

TOWN OF LYSANDER
PLANNING BOARD MEETING
8220 Loop Road
Thursday, November 9, 2023 @ 7:00 p.m.

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

- | | |
|---|--|
| 1. Minor Subdivision
Case No. 2023-010 | Pandori, Peter and Andrea
NYS Route 370/West Genesee Road |
|---|--|

PUBIC HEARING -- 7:05 p.m.

- | | |
|---|---|
| 2. Minor Subdivision
Case No. 2023—012 | Ravas, Richard & Christine
8719 Smokey Hollow Road |
|---|---|

II. APPROVAL OF MINUTES

Review and approval of the minutes of the October 12, 2023 regular Planning Board meetings.

III. OLD BUSINESS

- | | |
|---|--|
| 1. Minor Subdivision
Case No. 2023-010 | Pandori, Peter and Andrea
NYS Route 370/West Genesee Road |
| 2. Minor Subdivision
Case No. 2023—012 | Ravas, Richard & Christine
8719 Smokey Hollow Road |

IV. NEW BUSINESS

- | | |
|--|---|
| 1. Minor Subdivision
Case No. 2023-013 | McCord,, Kevin
1095 Lamson Road |
| 2. Controlled Site Use--Tentative
Case No. 2023-014 | Reeves, Nolan
1184 West Genesee Road |
| 3. Site Plan Review--Amendment
Case No. 2023—015 | 8269 – 8289 Loop Road
8269 Loop Road |

V. OTHER BUSINESS

- | | |
|--|---|
| 1. Recommendation to Town Board: Whispering Oaks, Section IV
Relief from IZ Condition | Lot 25, 2100 Harkins Lane |
| 2. Waive Hearing/Sign Final Plat | Timber Banks
Section 3, Phase 5 & 6
Forest Ridge Lane |

VI. ADJOURN

The next regular Town of Lysander Planning Board meeting is scheduled for Thursday, December 14, 2023 at 7:00 p.m.

Pancor

Application to the Planning Board

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

Date: 9/29/2023
☐ Information Only
☐ Preliminary
☐ Final

Name of proposed development: 2185 W. Genesee Rd. Minor Subdivision

Applicant:

Name Peter & Andrea Pandori
Address 2220 Connell Terrace
Baldwinsville, NY 13027
Telephone: (315) 374-7505

Owner of record:

Name Peter & Andrea Pandori
Address 2220 Connell Terrace
Baldwinsville, NY 13027
Telephone: (315) 374-7505

Proof of ownership attached: _____

Site Location:

2185 W. Genesee Rd.
Baldwinsville, NY 13027

Proposed use (s) of site:

Residential Building Lots

Current use & condition of site:

Vacant Land

Plans prepared by:

Name Stephen Sehnert
Address 8 Canton St.
Baldwinsville, NY 13027
Telephone: (315) 635-5197

Ownership intentions:

Name _____
Address _____

Telephone: _____

Farm Lot No. _____

Tax Map No. _____

Current Zoning _____

Is site in an Agricultural Tax District? No

Area of land 3.48 acres.

Plans for sewer and water connections

Connect to existing public sewer.
Well water per lot.

Character of surrounding:

