

### IZA/LOI Zoning Summary

Notwithstanding any other provisions of the Town of Lysander Zoning Law ("Zoning Law"), the incentives listed in the Legend below are hereby established for the areas denominated Lots 1, 3 and 5 on this Exhibit 2 of the Incentive Zoning Application/Letter of Intent ("IZA/LOI") to which this Legend is attached as Exhibit 2B. Lots 2, 6, and 7 are proposed for conservation as set forth in the IZA/LOI; Lot 4 is not part of the IZA/LOI.

Legend of Zoning Requirements under IZA/LOI		
Zoning Requirement	Area within Lots 1 and 3	Area within Lot 5
change in use to permit "as of right" (no special permit needed to authorize the use(s)). Controlled site review (also known as site plan approval) and subdivision approval may be required, subject to the IZA/LOI.	market rate multiple family dwelling units (see LOI - see IV(B)) and typical accessory uses and structures	single-family residences and typical accessory uses and structures
increased density to permit	up to 573 multiple family dwellings (409 apartments in Area of Lot 1 and 164 townhouses in Area of Lot 3)	17 single-family residences
maximum lot coverage	80%	60%
changes in setbacks: (principal and accessory uses)		
• minimum front yard	20 ft	25 ft
• minimum side yard (one)	10 ft	10 ft
• minimum side yard (both)	25 ft	25 ft
• minimum rear yard	30 ft	20 ft
• minimum lot width	100 ft	80 ft
• minimum side yard for internal unit townhouse lots, if subdivided	0	N/A
minimum lot width	20 ft for townhouse lots if subdivided	N/A
	100 ft for other uses	80 ft
minimum lot area	2,000 sf for townhouse lots if subdivided; at least 20,000 sf for other uses	10,000 sf
changes in height	greater of: 3 1/2 stories, or 50 ft	3 stories
Floor Area/Dwelling Unit	700 sf	700 sf for 1 <sup>st</sup> floor area
Required Buffer Area Between Uses	0	0
Required Parking Ratio	1 1/2 spaces/unit	2 spaces/residence
Reduce the Required Loading Spaces	0	N/A
Signage	[TBD]	N/A

Also, as part of the IZA/LOI, the following shall apply:

