

TOWN OF LYSANDER
PLANNING BOARD MEETING
8220 Loop Road Thursday, June
July 13, 2024 7:00 p.m.

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

- | | |
|---|---|
| 1. Minor Subdivision
Case No. 2024—009 | Windsor Abbott Revocable Trust
7874 North Hayes Road |
|---|---|

PUBLIC HEARING -- 7:05 p.m.

- | | |
|---|---|
| 2. Minor Subdivision
Case No. 2024—007 | Windsor Abbott Revocable Trust
Hicks Road
Tax Map No. 071.-02-53.2 & 53.3 |
|---|---|

PUBLIC HEARING -- 7:10 p.m.

- | | |
|---|--|
| 3. Minor Subdivision
Case No. 2024—008 | Hourigan, Nancy
Plainville Road
Tax Map No. 036.-03-02.2 |
|---|--|

PUBLIC HEARING -- 7:15 p.m.

- | | |
|---|-------------------------------------|
| 4. Minor Subdivision
Case No. 2024—009 | Carrow, Michael
8744 Cramer Road |
|---|-------------------------------------|

II. APPROVAL OF MINUTES

Review and approval of the minutes of the May 9, 2024 and June 13, 2024 Planning Board meeting.

III. OLD BUSINESS

- | | |
|---|--|
| 1. Minor Subdivision
Case No. 2022—009 | Windsor Abbott Revocable Trust
7874 North Hayes Road |
| 2. Minor Subdivision
2024—007 | Windsor Abbott Revocable Trust Case No.
Hicks Road
Tax Map No. 071.-02-53.2 & 53.3 |
| 3. Minor Subdivision
Case No. 2024—008 | Hourigan, Nancy
Plainville Road
Tax Map No. 036.-03-02.2 |
| 4. Minor Subdivision
Case No. 2024—009 | Zimmerman, Michael & Sharon
8744 Cramer Road |

IV. NEW BUSINESS

- | | | |
|----|---------------------------------------|--|
| 1. | Information Only
Minor Subdivision | Emmi, Marc
1470 W Genesee Road |
| 2. | Major Subdivision | Timber Banks
Phase 4, Section 10, 44 Lots |

V. ADJOURN

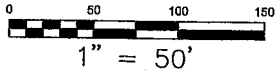
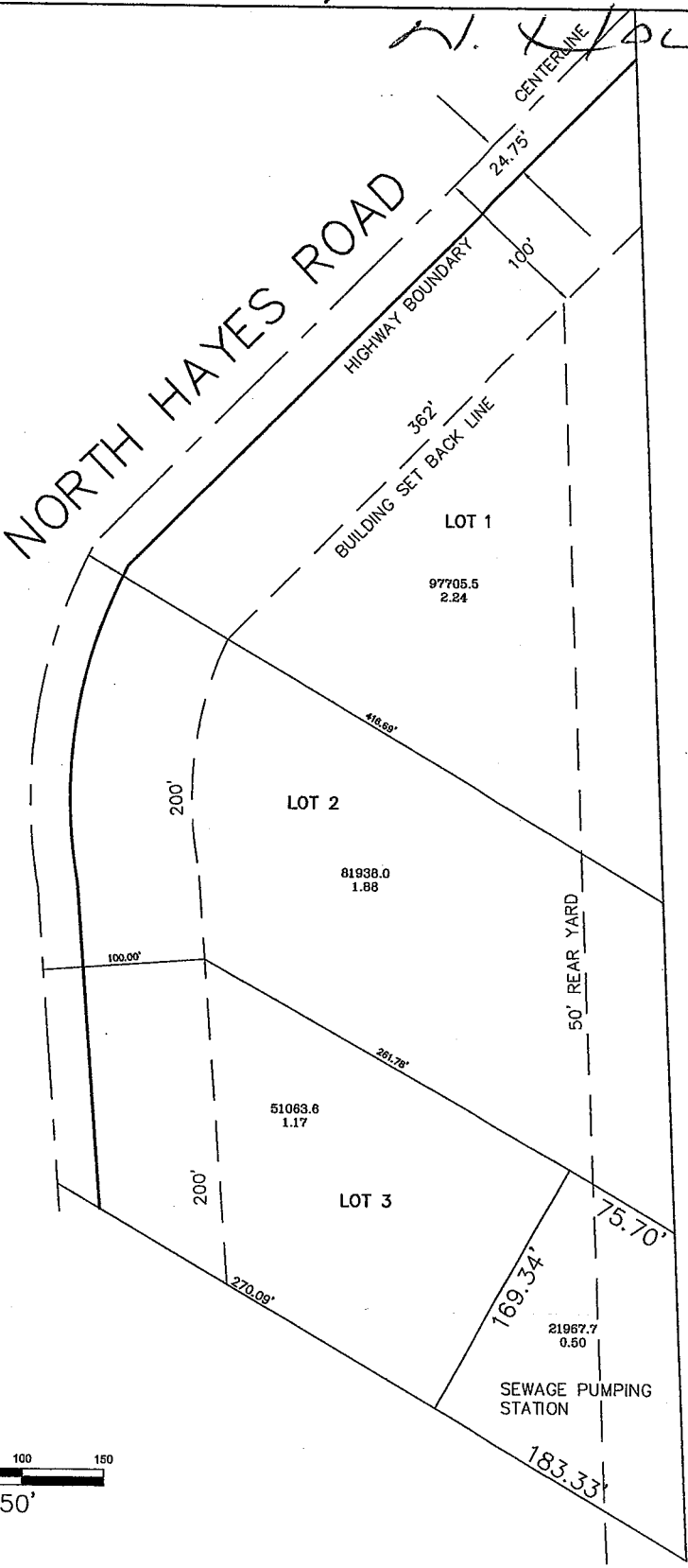
The next regularly scheduled Planning Board meeting is Thursday, August 8, 2024.