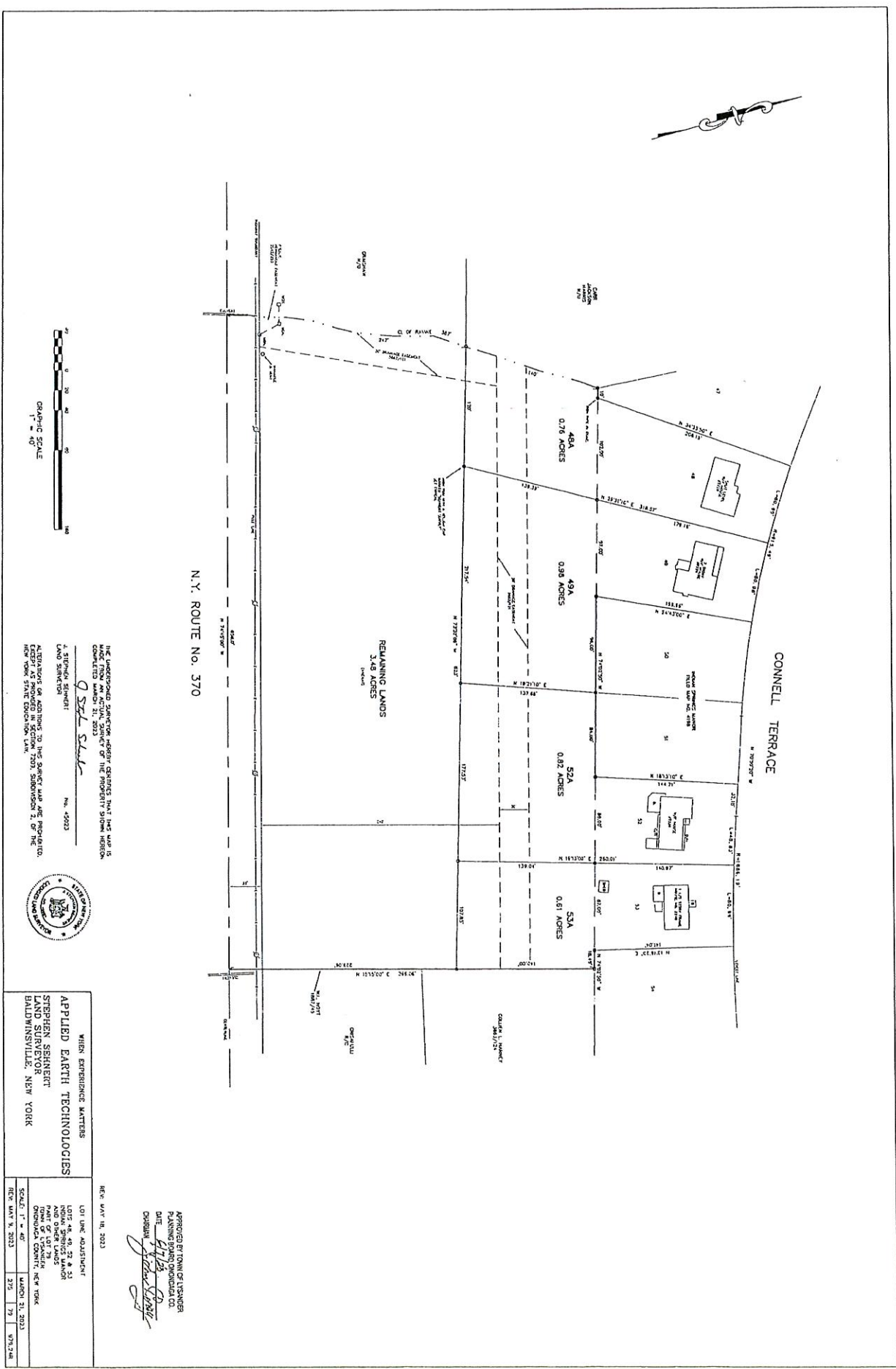
Wooded

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Peter Pandori
Name of Owner or Representative

Peter Pandori
Signature

Plan 1-



THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS MAP IS MADE FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON, COMPLETED MARCH 21, 2023.

Q. STELLER

LAND SURVEYOR No. 45923

ATTEST: I, CLARENCE L. LAMBERT, COUNTY CLERK OF THE COUNTY OF ONONDAGA, NEW YORK, DO HEREBY CERTIFY THAT THE ABOVE NAMED SURVEYOR IS A LICENSED SURVEYOR UNDER THE EARTH SURVEYING LAW OF THE STATE OF NEW YORK.



WHEN EXPERIENCE MATTERS	
APPLIED EARTH TECHNOLOGIES	
STEPHEN SERRETT	
LAND SURVEYOR	
BIRMINGHAM, NEW YORK	
LOT LINE ADJUSTMENT	LOT 48, 49, 52 & 53
AND OTHER LANDS	FROM OF LYSBURN
ONONDAGA COUNTY, NEW YORK	
SCALE: 1" = 40'	MARCH 21, 2023
REV. MAY 9, 2023	272 72 975.746

REV. MAY 19, 2023

APPROVED BY TOWN OF LYSBURN
PLANNING BOARD, ONONDAGA CO.
DATE: 5/19/23
CHIEF: *Clarence L. Lambert*

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: RAVAS Subdivision

Applicant:

Name Rick + Chris RAVAS
Address 109 Smokey Hollow Rd.
Baldwinsville, NY 13027
Telephone: 315-575-2672

Plans prepared by:

Name Steve Sehnert
Address Canton St.
Telephone: 315-635-597

Owner of record:

Name Rick + Chris RAVAS
Address 109 Smokey Hollow Rd.
Baldwinsville, NY 13027
Telephone: 315-575-2672

Ownership intentions:

Name Same
Address _____
Telephone: 315-575-2672

Proof of ownership attached: _____

Site Location:

8719 Smokey Hollow Rd.
Baldwinsville, NY 13027

Farm Lot No. _____

Tax Map No. _____

Current Zoning Ag.

Is site in an Agricultural
Tax District? NO

Area of land 5+/- acres.

