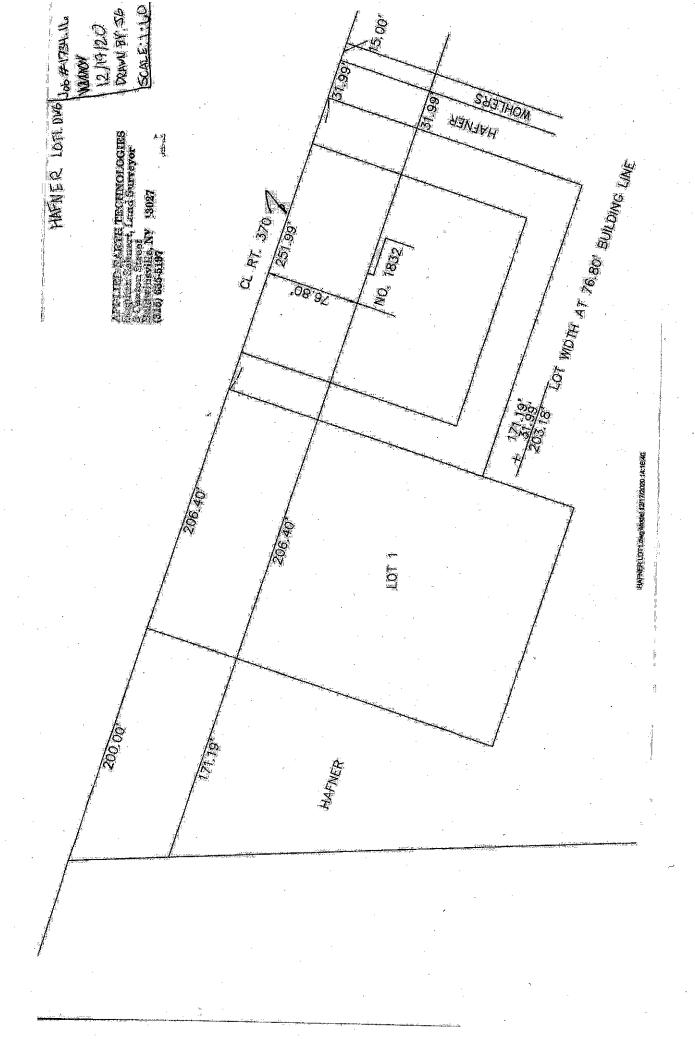
BALDWINSVILLE, NEW YORK

SCALE T = 50

COOS-B- B- IN

172

72 1734.7



Rocco -

Application to the Planning Board

For:Subdivision of Land	Date:
Number of Lots	Information Only
Controlled Site Use Site Plan Approval	Preliminary Final
Name of proposed development:	Farms
Applicant:	Plans prepared by:
Name Juseph A. May frecount, P.E.	Name Toseph A. Mastroranie P.Z.
Address P.S. Bax 2572	Address P.O. Box 2572
Liverpool 14 13089	- Liverpool Nof 13089
Telephone: (3/5) 278-026/	Telephone: (3/5) 277-0261
Owner of record:	Ownership Intentions:
Name Loeves Farm Holding LLC	Name
Address // On Rocus Rd.	Address
Beldwinsulle, N. of 13027	
Telephone: 0/5/243-/665_	Telephone:
Proof of ownership attached: X	Farm Lot No.
Site Location:	Tax Map No. <u> </u>
1184 Kovte 370	Current Zoning Aquica / fore
Beldwarolle, WG 13027	Is site in an Agricultural Tax District?
	Area of land <u>49.24</u> acres.
Proposed use (s) of site:	Plans for sewer and water connections
Farming	Existing water commetion &
Historia de la companya del companya de la companya del companya de la companya d	expand on ortho repta system
Current use & condition of site:	Character of surrounding:
Farming Planting fields	Agricultural
and meadoub	
SEE REVERSE SIDE FOR ADDITIONAL S	SUBMITTAL REQUIREMENTS!
Biran Keeves	Brow Reeves
Name of Owner or Representative	Signature

Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information								
and the state of t								
Name of Action or Project:								
REEVES FARMS MIGRANT HOUSING EXPANSION								
Project Location (describe, and attach a location map):	-							
1184 ROUTE 370, BALDWINSVILLE, NEW YORK 13027								
Brief Description of Proposed Action:		······································						
DESIGN AND CONSTRUCTION OF A 36'x80' (2,880 SF) TEN ROOM WORKER DORMAT DORMATORY WILL HOUSE FOUR INDIVIDUALS.	TORY FOR FARM WORKER	S. EACH ROOM IN THE						
O THE TOTAL		-						
	* .							
Name of Applicant or Sponsor:	Telephone: 315.278.0261	······································						
JOSEPH A. MASTROIANNI, P.E. E-Mail: mastroiannieng@aol.com								
Address:								
P.O. BOX 2572								
City/PO: LIVERPOOL	State: NEW YORK	Zip Code: 13089						
1. Does the proposed action only involve the legislative adoption of a plan, local	law, ordinance,	NO YES.						
administrative rule, or regulation?								
If Yes, attach a narrative description of the intent of the proposed action and the er may be affected in the municipality and proceed to Part 2. If no, continue to quest	ion 2.	at 🗾						
2. Does the proposed action require a permit, approval or funding from any other	r government Agency?	NO YES						
If Yes, list agency(s) name and permit or approval:								
3. a. Total acreage of the site of the proposed action?	49.34 acres							
b. Total acreage to be physically disturbed?	<1 acres							
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	49.34 acres							
or controlled by the appreaut or project sponsor:	acres							
4. Check all land uses that occur on, are adjoining or near the proposed action:								
Urban Rural (non-agriculture) Industrial Commercial	Residential (suburb	oan)						
Forest Agriculture Aquatic Other(Speci		,						
Parkland	*J)·							
L A WALGING								

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?		1	+
b. Consistent with the adopted comprehensive plan?		V	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<u> </u>	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:		140	1120
	-		
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?	-	V	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?			V
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	YES
		V	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water:			V
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment: EXPANSION OF EXISTING SEPTIC	 		V
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district		NO	YES
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?		V	
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?		✓ ✓	
f 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
	V	
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? If Yes,	NO	YES
	1	
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:		
	V	
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? If Yes, describe:	NO	YES
11 1 01, 4400 100.		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BE MY KNOWLEDGE	ST OF	
Applicant/sponsor/name: JOSEPH A. MASTROIANNI, P.E. Date: 12/07/20		
Signature:		



Onondaga County Health Department

J. Ryan McMahon II, County Executive Indu Gupta, MD, MPH, Commissioner of Health

John H. Mulroy Civic Center · 421 Montgomery Street, Syracuse, NY 13202



Division of Environmental Health Lisa Letteney, Director

Bureau of Public Health Engineering Phone (315) 435-6600 Fax (315) 435-6606

December 10, 2020

Mastroianni Engineering, PLLC PO Box 2572 Liverpool, NY 13089

> Re: Approval of Sewage Disposal Plans REEVES FARMS PROPERTY F.L. 75 – 1184 Route 370 Tax Map #044.-02-14.1 Town of Lysander

Dear Sir:

Enclosed please find three (3) copies of the approved plan for the above project. One copy of the approved plan is being retained for our permanent files.

The approved disposal system shall consist of a 1500 gallon minimum septic tank and 600 lineal feet of Quick 4 Equalizer 36 Infiltrator absorption trench or approved equal as shown on the plan approved December 10, 2020.

The approved plan is for the service of a 1,000 gallon per day design flow maximum. This system will provide sanitary service for up to 20 occupants of the new 10 bedroom dormitory. Based on the 3,000 gallon per day total design flow for the existing and proposed occupancy, you are advised to contact the NYSDEC to update your SPDES permit.

Your attention is called to the fact that inspection and approval of construction of the above facilities is required. Also, any plumbing must be installed by a plumber, licensed by the Plumbing Control Section of the Department of Water Environment Protection. The Certificate of Occupancy should not be issued until certification that the construction of both the inside and outside plumbing has been inspected and approved.

Jeffrey A. Till, P.E., Director

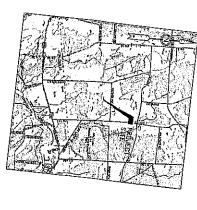
PUBLIC HEALTH ENGINEERING

JAT/s

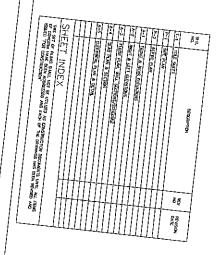
Town of Lysander cc:

Jennifer Smith, P.E., NYSDEC

MIGRANT HOUSING PLANS



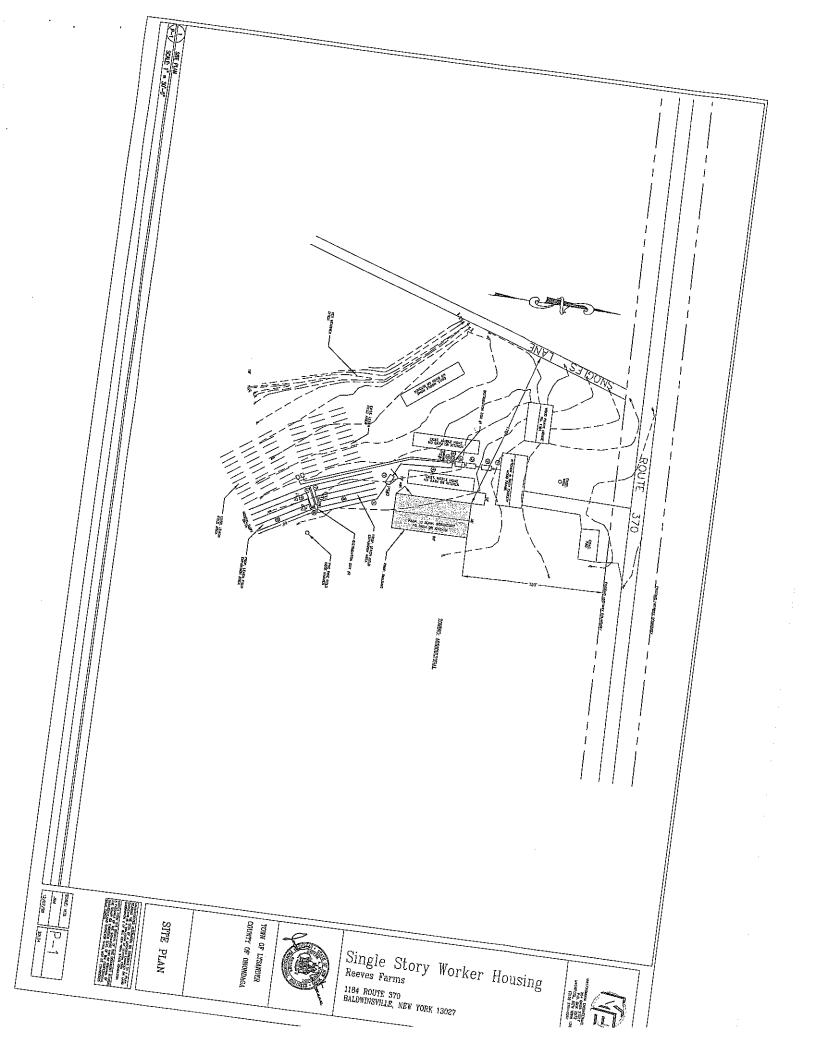
REEVES FARMS PROPERTY 1100 REEVES ROAD BALDWINSVILLE, NEW YORK 13027

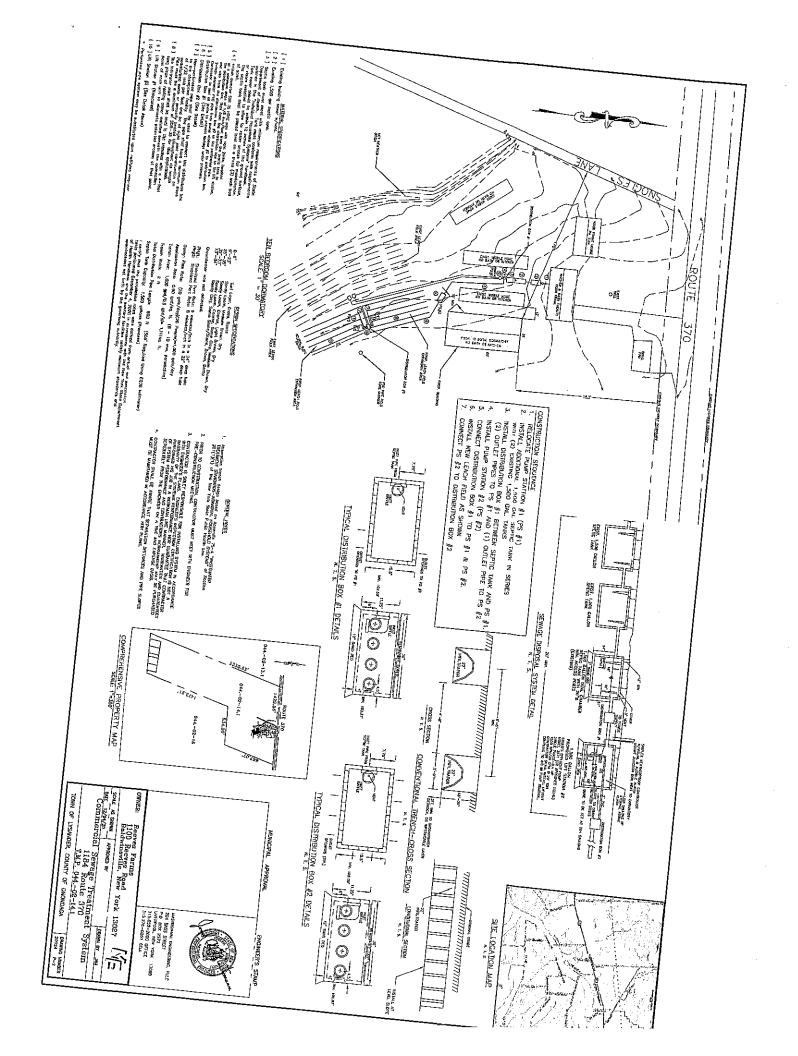


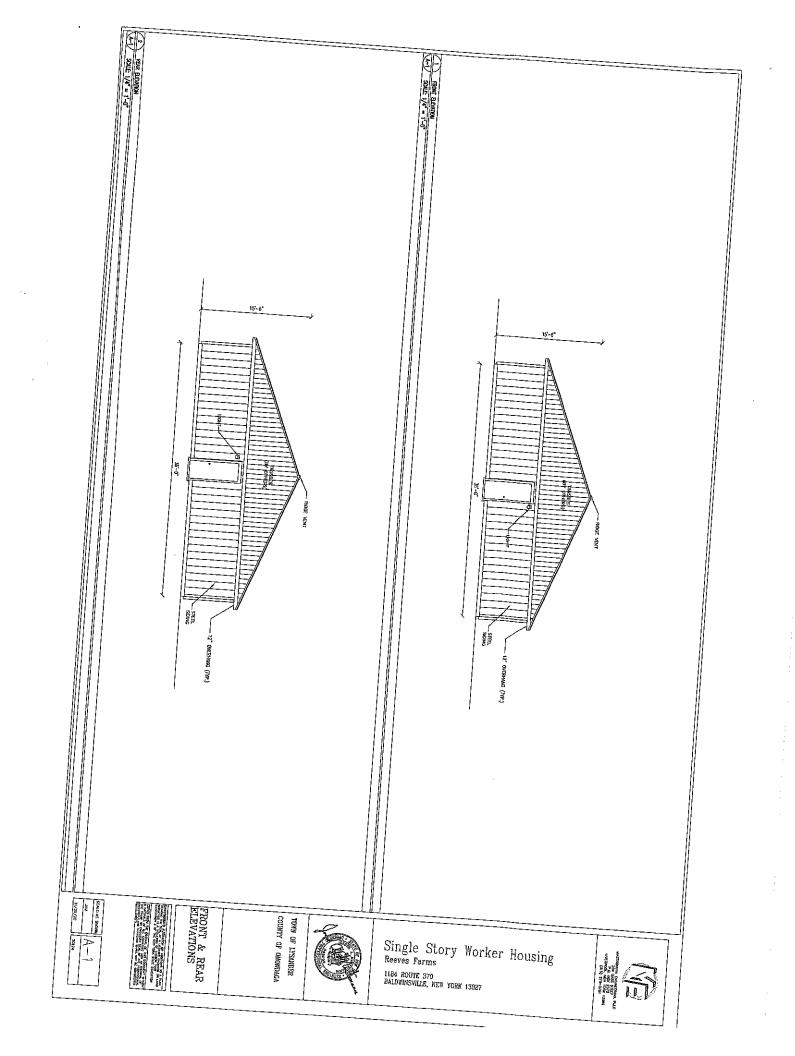


Single Story Worker Housing
Reeves Farms
1184 ROUTE 370
BALDWINSVILLE, NEW YORK 13027

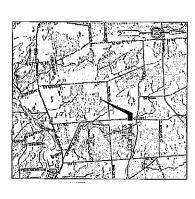








MIGRANT HOUSING PLANS



REEVES FARMS PROPERTY
1100 REEVES ROAD
BALDWINSVILLE, NEW YORK 13027

<u>۔</u>	Г		۵-۵	۸۰A	ì	A-2	1	P-2	P	Ī	S E
SHEET INDEX			ELECTRICAL PLAN & DETAIL	SLAD PLAN A SCCTION	FLOOR PLAN, WALL SECTIONS/SCHEDULE	BIGHT & LEFT ELEVATIONS	FRONT & REAR ELEVATIONS	SEPTIC PLAN	SITE PLAN	TITULE SUCCES	DŽESŽIUP IIZM
					 -			 			NEV Sev
											REVISION

THIS SET OF FAMIS SHALL HOT BE UTBLZED AS CONSTRUCTION DOCUMENTS WATE, ALL ITEMS OF CONCERN HAVE BEEN ADDRESSED AND EACH OF THE DRAWNIGS HAS BEEN REVISED AND ESONED "TON CONSTRUCTION"