Abbott

N. Hayes



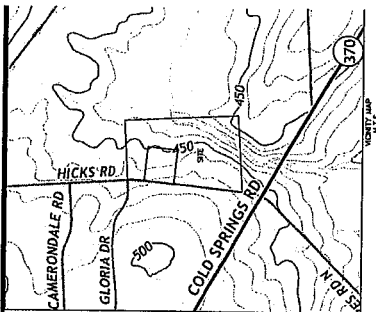
NORTH HAYES ROAD



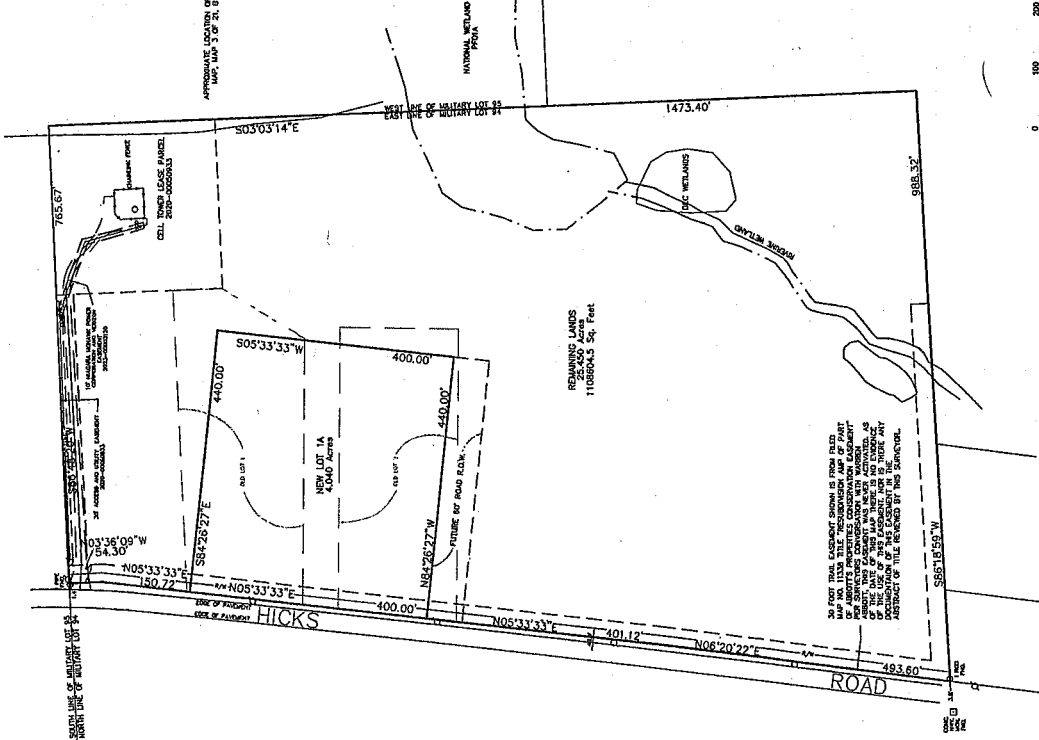
ZONING - AR40
AGRICULTURAL DISTRICT - No. 4
NO 100 YEAR FLOOD ZONE
NO FRESH WATER WETLANDS

ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP ARE PROHIBITED,
EXCEPT AS PROVIDED IN SECTION 7209, SUBDIVISION 2, OF THE
NEW YORK STATE EDUCATION LAW.