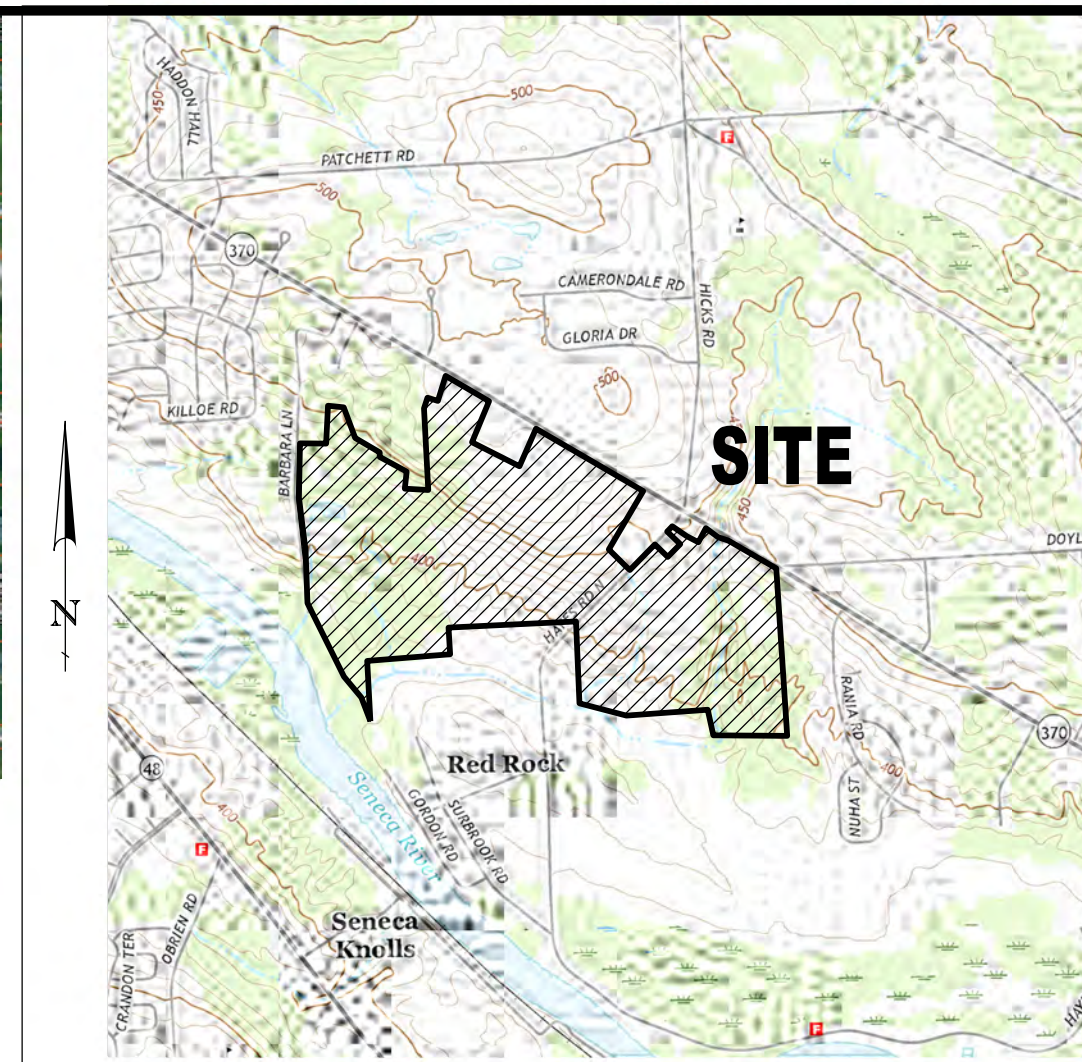
- No zoning approvals shall be required to construct the Pump Station (as defined in the LOI), provided, however the Town Engineer must approve the plans and that no permanent above-ground structures other than those associated with the Pump Station be constructed thereon, except to the extent approved by the Town Board.
- The Applicant may, in its discretion, modify the number and/or configuration of buildings, structures, lots or uses to be includable in the Project provided that the zoning requirements set forth in the Legend of Zoning Requirements are met. Such zoning requirements shall be applied by the Planning Board in any consideration of any application made to it, including but not limited to, any site plan and/or subdivision approval applications.
- With respect to the Area of Lots 1 and 3, the zoning requirements shall apply to the buildings that contain the multiple family dwelling units, not the dwelling units themselves.
- For purposes of this IZA/LOI, "multiple family dwelling" shall mean any building that contains two or more dwelling units.
- To the extent there is any conflict or ambiguity between the Zoning Law and the IZA/LOI, the IZA/LOI shall control and the conflict or ambiguity interpreted accordingly. The requirements set forth in this Legend and Exhibit 2B of the LOI shall be the only zoning and land use requirements applicable to the Project Parcels.

Unit	Number
4 SENIOR 3-STORY APARTMENTS BLDGS.	134
3 THREE STORY APARTMENTS BLDGS.	105
24 7-UNIT APARTMENT BLDGS.	168
41 4-UNIT TOWNHOUSE BLDGS.	164
SINGLE FAMILY LOTS	17
TOTAL UNITS	588



Sewer Easement Location

Scale: 1" = 500'