SHEET STILLE

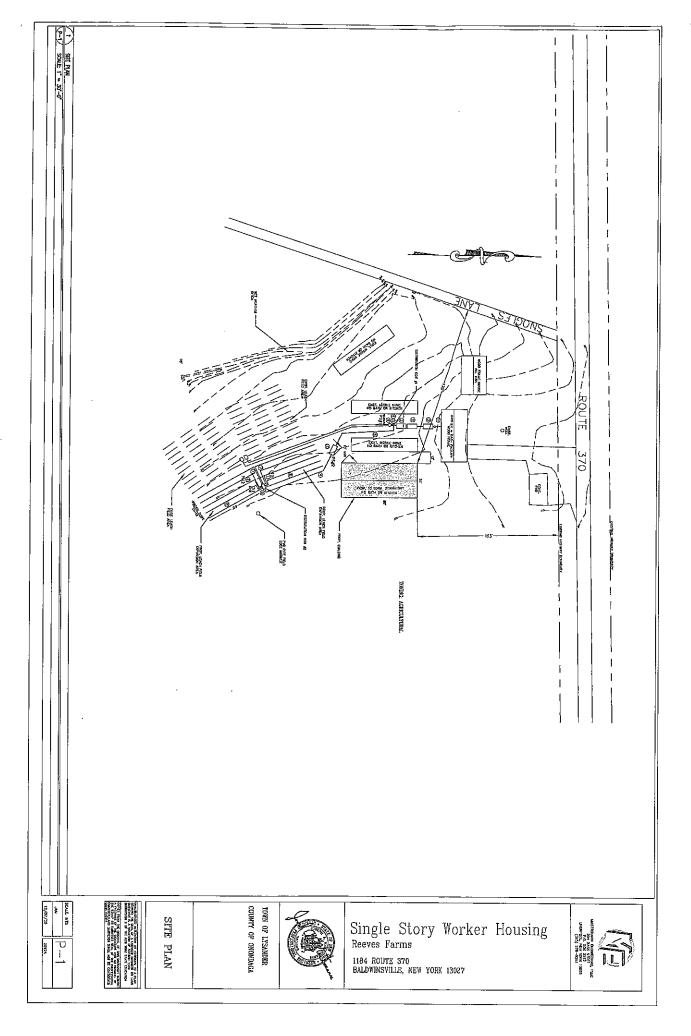
COUNTY OF ONONDAGA TOWN OF LYSANDER

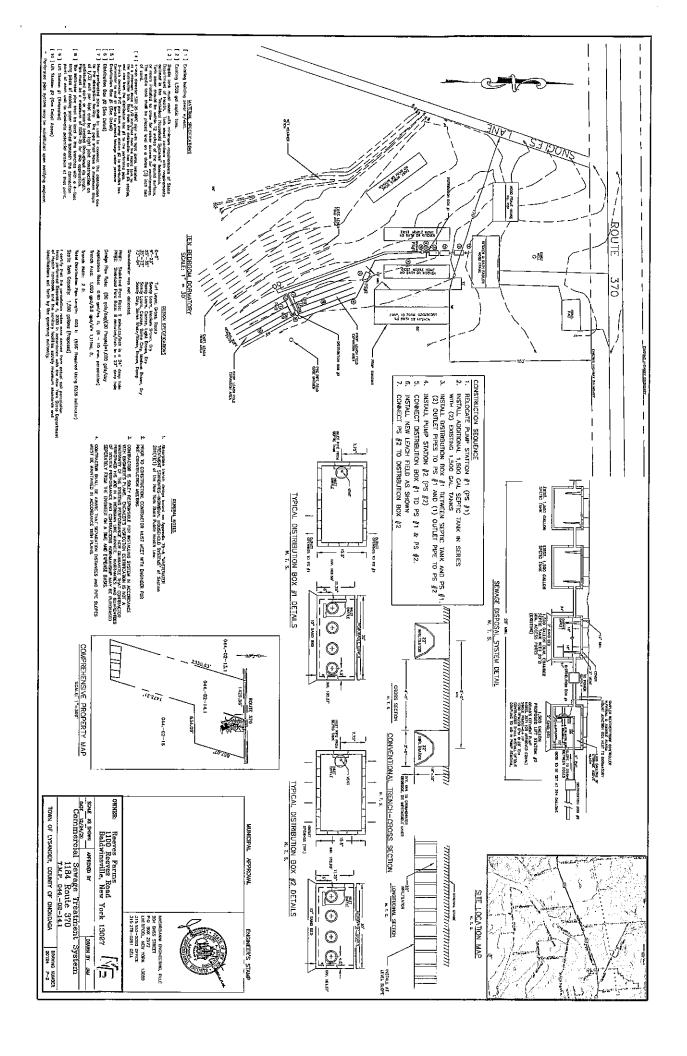