<p>WHEN EXPERIENCE MATTERS</p> <p>APPLIED EARTH TECHNOLOGIES</p> <p>STEPHEN SEHNERT LAND SURVEYOR BALDWINVILLE, NEW YORK</p> <p><small>© ALL RIGHTS RESERVED 2022</small></p>	<p>SKETCH PLAN</p> <p>ABBOTTS HAYES ROAD EAST LOT # TOWN OF LYSANDER ONONDAGA COUNTY, NY</p> <hr/> <p>10/06/2022</p>
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APPROXIMATE LOCATION OF THE NEW YORK STATE PRESERVED WETLANDS MAP, MAP 3 OF 21, BALDWINVILLE QUADRANGLE, LACED BY BULKY



REMAINING LANDS
1108564.5 Sq. Feet

NO FOOT THIS ELEMENT SHOWN FROM FIELD SURVEY. THIS ELEMENT IS THE RESULT OF A RECONSTRUCTION OF THE ORIGINAL SURVEY. THE RECONSTRUCTION IS BASED ON THE ORIGINAL SURVEY RECORDS AND THE ORIGINAL SURVEY MAP. THE RECONSTRUCTION IS BASED ON THE ORIGINAL SURVEY RECORDS AND THE ORIGINAL SURVEY MAP. THE RECONSTRUCTION IS BASED ON THE ORIGINAL SURVEY RECORDS AND THE ORIGINAL SURVEY MAP.

NOTES:
SOURCE: THIS MAP WAS PREPARED BY THE SURVEYOR IN ACCORDANCE WITH TITLE PROVIDED BY CHAPTER 216 OF THE VESPERANCE SURVEYING COMPANY, INC. RECORDS 1108564-5. THIS MAP WAS PREPARED BY THE SURVEYOR IN ACCORDANCE WITH TITLE PROVIDED BY CHAPTER 216 OF THE VESPERANCE SURVEYING COMPANY, INC. RECORDS 1108564-5. THIS MAP WAS PREPARED BY THE SURVEYOR IN ACCORDANCE WITH TITLE PROVIDED BY CHAPTER 216 OF THE VESPERANCE SURVEYING COMPANY, INC. RECORDS 1108564-5.

REFERENCES:

ADDITIONAL DISTRICT NO. 4
ADDITIONAL DISTRICT NO. 4
ADDITIONAL DISTRICT NO. 4
ADDITIONAL DISTRICT NO. 4

TOWN OF LYSSANDER PLANNING BOARD APPROVAL

ONONDAGA COUNTY HEALTH DEPARTMENT APPROVAL

DRAWING TITLE:
FINAL PLAT
ABBOTT'S HICKS ROAD PROPERTY
SUBDIVISION AMENDED

PART OF MILITARY LOT 94
TOWN OF LYSSANDER
COUNTY OF ONONDAGA
STATE OF NEW YORK

CNY LAND SURVEYING
9075 CHURCH ROAD
BALDWINVILLE, NEW YORK 13027
(315) 635-4614

THE UNDESIGNED ELEMENTS SHOWN ON THIS MAP IS THE RESULT OF A RECONSTRUCTION OF THE ORIGINAL SURVEY RECORDS AND THE ORIGINAL SURVEY MAP.



Drawn by: D.L. REYNOLDS
Checked by: D.L. REYNOLDS
THIS MAP WAS PREPARED BY THE SURVEYOR IN ACCORDANCE WITH TITLE PROVIDED BY CHAPTER 216 OF THE VESPERANCE SURVEYING COMPANY, INC. RECORDS 1108564-5. THIS MAP WAS PREPARED BY THE SURVEYOR IN ACCORDANCE WITH TITLE PROVIDED BY CHAPTER 216 OF THE VESPERANCE SURVEYING COMPANY, INC. RECORDS 1108564-5.

FIELD NO. 24-071
Scale 1" = 100'
Drawing No. 1 OF 1

Hourigan
(Plainville Rd)

Application to the Planning Board

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

Date: May 24, 2024
 Information Only
 Preliminary
 Final

Name of proposed development: FINAL PLAT - LOOP-HOURIGAN SUBDIVISION AMENDED

Applicant:

Name Nancy Hourigan
Address 878 Gorham Road
Elbridge, NY 13060
Telephone: (315) 374-7835

Owner of record:

Name Hourigan Farms of Elbridge, LLC
Address 878 Gorham Road
Elbridge, NY 13060
Telephone: (315) 374-7835

Proof of ownership attached:

Site Location:
Plainville Road
Tax Map# 036.-03-02.2

Proposed use (s) of site:
Lot 1A - to remain in agriculture
Lot 3 - future single family residence

Current use & condition of site:
Active agriculture

Plans prepared by:

Name CNY Land Surveying, LLC
Address 2075 Church Road
Baldwinsville, NY 13027
Telephone: (315) 635-4614

Ownership intentions:

MINOR SUBDIVISION - subdivide 3.020 acres
from Tax Map# 036.-03-02.2 (44.285 acres)
to produce two (2) lots: Lot 1A (41.265 acres)
and Lot 3 (3.020 acres).

Farm Lot No. 96

Tax Map No. 036.-03-02.2

Current Zoning Agricultural

Is site in an Agricultural Tax District? Yes

Area of land 44.285 acres.