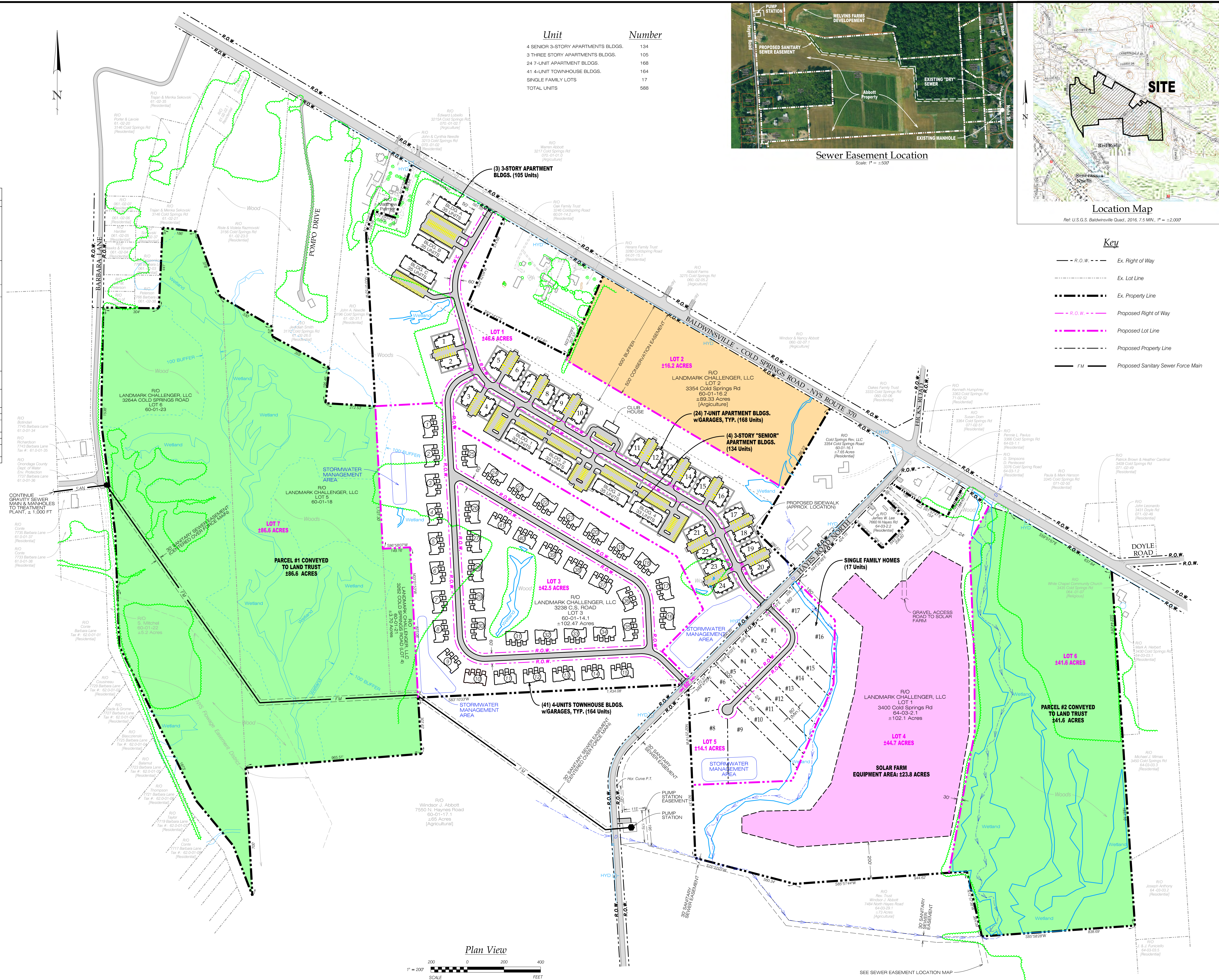


Location Map

Ref: U.S.G.S. Baldwinsville Quad, 2016, 7.5 MIN. 1" = 2,000'

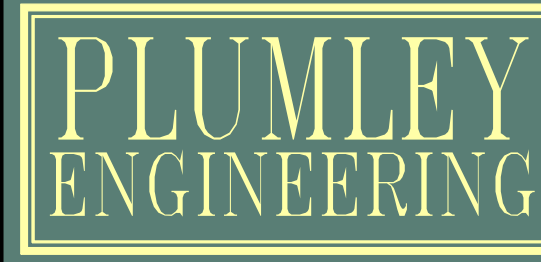
### Key

- R.O.W. — Ex. Right of Way
- - - - - Ex. Lot Line
- - - - - Ex. Property Line
- R.O.W. — Proposed Right of Way
- - - - - Proposed Lot Line
- - - - - Proposed Property Line
- FM — Proposed Sanitary Sewer Force Main



Plan View

1" = 200'  
SCALE  
200 0 200 400  
FEET



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REVISIONS:	DATE:	BY:
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PROJECT: **MELVINS FARMS**  
CLIENT: **COLDWELL BANKER PRIME PROPERTIES**  
LOCATION: **Town of Lysander, Onondaga County, New York**

DWG. TITLE: **CONCEPT PLAN**  
PROJECT No.: 2020145  
FILE NAME.: C201T  
SCALE: 1" = 200'  
DATE: Jan. 2023  
ENGR BY: JFC  
DRAWN BY: JFC  
CHECKED BY: JFC  
SHEET NO.: **Exhibit 2**  
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Note: No alteration permitted hereon except as provided under Section 7209 Subdivision 2 of the New York State Education Law.