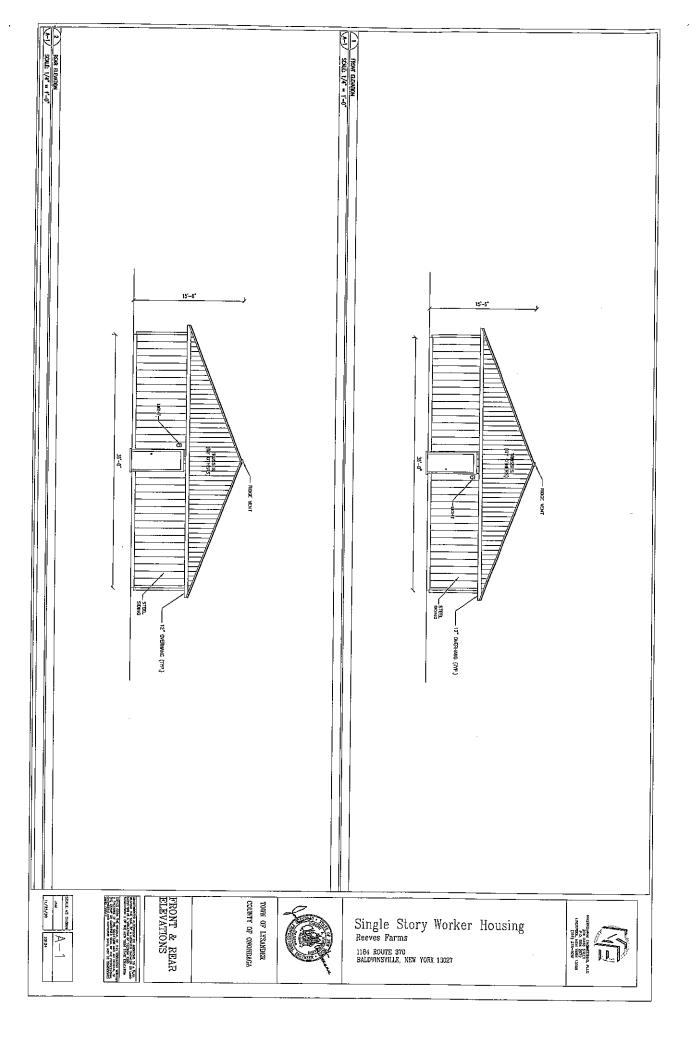
Single Story Worker Housing Reeves Farms

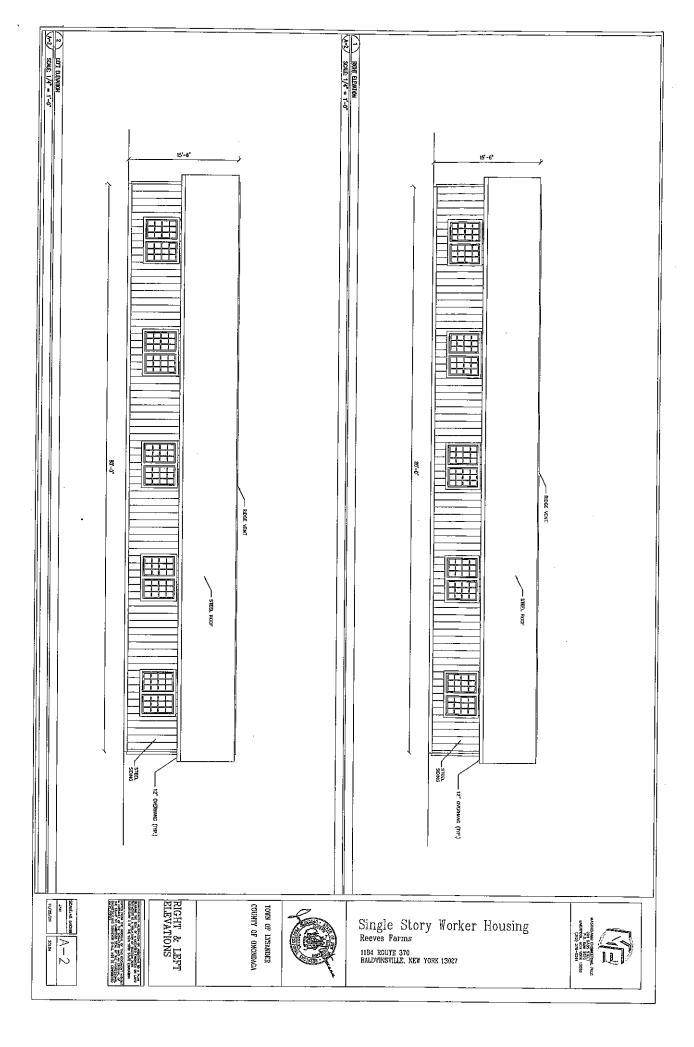
1184 ROUTE 370 BALDWINSVILLE, NEW YORK 13027