Plans for sewer and water connections

Lot 1A - to remain in agriculture

Lot 3 - future dwelling needs private well and septic

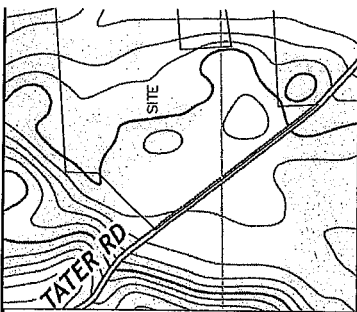
Character of surrounding:

Rural setting with agriculture and
woodlands.

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Douglas J. Reith
Name of Owner or Representative

Douglas J. Reith
Signature



NOTE: THIS MAP IS A FINAL SURVEY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ENCUMBRANCES OR INTERESTS OTHER THAN THOSE SHOWN HEREON. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE SURROUNDING AREA AND HAS FOUND NO EVIDENCE OF ENCUMBRANCES OR INTERESTS OTHER THAN THOSE SHOWN HEREON. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE SURROUNDING AREA AND HAS FOUND NO EVIDENCE OF ENCUMBRANCES OR INTERESTS OTHER THAN THOSE SHOWN HEREON.

ONONDAGA COUNTY HEALTH DEPARTMENT APPROVAL

TOWN OF LYONS PLANNING BOARD APPROVAL

FILE NO. 24.031A

DRAWING TITLE
FINAL PLAT
LOOP-HOURGAN SUBDIVISION
AMENDED

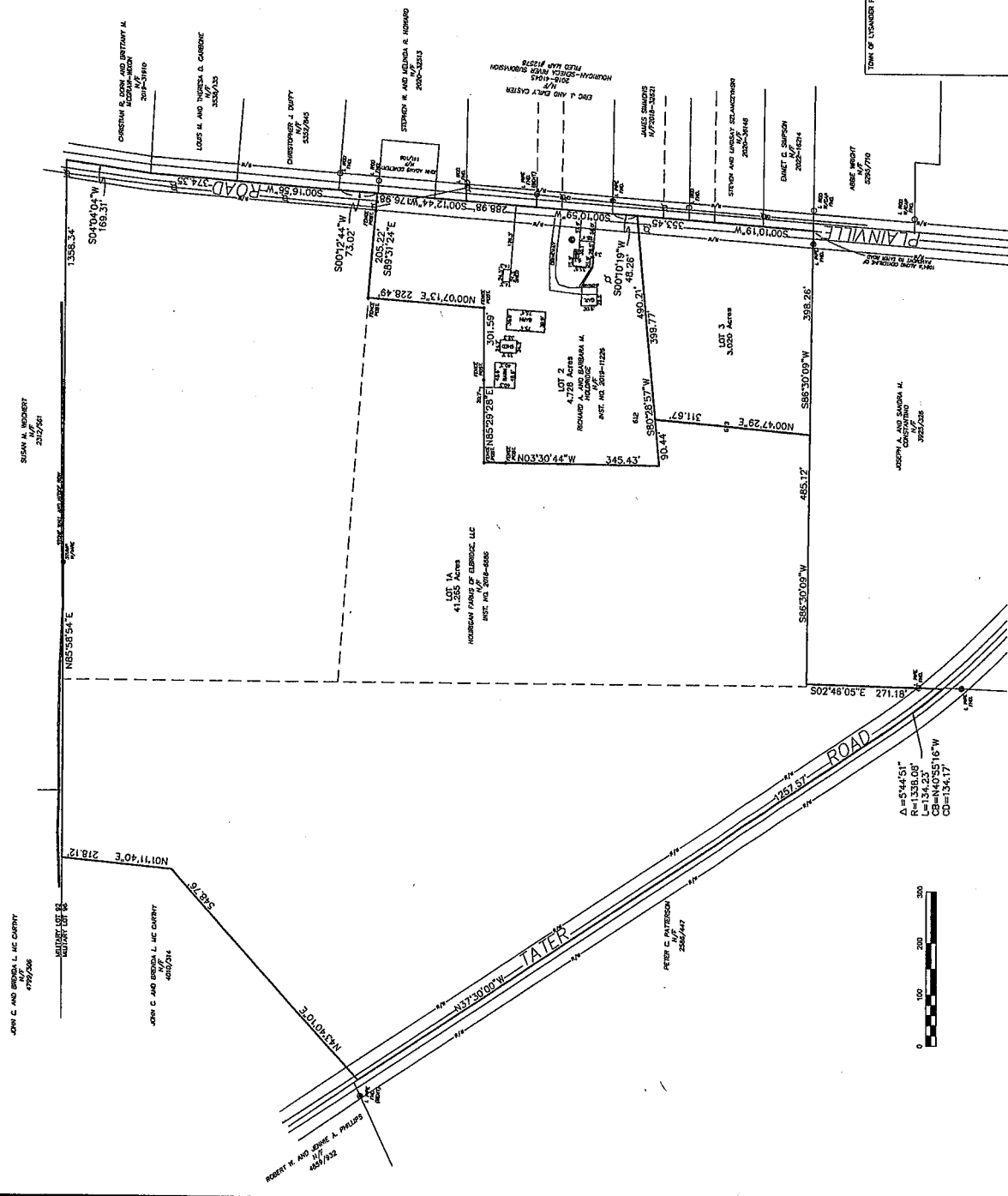
PART OF MILITARY LOT 94
TOWN OF LYONS
COUNTY OF ONONDAGA
STATE OF NEW YORK

CNY LAND SURVEYING
4075 CHURCH ROAD
BALDWINVILLE, NEW YORK 13027
(315) 635-4614

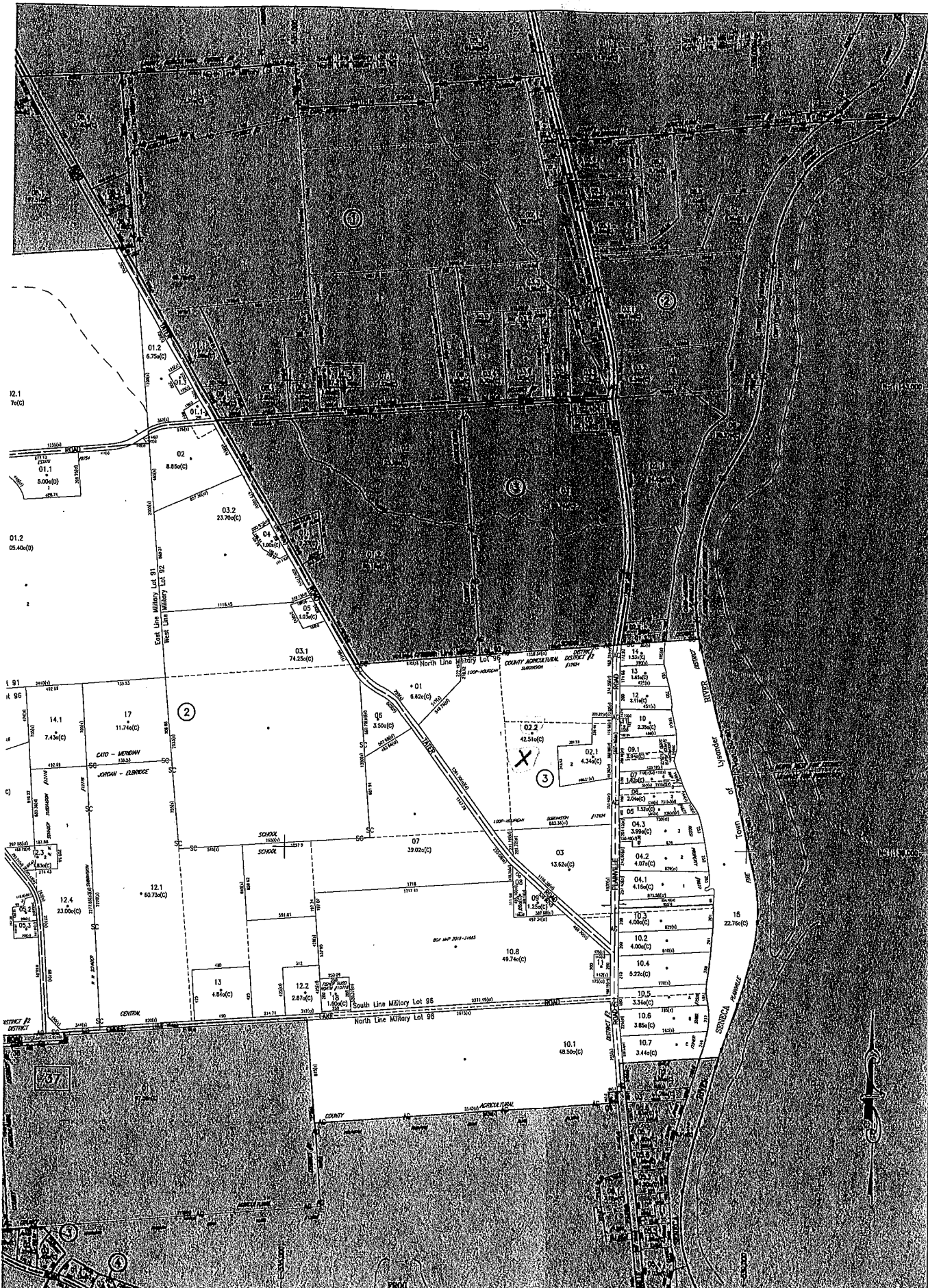
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY OF THE PROPERTY DESCRIBED HEREON.
ACCUSED LAND SURVEYOR



Drawn by: D.J. REITH
Checked by: D.J. REITH
THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING AND MAPPING LAW OF THE STATE OF NEW YORK. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ENCUMBRANCES OR INTERESTS OTHER THAN THOSE SHOWN HEREON.