Proposed use(s) of site:

Residence

Plans for sewer and water
connections:

Private

Current use & condition of site:

Single family / open

Character of surrounding

3 Rivers Game Management
Wooded

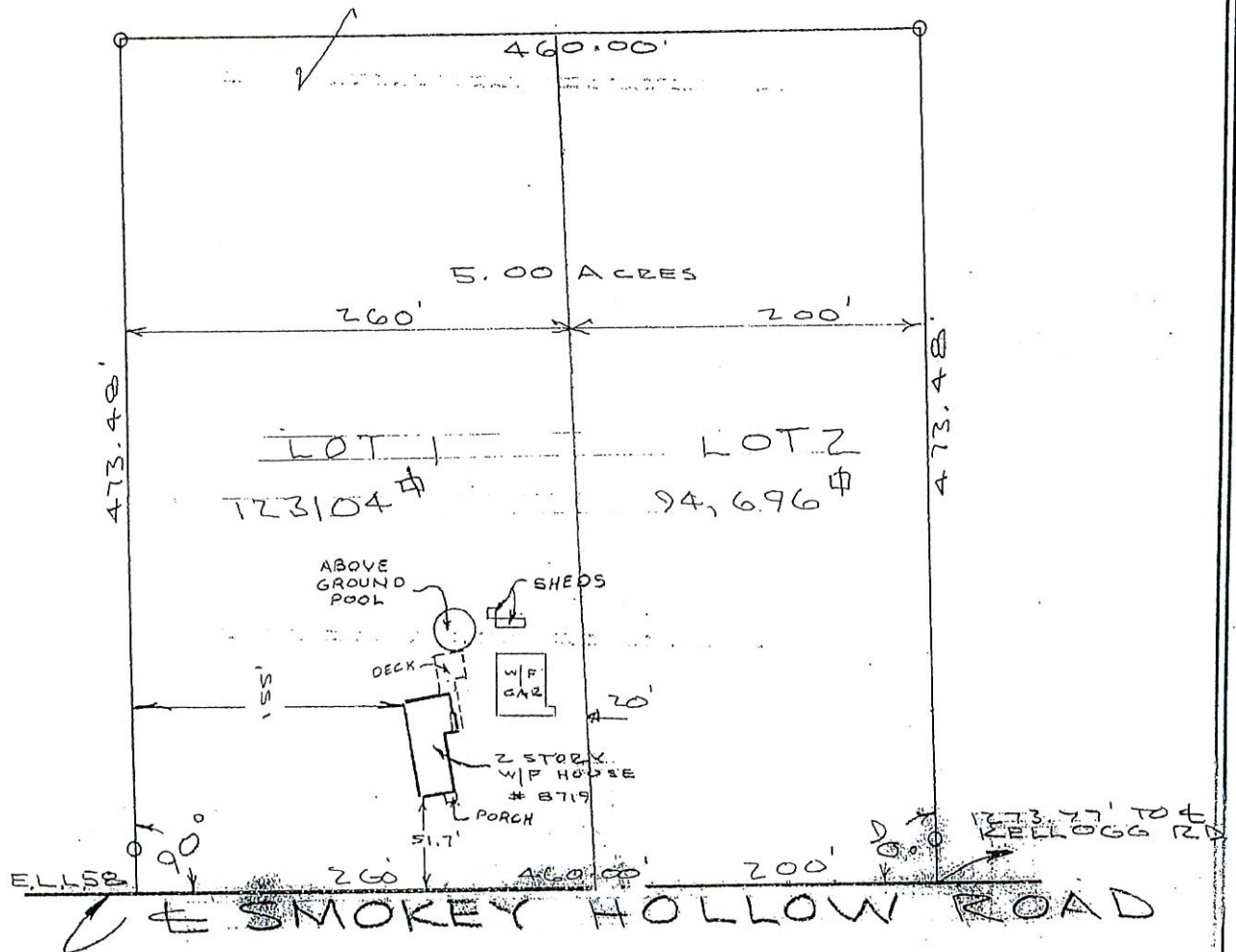
SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Rick RAVAS
Name of Owner or Representative

Rick RAVAS
Signature

Area Variance
Lot Width of 50'
granted 10-2-2023

BIGLIARDI
941/366



0-IRON ROD WITH YELLOW CAP MARKED "SEHNERT SURVEY" 9/85

McCord
Kevin

Application to the Planning Board

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

Date: October 12, 2023
☐ Information Only
☐ Preliminary
☒ Final

Name of proposed development: McCORD SUBDIVISION

Applicant:

Name Kevin McCord

Address 12297 Route 34

Cato, New York 13033

Telephone: 315-748-0463 (mobile)

Owner of record:

Name Judith McCord

Address 1095 Lamson Road

Baldwinsville, New York 13027

Telephone: _____

Proof of ownership attached: Yes (deed)

Site Location:

1095 Lamson Road (Tax Parcel 016.-03-18.4)

Town of Lysander, Onondaga County, New York

Proposed use (s) of site:

Properties will continue as rural-residences/
farms with lawns, woods, and aquatic resources.

Current use & condition of site:

Property contains a rural residence with
lawn, woods, and aquatic resources.

Plans prepared by:

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

Address 2075 Church Road

Baldwinsville, New York 13027

Telephone: (315) 635-4614

Ownership intentions:

Minor Subdivision: To subdivide one parcel
(Tax Map# 016.-03-18.4) into 2 lots as follows:

Lot 1 at 11.737 acres and

Lot 2 at 23.466 acres.