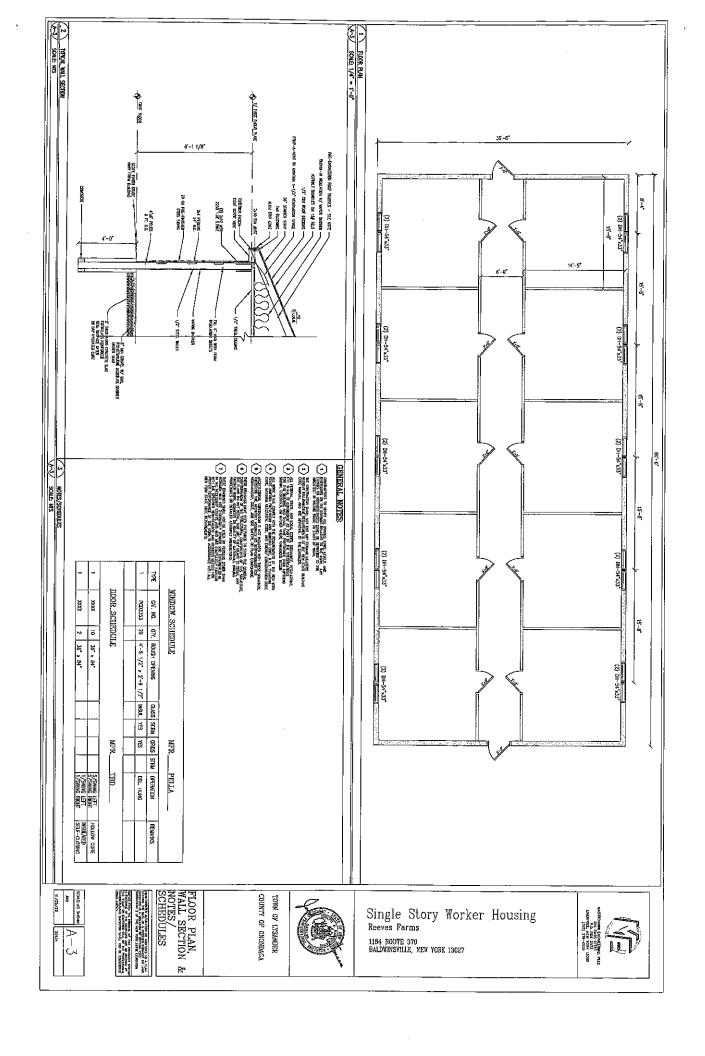


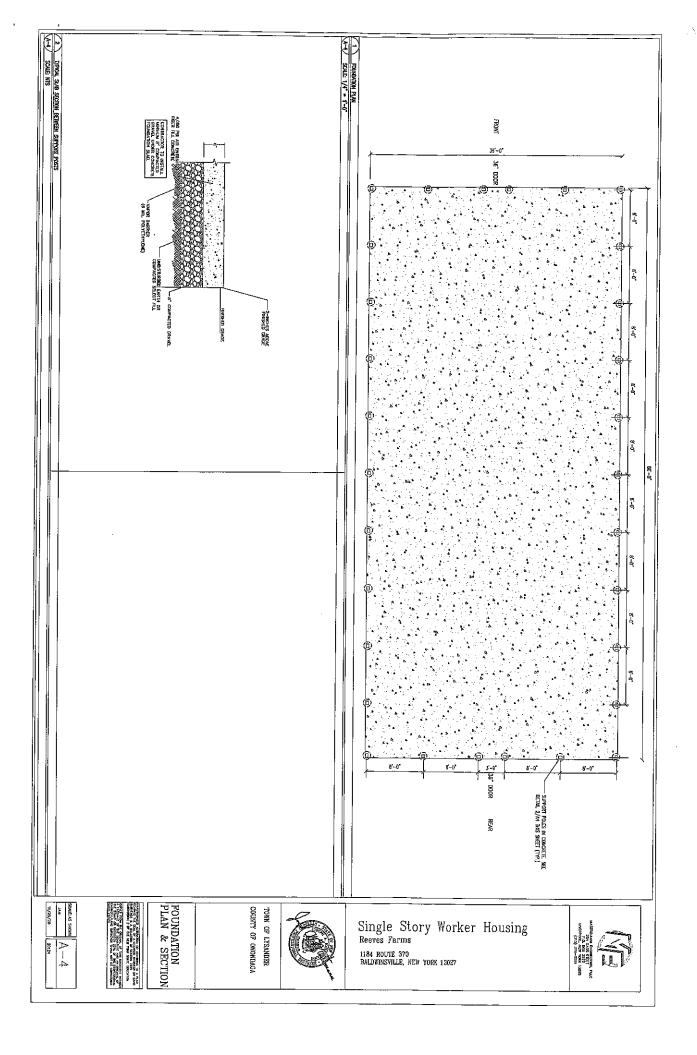


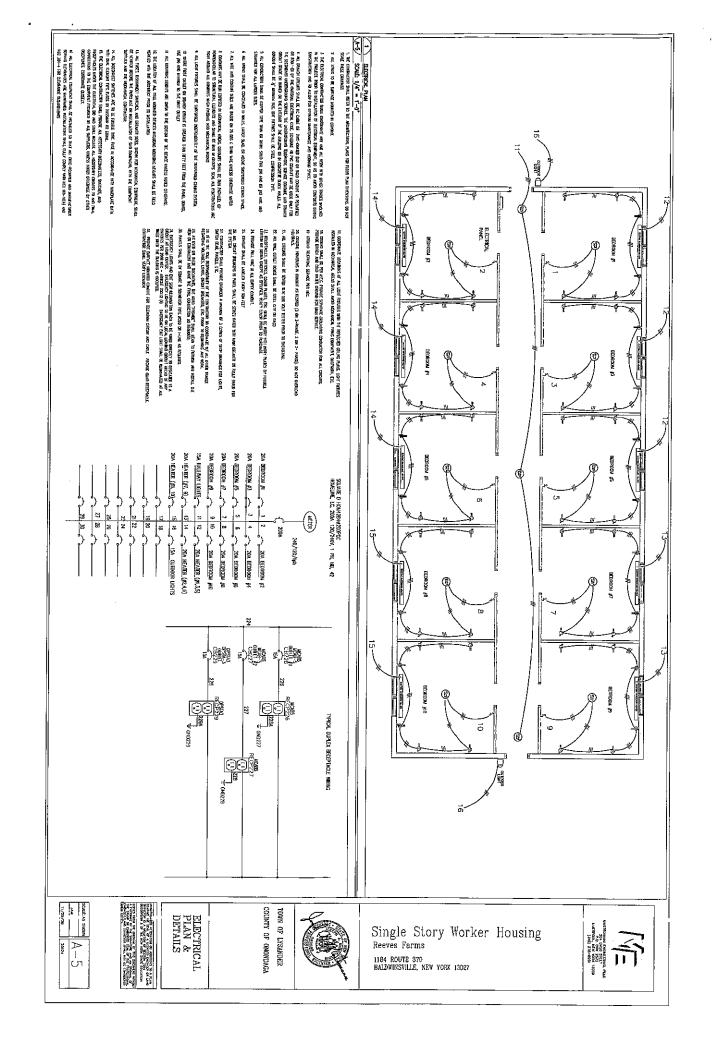














Onondaga County Planning Board

ONONDAGA COUNTY PLANNING BOARD

Meeting Date: January 06, 2021 OCPB Case # Z-21-4

- the Onondaga County Planning Board, pursuant to General Municipal Law, WHEREAS, Section 239 l, m and n, has considered and reviewed the referral for a SITE PLAN from the Town of Lysander Planning Board at the request of Reeves for the property located at 1184 West Genesee Road; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of West Genesee Road (Route 370), a state highway, and a farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing construction of a 2,880 sf farm worker housing dormitory on a 49.34-acre parcel in an Agricultural zoning district; and
- WHEREAS, the Board is concurrently reviewing an area variance referral (Z-21-5) as part of the proposed project; and
- WHEREAS, the site is located in a rural area with surrounding agricultural land uses and lowdensity housing; the site has frontage on NYS Route 370 and contains part of a large farm operation, Reeves Farms, which also occurs on surrounding parcels under common ownership; Snogles Lane, a private road, runs north-south through the site and serves the farm fields and several adjacent residential lots; the site and surrounding lands are enrolled in NYS Agricultural District 3; and
- the submitted Site Plan dated December 7, 2020 shows the site contains existing WHEREAS, structures for worker housing, including a wood frame house, a wood frame kitchen and bath facility, and three existing mobile homes (no bath or kitchen facilities); the structures are grouped towards Route 370 and served by an existing gravel/asphalt driveway; aerial imagery dated May 2020 shows the remainder of the site contains active farm fields and some wooded areas: ADVISORY NOTE: per the NYS Department of Transportation, all existing or proposed driveways on Route 370 must meet Department requirements; and
- aerial imagery dated May 2020 shows the site has a small amount of frontage on WHEREAS, the Seneca River to the south; there is also a wet weather ditch that is tributary to the river and crosses the front of the site; GIS mapping and current FEMA Flood Insurance Rate Maps (FIRM) show lands immediately adjacent to the tributary contain federal wetlands and the 100-year floodplain; no development near the tributary is proposed; and
- per the Site Plan, the proposed 36' x 80' building will be constructed adjacent to WHEREAS. the existing structures; per the submitted Environmental Assessment Form (EAF) dated December 7, 2020, the building will be a 10-room dormitory for farm workers, and each room will house 4 workers; and
- WHEREAS, per the Town Zoning Code, regulations for farm worker housing require at least 25 feet between structures; the applicant is requesting an area variance to reduce

the distance requirement to 12 feet for the new building to minimize impacts to the farmland on the site; and

WHEREAS, the site is served by an individual well and septic system, to be extended; a letter from the Onondaga County Health Department to a representative for the applicant, dated December 10, 2020, indicates a disposal system consisting of a 1500 gallon minimum septic tank and 600 lineal feet of absorption trench has been approved by the Department for the service of a 1,000 gallon per day design flow maximum and up to 20 occupants in the new dormitory; and

WHEREAS, the Health Department letter advises that the NYSDEC should be contacted to update the existing SPDES permit; and

WHEREAS, the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and

WHEREAS, the site may contain the Indiana bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from the plans it appears that a tree will have to be removed as part of the proposed project; and

WHEREAS, the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

Daniel Cupoli, Chairman

Onondaga County Planning Board Transmittal Date: 01-06-2021

KIND POINTE