Scale: 1" = 100'



LEGEND

PROPERTY PARCEL LINE	COUNTY LINE	PARCEL NUMBER	24	BLOCK NUMBER	②
ORIGINAL LOT LINE	TOWN LINE	DEED AREA	(D)	DEED BLOCK NUMBER	②
ROAD OR RAILROAD RIGHT-OF-WAY LINE	VILLAGE LINE	CALCULATED AREA	(C)	PROPERTY CONNECTION SYMBOL	—/—
STREAM	BLOCK BOUNDARY	DEED DIMENSION	(d)	ADJACENT SECTION MAP	②
RAILROAD TRACK	STREAM AND PARCEL LINE	SCALED DIMENSION	(s)		
		DEED LOT NUMBER	s		

SCALE : 1" = 400'

400' 0 400'

GRAPHIC SCALE

FOR TAXING PURPOSES ONLY

NOT TO BE USED FOR CONVEYANCE

SECTION MAP 36

TOWN OF LYANDER

ONONDAGA COUNTY, NY

Zimmerman
(Cramer)

Application to the Planning Board

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

Date: May 3, 2024
 Information Only
 Preliminary
 Final

Name of proposed development: Cramer Road Subdivision

Applicant:

Name Michael Carrow
Address 3318 Misty Cove Circle
Baldwinsville, NY 13027
Telephone: 315-708-7535

Owner of record:

Name Michael A. & Sharon F. Zimmerm
Address 8744 Cramer Road
Baldwinsville, NY 13027
Telephone: _____

Proof of ownership attached:

Site Location:
8744 Cramer Road
Baldwinsville, NY 13027

Proposed use (s) of site:

Residential

Current use & condition of site:

Residential

Plans prepared by:

Name Ianuzi & Romans Land Surveying
Address 5251 Witz Drive
North Syracuse, NY 13212
Telephone: 315-457-7200

Ownership intentions:

Name Michael Carrow
Address 3318 Misty Cove Circle
Baldwinsville, NY 13027
Telephone: 315-708-7535

Farm Lot No. 71

Tax Map No. 77.-01-23

Current Zoning R-20 & NYSFE

Is site in an Agricultural Tax District? N

Area of land 5.10+/- acres.

Plans for sewer and water connections

Private sewer
Existing public water

Character of surrounding:

Residential

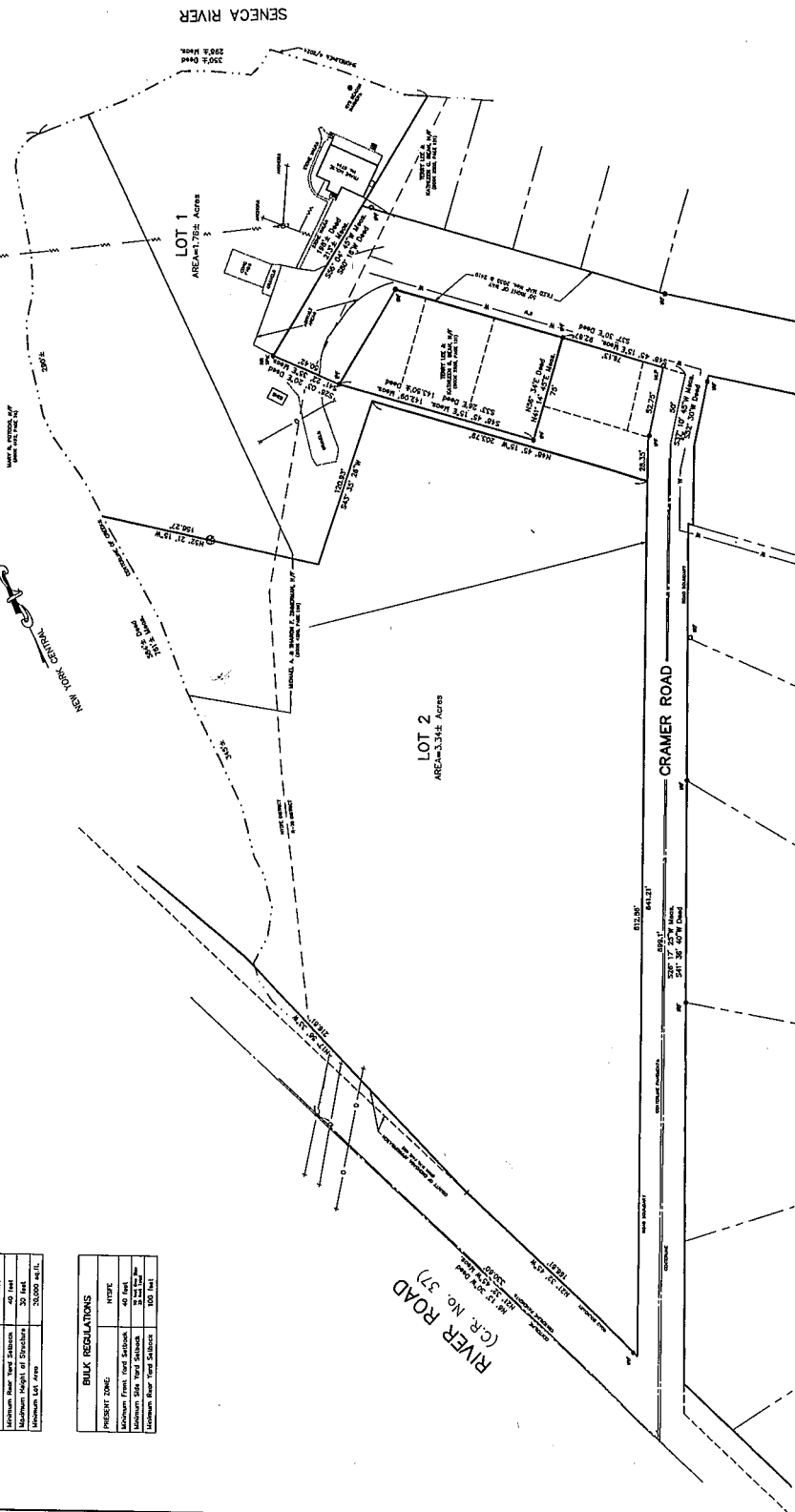
SEE REVERSE SIDE FOR ADDITONAL SUBMITTAL REQUIREMENTS!