Farm Lot No. 45

Tax Map No. 26 - Lysander

Current Zoning Agricultural (A)

Is site in an Agricultural Tax District? Yes

Area of land 35.203 acres.

Plans for sewer and water connections

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

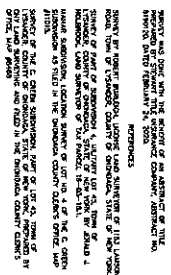
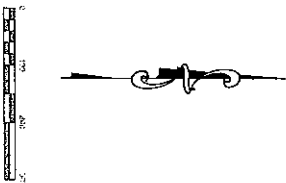
Character of surrounding:

Primarily rural-residential with agriculture,
pastures, woods and aquatic resources.


SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Kevin McCord
Name of Owner or Representative

Ki McGraw
Signature



DOUGLAS COUNTY HEALTH DEPARTMENT
700 N. Tenth St., Suite 100
Lawrence, KS 66044-2899

Drawing No. <u>01.0011</u> Checked by <u>D.L. BROWN</u> NO ALLEGATIONS REGARDING VIOLATIONS OF THE PROFESSIONAL STANDARDS OF CONDUCT OF THE PROFESSION OF LAND SURVEYING IN THE STATE OF NEW YORK I, <u>DAVID L. BROWN</u> , a duly licensed Professional Land Surveyor in the State of New York, do hereby certify that the above is a true and correct copy of the original of the above described drawing as submitted to me by the client. Date of Certification <u>10/28/2023</u> Signature of Professional Land Surveyor <u>[Signature]</u> Printed Name of Professional Land Surveyor <u>DAVID L. BROWN</u> License No. <u>10000</u> State of <u>NEW YORK</u>	THE HERRINGSON HUNTER CERTIFIED THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO THEM BY THE PROPERTY OWNER OR AGENT. Signature of Herringson Hunter <u>[Signature]</u> Printed Name of Herringson Hunter <u>DAVID L. BROWN</u> License No. <u>10000</u> State of <u>NEW YORK</u>		PART OF SUB LOTS 2 AND 4 OF MILITARY LOT 45 TOWN OF LYSANDER COUNTY OF ONONDAGA STATE OF NEW YORK CMT LAND SURVEYING 2076 CHERCH ROAD BLDINGVILLE, NEW YORK 13027 (315) 655-4614	DRAWING TITLE <u>FINAL PLAT</u> <u>MC CORD SUBDIVISION</u> Date Issued <u>10/28/23</u> Prepared by <u>[Signature]</u> Scale <u>1" = 100'</u> Drawing No. <u>1 OF 1</u>
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Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

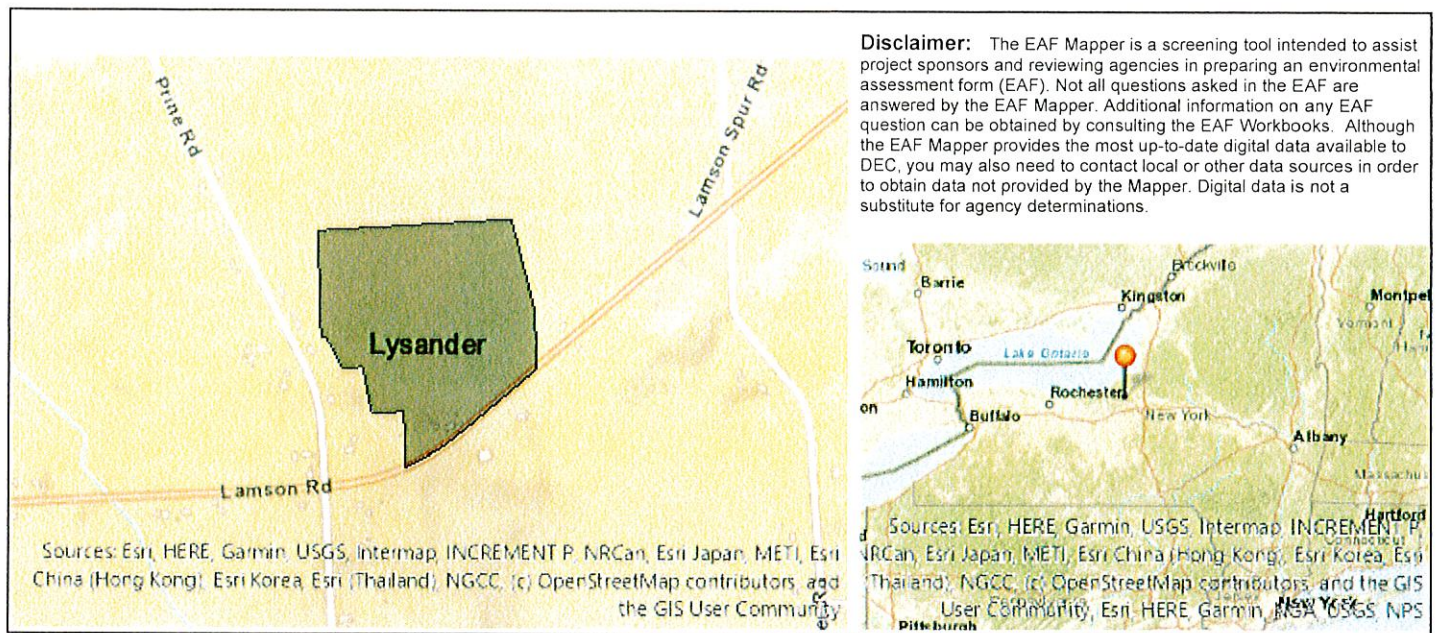
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: McCord SUBDIVISION			
Project Location (describe, and attach a location map): 1095 Lamson Road, Phoenix, New York 13135 (Tax Map# 016.-03-18.4 / Town of Lysander / Onondaga County)			
Brief Description of Proposed Action: MINOR SUBDIVISION: To subdivide one parcel (Tax Map# 016.-03-18.4; 35.203 acres) into 2 lots as follows: Lot 1 at 11.737 acres and Lot 2 at 23.466 acres.			
Name of Applicant or Sponsor: Kevin McCord		Telephone: 315-748-0463 (mobile) E-Mail:	
Address: 12297 Route 34			
City/PO: Cato		State: New York	Zip Code: 13033
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Onondaga County Planning Agency		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		35.203 acres	
b. Total acreage to be physically disturbed?		0.000 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		35.203 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): Mid-successional woods, and rural residential			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ Lot 2 is already served by a private well. Lot 1 would need installation of a private well if a dwelling is proposed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ Lot 2 is already served by private septic system. Lot 1 would need installation of a private septic system if a dwelling is proposed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Indiana Bat	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Kevin McCon</u> Date: <u>10-19-2011</u>		
Signature: <u>Ki M</u> Title: _____		



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]	No
Part 1 / Question 20 [Remediation Site]	No

TOWN OF LYSANDER
8220 Loop Rd
Baldwinsville, NY 13027

Planning Board
(315) 638-4819

AGRICULTURAL DATA STATEMENT

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

A. Name of applicant: Kevin McCord
Mailing address: 12297 Route 34
Cato, New York 13033

B. Description of the proposed project: _____
MINOR SUBDIVISION: To subdivide one parcel (Tax Map# 016.-03-18.4) into 2 lots as follows: Lot 1 at 11.737 acres and Lot 2 at 23.466 acres.

C. Project location: 1095 Lamson Road, Town of Lysander, Onondaga County, New York

D. Tax Map number: 016.-03-18.4

E. Number of acres involved with project: 35.203

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? _____ Acres
No ☒

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

Please see the Attached Table (2 pages).

I. Please indicate what the intentions are for use of the remainder of the project site:
Properties will continue as rural residences/farms with lawns, woods, and aquatic resources.

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

Not applicable (See Item I).

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

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

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

M. Description of farm operation:

Not applicable - subject property (#016.-03-18.4) is not being farmed.

~~~~~  
**FARM NOTE**

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

~~~~~  


Name and Title of Person Completing Form



Date

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

County Planning Agency? Yes _____ No _____

If yes, please give date of referral: _____

If yes, please give County Referral Number: _____

If no, please state reason: _____

8269 Loop Rd

Application to the Planning Board

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

Date: _____
_____ Information Only
_____ Preliminary
_____ Final

Name of proposed development: 8269 Loop Rd

Applicant: (Tony Paone)

Plans prepared by:

Name 8269 -8289 Loop Rd LLC

Name Ianuzzi & Romans

Address PO Box 2525

Address 5251 Witz Dr

Liverpool, NY 13089

North Syracuse, NY 13212

Telephone: 315-420-4555

Telephone: 315-457-7200

Owner of record:

Ownership intentions:

Name Same as applicant

Name Same as applicant

Address _____

Address _____

Telephone: _____

Telephone: _____

Proof of ownership attached: X

Farm Lot No. 81

Site Location:

Tax Map No. 57-02-13

8269 Loop Road

Current Zoning PUD

Lysander, NY

Is site in an Agricultural
Tax District? NO

Area of land 2.9 acres.

Proposed use(s) of site:

Plans for sewer and water
connections:

Fire Truck Repair & Service

Connecting new building into

existing sewer and water

Current use & condition of site:

Character of surrounding

Office building to continue to
be utilized

Industrial & Forrest

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Anthony Paone Jr - MEMBER
Name of Owner or Representative