Michael Carrow
Name of Owner or Representative

Michael Carrow
Signature
(May 3, 2024 14:20 EDT)

BULK REGULATIONS	
PRESENT ZONE	R-20
Minimum Lot Width	30 Feet
Minimum Lot Coverage	25%
Minimum Front Yard Setback	30 Feet
Minimum Side Yard Setback	40 Feet
Minimum Rear Yard Setback	30 Feet
Minimum Lot Area	3000 Sq. Ft.

BULK REGULATIONS	
PRESENT ZONE	HYDZ
Minimum Front Yard Setback	40 Feet
Minimum Side Yard Setback	30 Feet
Minimum Rear Yard Setback	100 Feet



LOCATION PLAN
Scale: 1" = 1000'

NOTES:

Total area: 5.138 acres.
Total number of lots: One (1) existing, two (2) proposed.
Location of underground utilities taken by field measurement where available. Approximate locations taken from various other sources and are approximate only.
The premises shown hereon is within Zone "X" (Areas determined to be in this 0.25 annual chance floodplain), Zone "Y" (Areas with average depths of less than 1 foot or with drainage areas of 0.25 or less acres) and Zone "Z" (Areas with average depths of less than 1 foot or with drainage areas of 0.25 or less acres) and are protected by levees from 1% annual chance flood (as determined by FEMA Flood Insurance Agency (determined) according to Federal Emergency Management Agency Community Flood Insurance Rate Map No. 30253 501, Community Flood Insurance Rate Map No. 30253 501, Effective date: November 4, 2016.
Tax Map No. 77-01-23

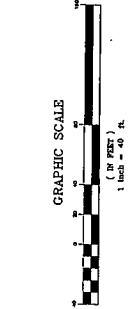
LEGEND:

- ⊙ indicates light stand
- indicates utility pole, anchor & overhead lines
- indicates iron pipe and/or monument found
- ⊙ indicates balrod
- indicates storm culvert
- indicates gas main, gas valve & gas line marker
- indicates water main, water valve & hydrant
- indicates storm sewer, catch basin & manhole
- indicates sanitary sewer, sewer vent & manhole
- indicates underground telephone line, manhole & box
- indicates underground electric line & manhole
- indicates underground television cable & box
- indicates boundary line
- indicates adjacent parcel line
- indicates old/original parcel line
- indicates easement line
- indicates centerline road

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

PLZS, Unswayed Land Surveyors

FINAL PLAN
CRAMER ROAD SUBDIVISION
PART OF FARM LOT NO. 71
TOWN OF LYSANDER
ONONDAGA COUNTY, NEW YORK
LAND SURVEYING P.C.
DATE: APRIL 30, 2024
SCALE: 1" = 40'
FILE NO.: 15691.001



APPROVED: TOWN OF LYSANDER PLANNING BOARD
DATE: _____ BY: _____
APPROVED: MICHAEL CARROW
316 Mt. Cayuga Circle, Baldwinsville, NY 13027
DATE: _____ BY: _____
Chairman
Developer

Application to the Planning Board

For: Subdivision of Land
 Number of Lots 1
 Controlled Site Use
 Site Plan Approval

Date: 6-20-24
 Information Only
 Preliminary
 Final

Name of proposed development: Emmi - Morgan

Applicant:
Name Marc Emmi
Address 7917 Morgan Rd.
Liverpool, N.Y. 13090
Telephone: 315-374-1917

Plans prepared by:
Name Jeff Schultz
Address PO Box 272
Marcellus, NY
635-5197 13108
Telephone: _____

Owner of record:
Name Emmi - Morgan
Address 275 Elwood
Liverpool, NY 13088
Telephone: _____

Ownership intentions:
Name Purchase - Farm
Address (Applicant)
Telephone: _____

Proof of ownership attached: _____

Farm Lot No. _____

Site Location:
1470 West
Genesee Riv.

Tax Map No. D46 - D - 02.1

Current Zoning Ag

Is site in an Agricultural Tax District? _____

Area of land 33+ acres.

Proposed use(s) of site:
Single Family

Plans for sewer and water connections: private

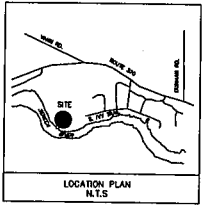
Current use & condition of site:
Agriculture

Character of surrounding
Agriculture

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Marc Emmi
Name of Owner or Representative

[Signature]
Signature



WEST GENESEE ROAD
(NYS ROUTE NO. 370)

RIVERBEND DRIVE

PSNY
MAP NO. 107
PARCEL NO. 143
4904/100

PSNY
PERMANENT EASEMENT
MAP NO. 107
PARCEL NO. 143
4904/100

MANDANO, LLC
& EMMI, LLC
4292/11
TAX MAP NO. 48-01-2.4

SANDRA FITZPATRICK
R/O
TAX MAP NO. 48-01-2.1

DAVID & CAROLINE JENKINS
R/O
TAX MAP NO. 48-01-4.1

TAX MAP NO. 43-01-68.1
15
RIVERBEND MANOR SECTION 8
FILED MAP NO. 4274

100 YEAR FLOOD ZONE
ZONE "AE"

"PAUL HARNER"
FILED MAP NO. 7829
TAX MAP NO. 48-01-2.2

33.7 ACRES
(TOTAL PARCELS)
TAX MAP NO. 48-01-2.1

MANDANO, LLC
& EMMI, LLC
R/O

MANDANO, LLC
& EMMI, LLC
4292/11
TAX MAP NO. 48-01-2.3

CRANE'S WATCH SECTION 2
FILED MAP NO. 8311

CRANE'S WATCH
CIRCLE

CRANE'S WATCH SECTION 2
FILED MAP NO. 8311

CRANE'S WATCH SECTION 2
FILED MAP NO. 8311

CRANE'S WATCH SECTION 1
FILED MAP NO. 8311

CRANE'S WATCH SECTION 1
FILED MAP NO. 8311

SOUTH IVE TRAIL

CRANE'S WATCH SECTION 1
MAP 2 FILED MAP NO. 8311

CRANE'S WATCH SECTION 1
FILED MAP NO. 8311

60' WIDE
ACCESS & UTILITY EASEMENT

ANTHONY & SANDRA EMMI
R/O
TAX MAP NO. 48-01-2.5

0.72 ACRES
31,383 SF.
OUTSIDE FLOODZONES

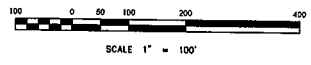
PROPOSED DRIVE

LOT 1
2.43 ACRES

PSNY
PARCEL 4304
424/378

SENECA RIVER

NOTES:
ZONING - AR40
AGRICULTURAL DISTRICT - NO.2
NYS FRESHWATER WETLANDS - NONE,
ACCORDING TO NYS DEC WETLANDS MAPPER
FLOOD ZONE - AS SHOWN FROM FEMA FIRN
PANEL 36087C0042F



JEFFREY J. SCHULTZ
LAND SURVEYING & MAPPING PLLC
Marcellus, New York
(315) 378-8660

SKETCH PLAN
MARC EMMI PROPERTY
PART OF LOTS 75 & 78
TOWN OF LYSANDER
ONONDAGA COUNTY, NEW YORK

JUNE 28, 2024
197 77 333.28 55

Application to the Planning Board

For: X Subdivision of Land
 Number of Lots 44
 Controlled Site Use
 Site Plan Approval

Date: _____
 _____ Information Only
 _____ Preliminary
 _____ Final

Name of proposed development: Timber Banks Phase 4 Section 10

Applicant:

Name The Timbers LLC
Address 3536 Timber Banks Pkwy
 Baldwinsville, NY 13027

Telephone: _____

Owner of record:

Name The Timbers LLC
Address 3536 Timber Banks Pkwy
 Baldwinsville, NY 13027

Telephone: _____

Proof of ownership attached: _____

Site Location:
 Forest Ridge Lane

Proposed use (s) of site:

Continuation of Timber Banks Development

Current use & condition of site:

Vacant agricultural land

Plans prepared by:

Name CHA
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. 072.-01-08.4

Current Zoning PUD

Is site in an Agricultural Tax District? _____

Area of land 231 acres.

Plans for sewer and water connections


Extension of existing gravity sewer and
 water main from previous section

Character of surrounding:

Timber Banks development and golf course

SEE REVERSE SIDE FOR ADDITONAL SUBMITTAL REQUIREMENTS!

James Trasher (Owner Representative)
Name of Owner or Representative



Signature