[Signature]
Signature



Short Environmental Assessment Form

Part 1 - Project Information

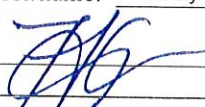
Instructions for Completing

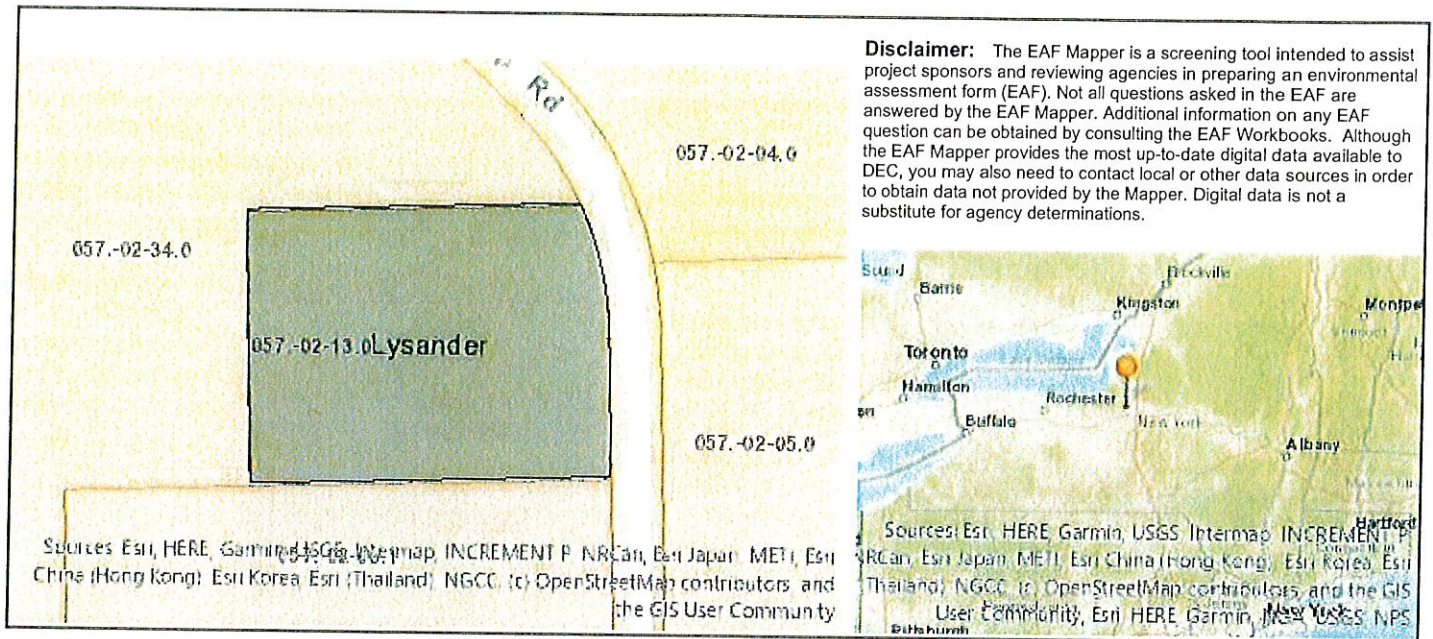
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: SITE PLAN 8269 LOO ROAD			
Project Location (describe, and attach a location map): 8269 LOOP ROAD, LYSANDER NY			
Brief Description of Proposed Action: Applicant seeking site plan approval for construction of 10,240 sf Building to be used for repair and servicing fire rescue vehicles. Applicant also constructing necessary asphalt pavement area for proper site circulation.			
Name of Applicant or Sponsor: 8269-8289 Loop Road, LLC (Tony Paone)		Telephone: 315-420-4555 E-Mail: tony@tonypaone.com	
Address: P.O. Box 2525			
City/PO: Liverpool		State: NY	Zip Code: 13089
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Lysander Planning			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? 2.9+/- acres b. Total acreage to be physically disturbed? 0.7+/- acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.9+/- acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? <div style="text-align: center;">INDIANA BAT PER WEBSITE</div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: Timothy J. Coyer, L.S. Date: 10-25-2023 Signature:  Title: Surveyor for Applicant		



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]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



October 26, 2023

Mr. John Corey
Chairman, Town of Lysander Planning Board
Lysander Town Hall
8220 Loop Road
Baldwinsville, NY 13027

RE: 8269 Loop Road – Radisson Corporate Park

Mr. Corey:

This is to acknowledge receipt of the site plan drawings for 8269 Loop Road. The plans were drawn by Ianuzi & Romans Land Surveying, P.C. and are dated October 20, 2023. The plan sets forth a proposed new building 80' x 128' totaling 10,240 sq. ft.

This letter serves as verification that the site plan drawings have been reviewed and approved by ESD. The plan meets the requirements of the Radisson Corporate Park Development Controls for the Planned Unit Development (PUD) and the Radisson Declaration of Protective Covenants, Conditions and Restrictions.

If you have any questions, please do not hesitate to contact me at (315) 479-3208.

Thank you.

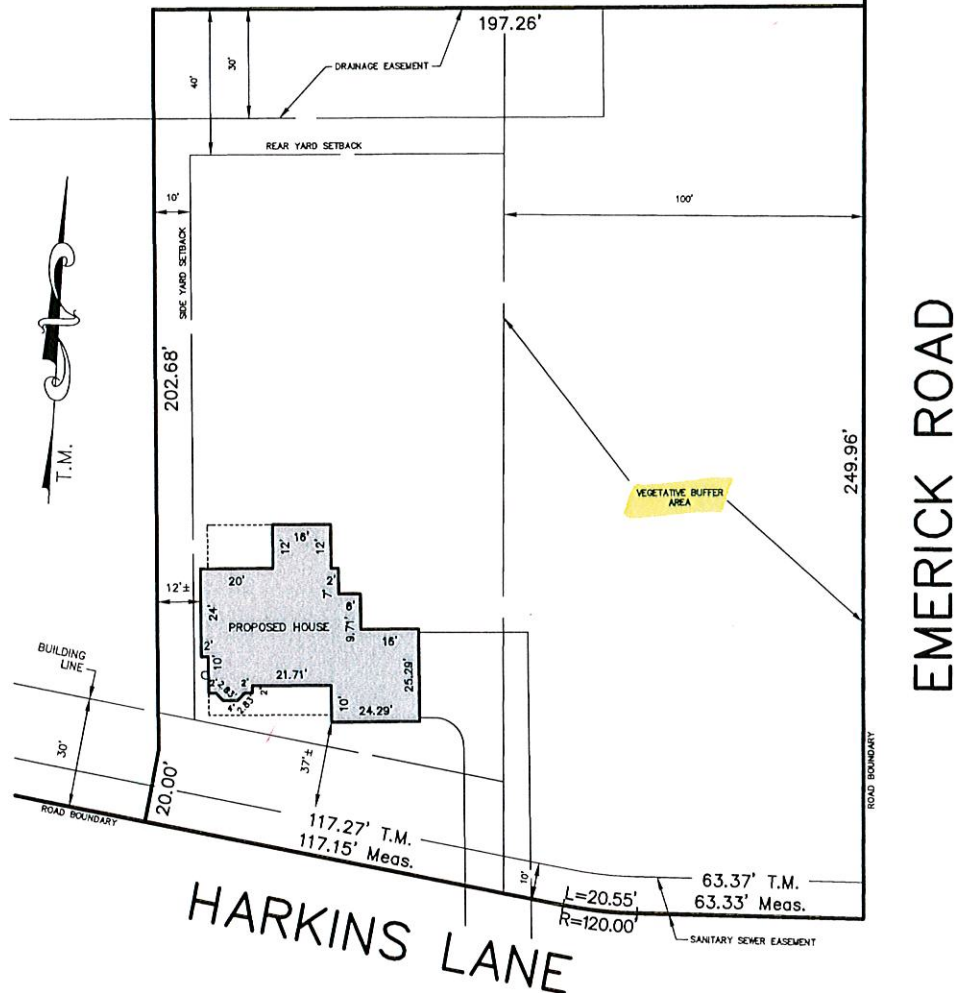
Sincerely,

Quinn Hubbard
Project Manager, Radisson Development
Empire State Development

Cc: Via Email Al Yager, Town of Lysander Engineer
Karen Rice, Town of Lysander Planning and Zoning
Lynn Tanner, Executive Director, RCA
Tony Paone, Licensed Broker, RE MAX ONE
Tim Coyer, L.S., Ianuzi & Romans Land Surveying, P.C.

Attach: Ianuzi & Romans Land Surveying, P.C. Site Plan

- * Request portion of driveway in vegetative buffer
- * ~~AKI~~ buffer elsewhere



Subject to any statement of facts an accurate and up to date abstract of title will show.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

\\\\RSERVER\\Civil 3D Projects\\ONONDAGA COUNTY\\TRACTS\\WHISPERING OAKS\\dwg\\HOUSES\\LOT 25 PP.dwg

TRACT MAP


BY: APPLIED EARTH TECHNOLOGIES

DATE FILED: MARCH 17, 2001

MAY NO. 13101

PROPERTY CORNERS NOT SET THIS SURVEY, UNLESS SHOWN, OFFSETS FROM PROPERTY LINES MEASURED TO FOUNDATION WALLS, UNLESS OTHERWISE INDICATED.

TO:



THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP IS MADE FROM AN ACTUAL SURVEY.

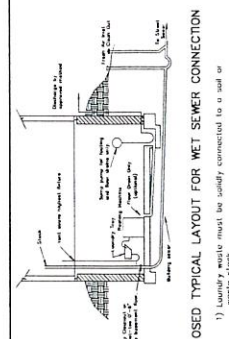
N.Y.S. LICENSED LAND SURVEYOR

LOT No. 25
WHISPERING OAKS
 SECTION No. 4, PHASE II
 PART OF LOT No. 78
 TOWN OF LYSANDER
 ONONDAGA COUNTY, NEW YORK



IANUZI & ROMANS
LAND SURVEYING, P.C.
5251 WITZ DRIVE, NORTH SYRACUSE, NY. 13212
PHONE: (315) 457-7200; FAX: (315) 457-9251
EMAIL: mail@romanspc.com

DATE:	OCTOBER 13, 2023	
SCALE:	1" = 40'	
FILE:	1164.095	FB:

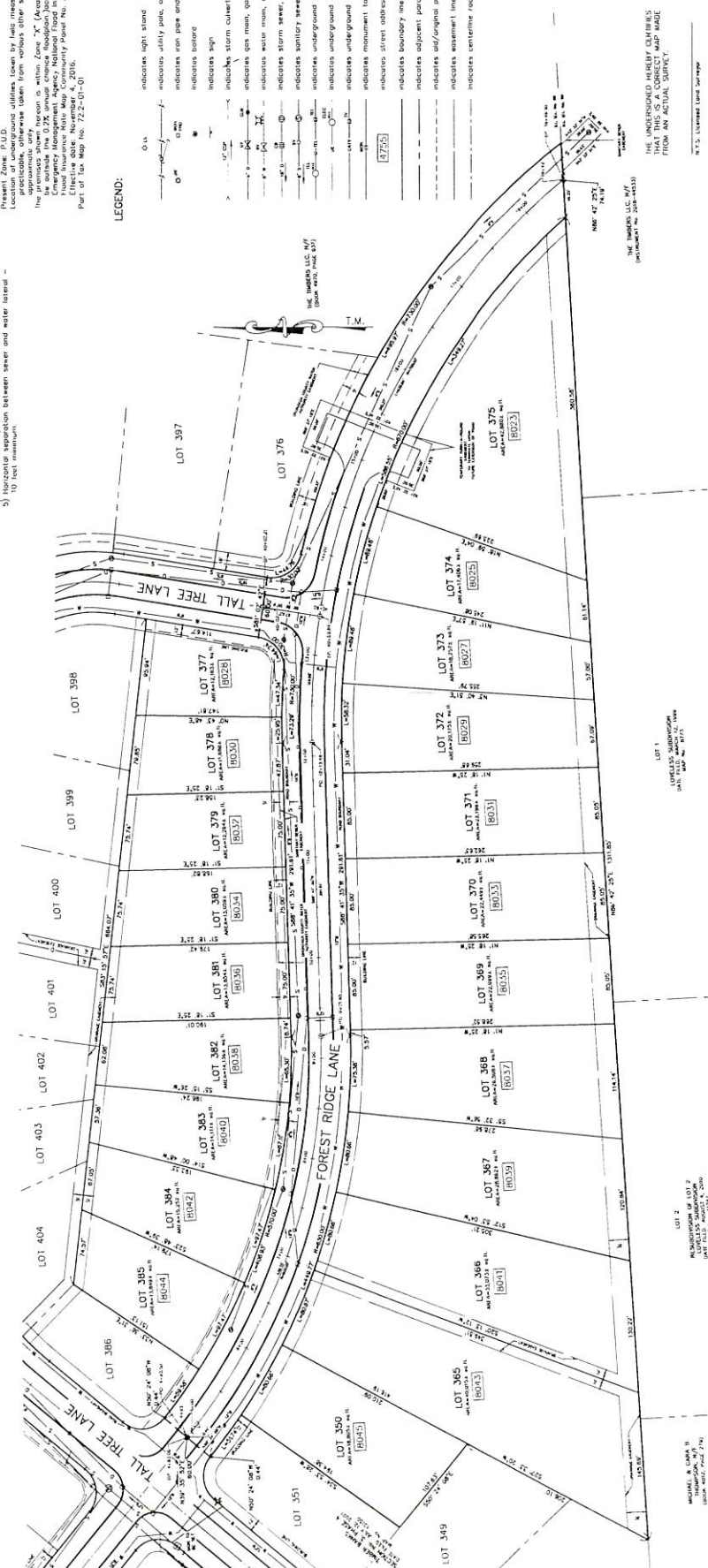
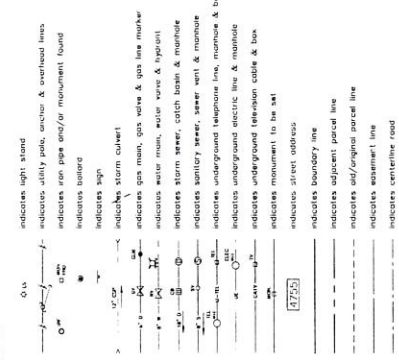


LOCATION PLAN
Scale: 1" = 2000'

NOTES:

- [illegible]

LEGEND:



THE UNDERSIGNED HEREBY CERTIFIES
THAT THIS IS A CORRECT MAP MADE
BY THE U.S. GEOLOGICAL SURVEY

Subjunct in my statement of facts as accurate and up to date description of this group.

[illegible]

APPROVED: TOWN OF LYSANDER PLANNING BOARD
DATE: _____ BY: _____

APPROVED: THE TIMBERS, LLC

DATE: _____ BY: _____

55-36 HANCOCK PARKWAY, BALDWINVILLE NY 13027

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft