

TOWN OF LYSANDER  
SPECIAL PLANNING BOARD MEETING  
8220 Loop Road  
Monday, March 31, 2025 @ 7:00 p.m.

I. PUBLIC HEARING -- None Scheduled

II. APPROVAL OF MINUTES

Review and approval of the minutes of February 13, 2025 and March 13, 2025  
Planning Board meeting.

III. OLD BUSINESS

- |   |  |
|---|--|
| 1. Controlled Site Use<br>Case No. 2024—018 | Winds of Cold Springs Harbor, LLC<br>3642 Hayes Road |
|---|--|

IV. NEW BUSINESS

- |   |   |
|---|---|
| 1. Controlled Site Use<br>Case No. 2025—002 | Reeves Farm LLC<br>1184 West Genesee Road |
|---|---|

V. ADJOURN

The next regularly scheduled Planning Board meeting is Thursday, May 8, 2025.

Application to the Planning Board

*WINDS OF COLD SPRINGS*

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

Date: November 1, 2024  
\_\_\_\_\_ Information Only  
\_\_\_\_\_ Preliminary  
\_\_\_\_\_ Final

Name of proposed development: Winds of Cold Springs - Exterior Speakers

**Applicant:**

**Plans prepared by:**

Name Winds of Cold Springs Harbor, LLC

Name \_\_\_\_\_

Address 3208 Howlett Hill Road  
Camillus, NY 13031

Address \_\_\_\_\_  
\_\_\_\_\_

Telephone: 315-572-0178

Telephone: \_\_\_\_\_

**Owner of record:**

**Ownership intentions:**

Name Winds of Cold Springs, Harbor, LLC

Name \_\_\_\_\_

Address 3208 Howlett Hill Road  
Camillus, NY 13031

Address \_\_\_\_\_  
\_\_\_\_\_

Telephone: \_\_\_\_\_

Telephone: \_\_\_\_\_

Proof of ownership attached: Yes

Farm Lot No. \_\_\_\_\_

**Site Location:**

Tax Map No. 064-03-20.0

3642 Hayes Road

Current Zoning NRBD

Lysander, NY 13027

Is site in an Agricultural Tax District? No

Area of land 4.89 acres.

**Proposed use (s) of site:**

**Plans for sewer and water connections**

Same as current - exterior speakers

No changes

**Current use & condition of site:**

**Character of surrounding:**

Marina with restaurant/bar

Riverfront (Commercial-Residential)

**SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!**

Carl L. Schmidt, Esq.

Name of ~~XXXXX~~ Representative  
Hancock Estabrook, LLP  
1800 AXA Tower 1, 100 Madison Street  
Syracuse, NY 13202

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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Winds of Cold Springs Harbor-Exterior Speakers Approval			
Project Location (describe, and attach a location map): 3642 Hayes Road, Town of Lysander, New York			
Brief Description of Proposed Action: Applicant seeks approval of exterior speakers at an existing outdoor bar and restaurant. Exterior speakers are permitted under local zoning code upon approval.			
Name of Applicant or Sponsor: Winds of Cold Springs Harbor, LLC		Telephone: 315-572-0178	
Address: 3208 Howlett Hill Rd		E-Mail:	
City/PO: Camillus		State: NY	Zip Code: 13031
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 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:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 4.89 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? _____ 4.89 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 type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" 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 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: n/a	<input type="checkbox"/>	<input 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 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: _____	<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 type="checkbox"/>	<input checked="" 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 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?	NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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 checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input 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?	NO	YES
Indiana Bat, Bald Eagle, No...	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____	<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?	NO	YES
If Yes, describe: _____	<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?	NO	YES
If Yes, describe: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
_____		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Carl L Schmidt, Esq. o/b/o Winds of Cold Springs Harbor, LLC</u> Date: <u>10/31/2024</u>		
Signature: <u></u> Title: <u>Attorney for Sponsor</u>		

**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

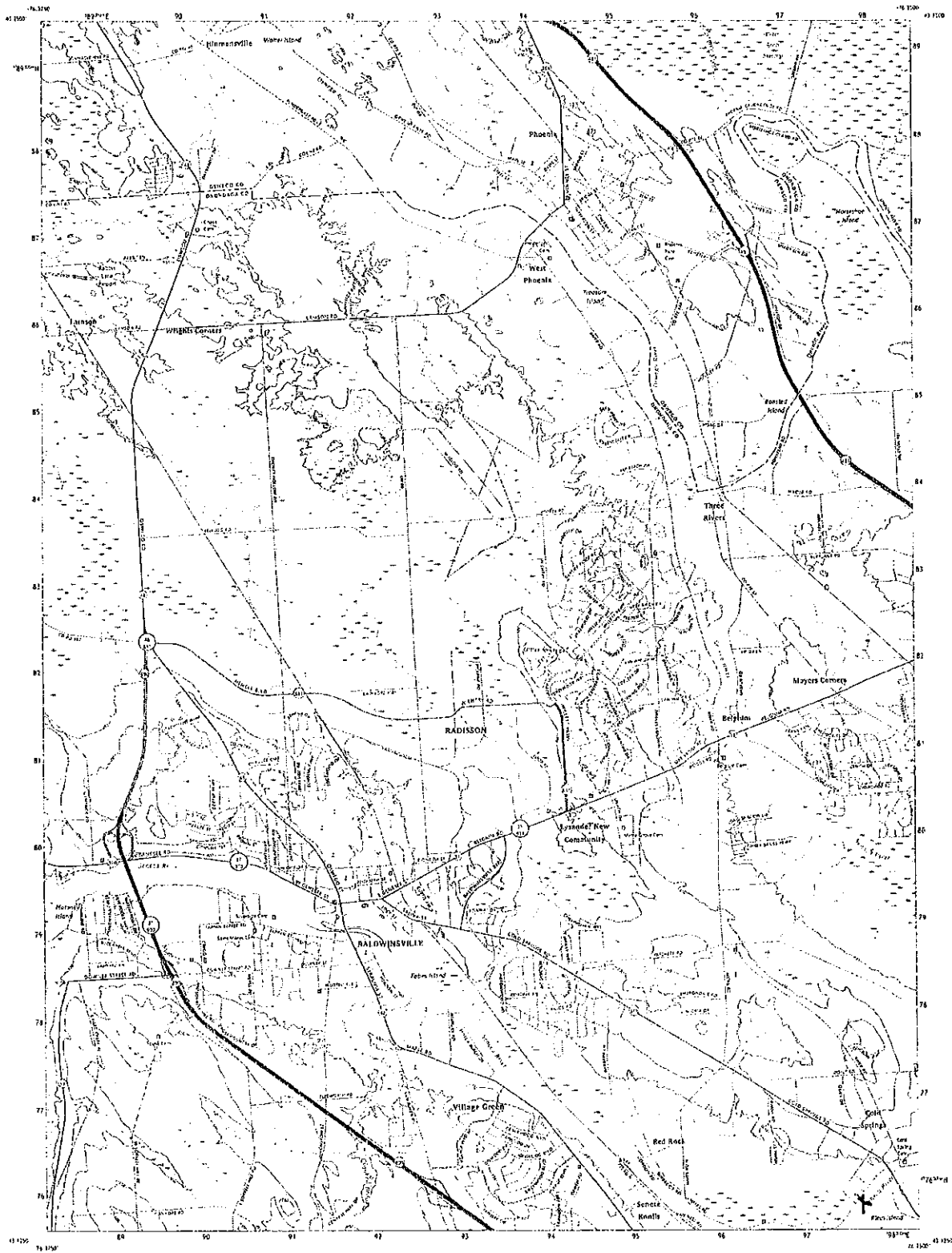
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local 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, Bald Eagle, Northern Long-eared Bat, Lake Sturgeon
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	Yes



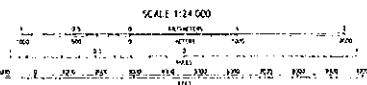
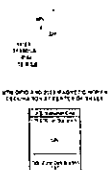
U.S. DEPARTMENT OF THE INTERIOR  
U.S. GEOLOGICAL SURVEY



BALDWINVILLE QUADRANGLE  
NEW YORK  
7.5-MINUTE SERIES



Produced by the United States Geological Survey  
Scale: 1:24,000  
Date: 1984  
Map No. 7.5-15-1000  
Sheet No. 1 of 1  
Projection: UTM  
Datum: NAD 83  
Units: Meters  
Contour Interval: 20 Meters  
Spot Elevation Interval: 5 Meters  
Vertical Datum: Mean Sea Level  
Horizontal Datum: North American Datum of 1983  
Map Scale: 1 inch = 2000 feet  
Graphic Scale: 0 to 2000 feet  
North Arrow: True North  
Projection: UTM  
Datum: NAD 83  
Units: Meters  
Contour Interval: 20 Meters  
Spot Elevation Interval: 5 Meters  
Vertical Datum: Mean Sea Level  
Horizontal Datum: North American Datum of 1983  
Map Scale: 1 inch = 2000 feet  
Graphic Scale: 0 to 2000 feet  
North Arrow: True North



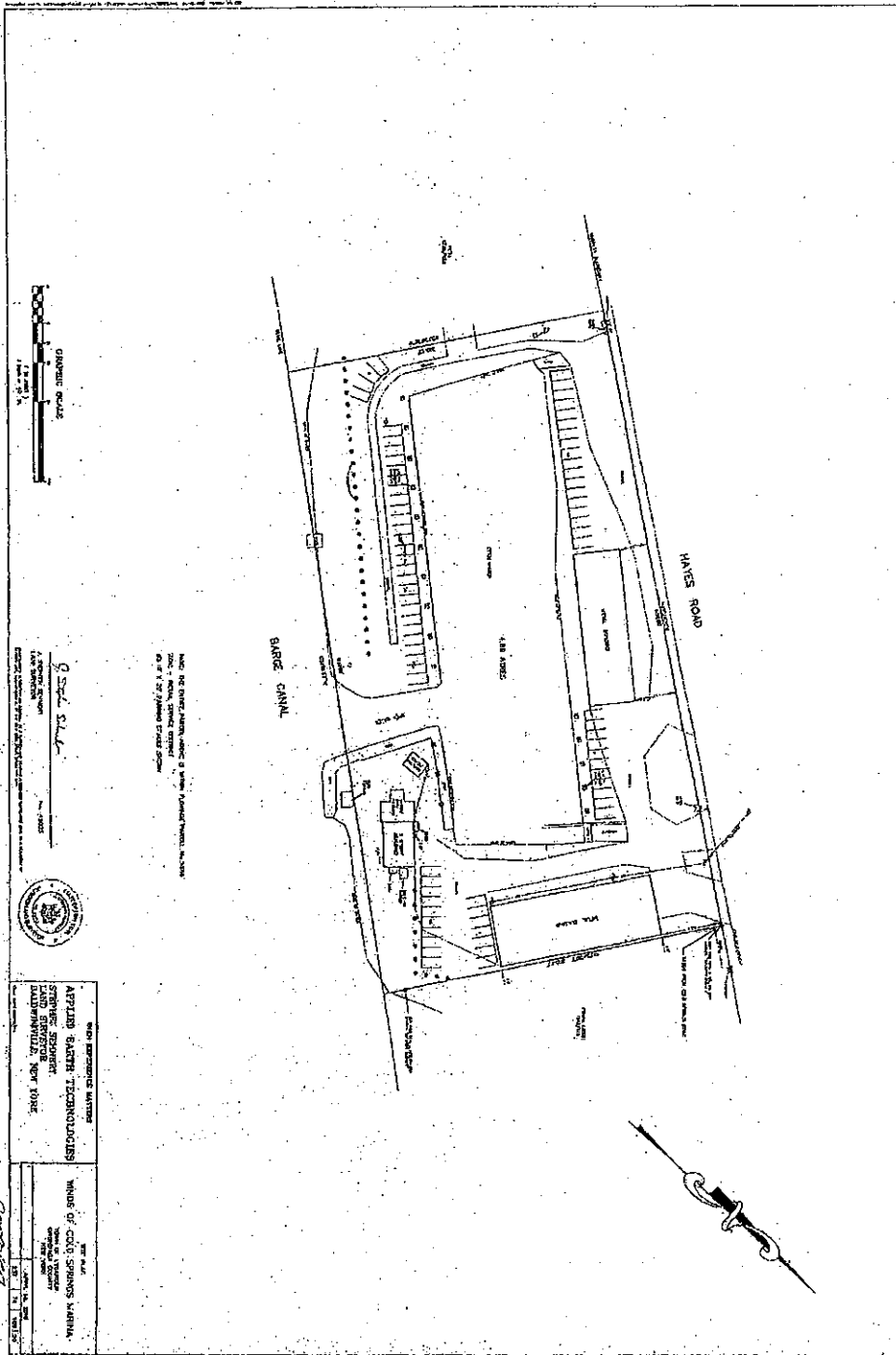
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16

**SYMBOL CLASSIFICATION**

Light Gray: Land Contour  
Dark Gray: Lake/Pool  
Blue: Water  
Black: Spot Elevation  
Red: Fire  
Green: Forest

BALDWINVILLE, NY  
2021





BARBER CANAL

HAYES ROAD



*S. L. S.*  
SURVEYOR  
1. APPROVED  
STATE OF MISSISSIPPI



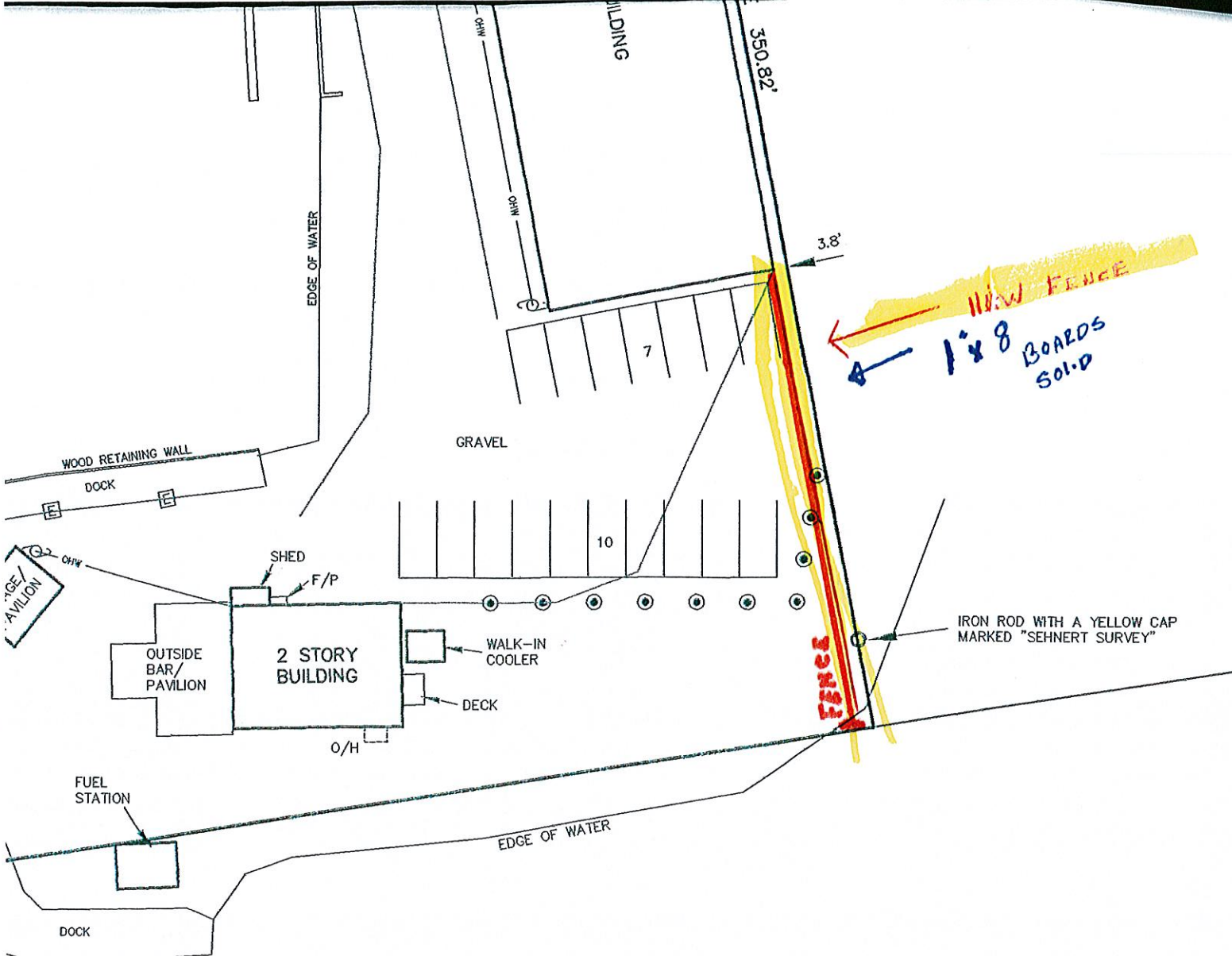
NOTE: THE EXISTING PLANNING AND SURVEY RECORDS FOR THIS PROPERTY ARE ON FILE IN THE OFFICE OF THE SURVEYOR.

NON-EXEMPTED MATTER  
**APPLIED SURVEY TECHNOLOGISTS**  
 STRONGER SERVICES  
 1400 S. MAIN ST.  
 COLUMBIANA, MISSISSIPPI 39024

THE STATE OF MISSISSIPPI  
**MINUTE BOOK**  
 COUNTY OF WALKER  
 BOOK NO. 100  
 PAGE NO. 100

*John S. ...*





# WINDS OF COLD SPRINGS MARINA

TOWN OF LYSANDER  
 ONONDAGA COUNTY  
 NEW YORK



Fence 12 L x 10 H  
\$25,000  
6-10 decibel reduction

---

1.800.679.8571

ACCOUNT | CART

Automotive  
Soundproofing  
Acoustics  
Support



**SPRING PROJECT  
SALE**

**15% OFF**  
MARCH 21-26 CODE: SPRING15

1 / 1 | [View all products](#) | [View all products](#) | [View all products](#)

### Luxury Liner™ 1 Lb MLV Roll - Mass Loaded Vinyl

★★★★★ 16 Reviews



FREE Standard Shipping [Details](#)

**In Stock.** This product ships in 1-3 business days.  
**Bulk discounts available.** Save per roll at 5, 10, 25 and 40 rolls.

**\$299**

Number of Rolls

Covers 100.0 SF

Roll Size:

4x25' Roll (100 Sq Ft | 100 lbs)



10 rolls 299.99 x 10  
\$ 2999.90  
5-15 decibel reduction

Help | [FAQ](#) | [Contact Us](#) | [Privacy Policy](#)



40 Trees (3 FT apart)  
\$15.50 each \$620.<sup>00</sup>  
Thuja green giant trees  
5-10 decibel reduction



Speakers turned away 3-6 Decibel reduction

Reeves-

Application to the Planning Board

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

Date: 3-3-2025  
\_\_\_\_\_ Information Only  
\_\_\_\_\_ Preliminary  
\_\_\_\_\_ Final

Name of proposed development: Migrant Housing Phase 3

**Applicant:**

Name Reeves Farms LLC

Address 1100 Reeves Rd

Baldwinsville NY 13027

Telephone: (315) 635-3357

Owner of record: (315) 289-5743

Name Reeves Land Holdings LLC

Address 1100 Reeves Rd

Baldwinsville NY 13027

Telephone: (315) 635-3357

Proof of ownership attached: \_\_\_\_\_

Site Location:

1184 Route 370

Baldwinsville NY 13027

Proposed use (s) of site:

Migrant Worker Housing

Current use & condition of site:

Migrant Worker Housing

**Plans prepared by:**

Name Joseph A. Martorelli, P.E.

Address P.O. Box 2572

Liverpool, NY 13089

Telephone: (315) 278-0261

**Ownership intentions:**

Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone: \_\_\_\_\_

Farm Lot No. \_\_\_\_\_

Tax Map No. 044-02-14.1

Current Zoning Agricultural

Is site in an Agricultural Tax District?

Area of land 49.93 acres.

**Plans for sewer and water connections**

Existing

**Character of surrounding:**

Farm Land

**SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!**

Nolan Reeves

Name of Owner or Representative

Nolan Reeves

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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: REEVES FARMS-MIGRANT HOUSING EXPANSION			
Project Location (describe, and attach a location map): 1184 STATE ROUTE 370, BALDWINVILLE, NEW YORK			
Brief Description of Proposed Action: DESIGN AND CONSTRUCTION OF A 16'x72' SLAB ON GRADE STRUCTURE WHICH WILL CONTAIN 2 BEDROOMS AND A RESTROOM/SHOWER FACILITY.			
Name of Applicant or Sponsor: NOLAN REEVES		Telephone: 315.635.3357	
		E-Mail: nreeves88@gmail.com	
Address: REEVES FARMS, LLC 1100 REEVES ROAD			
City/PO: BALDWINVILLE		State: NEW YORK	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.			NO <input 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:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		49.43 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?		49.43 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input 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 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?	<input type="checkbox"/>	NO	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: _____	<input checked="" type="checkbox"/>	NO	YES <input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	NO	YES <input type="checkbox"/> <input type="checkbox"/> <input 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: _____ _____	<input type="checkbox"/>	NO	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: _____ _____	<input type="checkbox"/>	NO	YES <input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	NO	YES <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?  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 checked="" type="checkbox"/>	NO	YES <input 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? 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 checked="" type="checkbox"/>	NO	YES <input type="checkbox"/> <input type="checkbox"/>





# AGRICULTURAL DATA STATEMENT

Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

A. Name of applicant: Reeves Farms  
Mailing address: 1100 Reeves Rd  
Baldwinsville NY 13027

B. Description of the proposed project: Construction of a shower and bathroom facility as an addition on an existing kitchen facility at our migrant housing site.

C. Project site address: 1184 W. Genesee Road Town: Lysander

D. Project site tax map number: 044, -02 -14.1

E. The project is located on property:  
 within an Agricultural District containing a farm operation, or  
 with boundaries within 500 feet of a farm operation located in an Agricultural District.

F. Number of acres affected by project: .20

G. Is any portion of the project site currently being farmed?  
 Yes. If yes, how many acres \_\_\_\_\_ or square feet \_\_\_\_\_ ?  
 No.

H. Name and address of any owner of land containing farm operations within the Agricultural District and is located within 500 feet of the boundary of the property upon which the project is proposed.

Reeves Farms 1100 Reeves Rd Baldwinsville NY 13027  
Emmi Farms 1482 W. Genesee Rd, Baldwinsville NY 13027

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

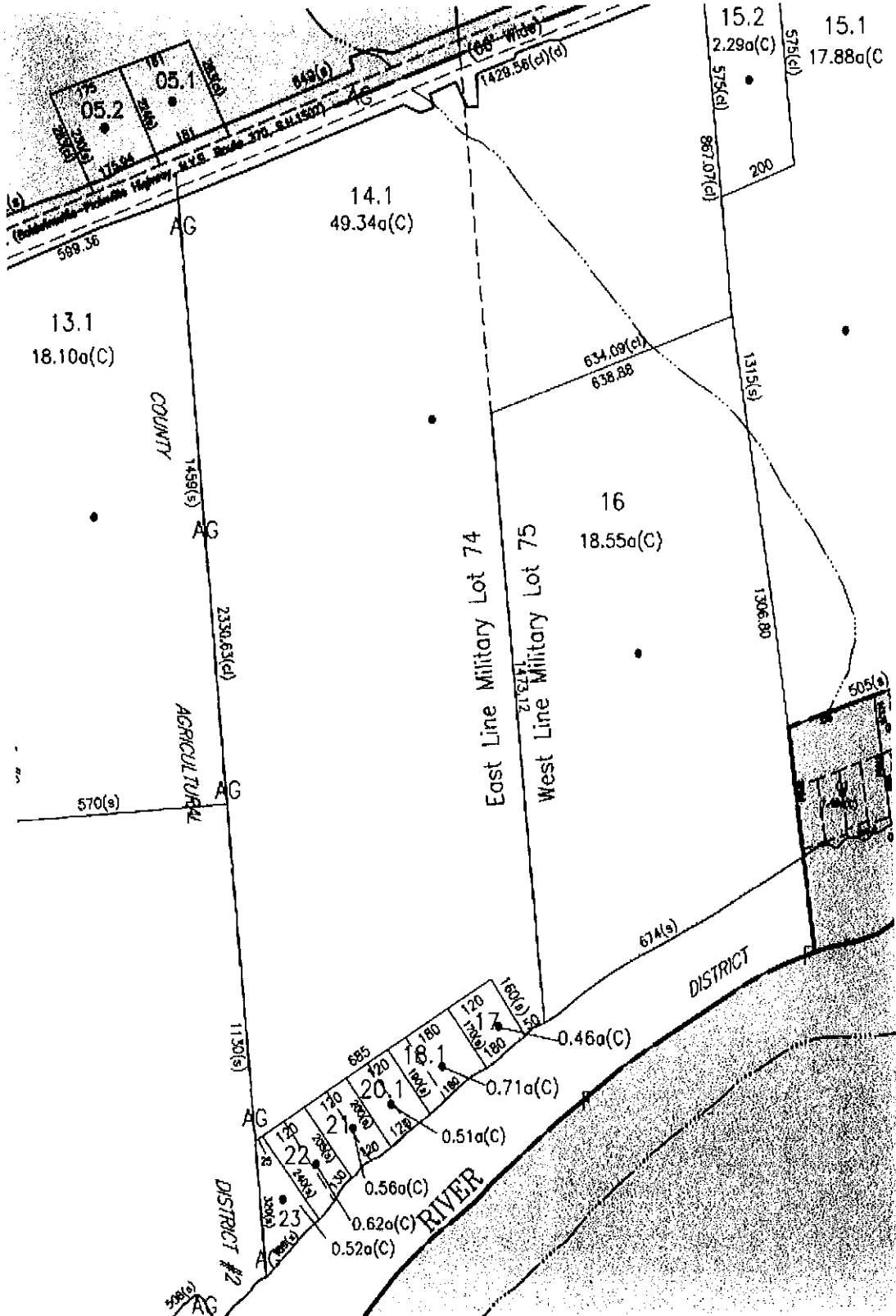
I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above.

~~~~~  
**FARM NOTE**  
~~~~~

Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.  
~~~~~

Nolan Reeves Nolan Reeves Owner  
Name and Title of Person Completing Form

3/5/2025  
Date







METROPLAN ENGINEERING, P.L.C.  
200 W. MAIN STREET  
LITTLE ROCK, AR 72202  
PH: 501.223.1100  
WWW.METROPLANENGINEERING.COM

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

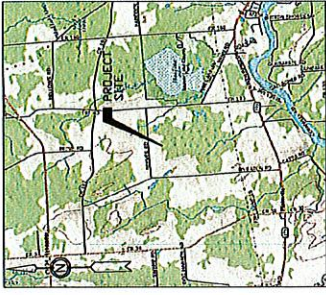


TOWN OF LYSANDER  
COUNTY OF ONONDAGA

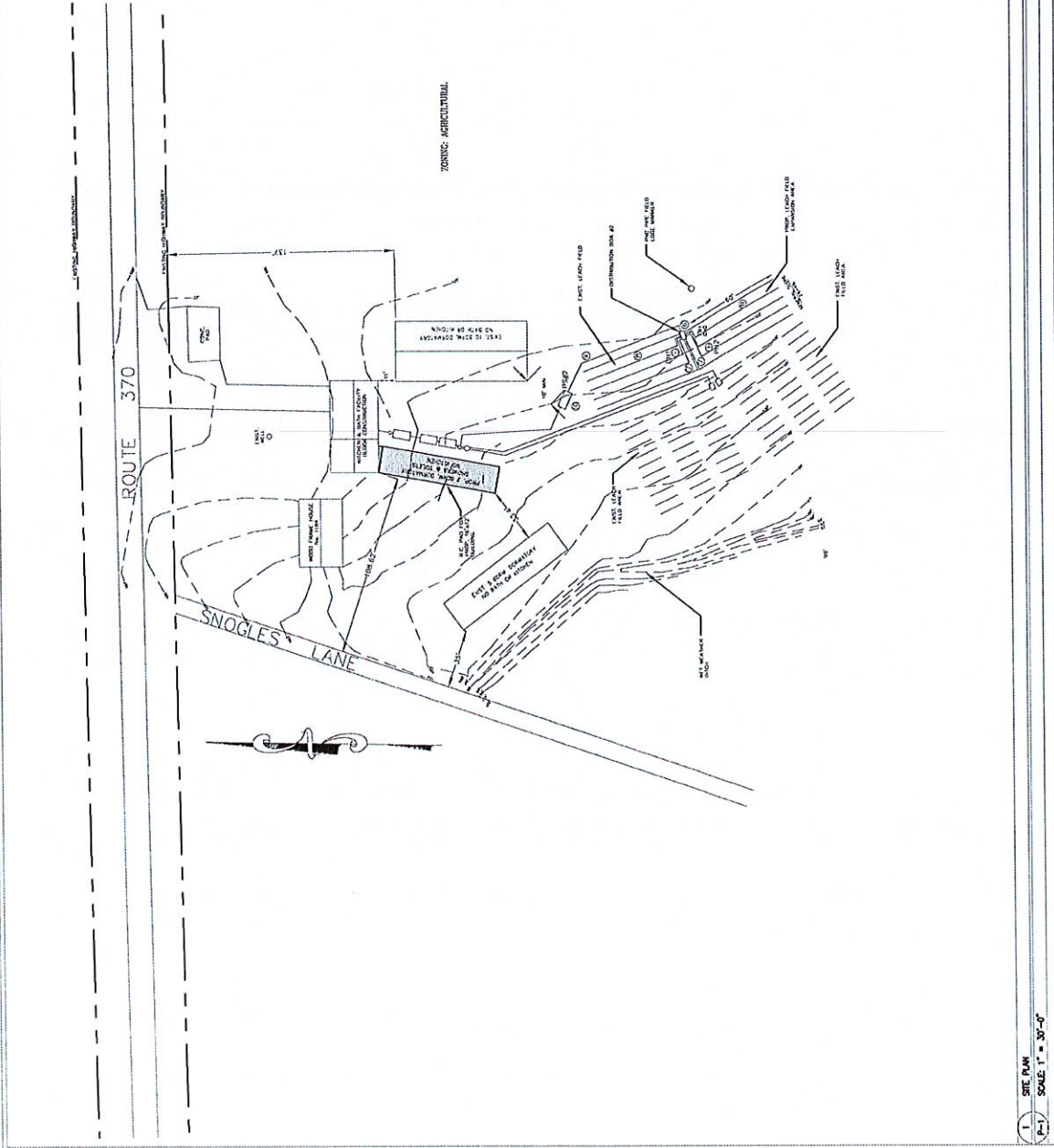
SITE PLAN

THIS SITE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

|                    |      |
|--------------------|------|
| SCALE: 1" = 30'-0" | P-1  |
| DATE: 07/27/23     | 2023 |



LOCATION MAP: NOT TO SCALE



1 SITE PLAN  
P-1 SCALE: 1" = 30'-0"



MECHANICAL ENGINEERS, P.L.C.  
1100 ROUTE 370  
BALDWINVILLE, NEW YORK 13027  
PHONE 315-438-2100

Single Story Worker Housing  
Regevs Farms  
1184 ROUTE 370  
BALDWINVILLE, NEW YORK 13027

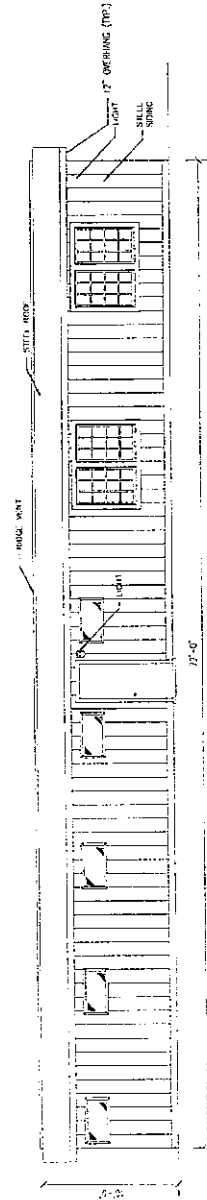


TOWN OF ONONDAGA  
COUNTY OF ONONDAGA

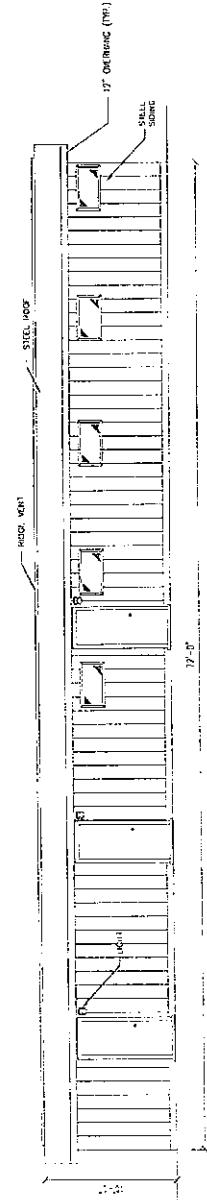
EAST & WEST  
ELEVATIONS

THIS SET OF DRAWINGS IS THE PROPERTY OF MECHANICAL ENGINEERS, P.L.C. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF MECHANICAL ENGINEERS, P.L.C.

|                |              |
|----------------|--------------|
| PROJECT NUMBER | A-1          |
| DATE           | 07/27/75     |
| SCALE          | 3/8" = 1'-0" |



1 WEST ELEVATION  
SCALE 1/4" = 1'-0"



2 EAST ELEVATION  
SCALE 1/4" = 1'-0"



ASSOCIATED ARCHITECTS, INC.  
 774 5th Street  
 Lakewood, CO 80226  
 (303) 987-1000

Single Story Worker Housing

Reeves Farms  
 1184 ROUTE 370  
 BALDWINVILLE, NEW YORK 13027

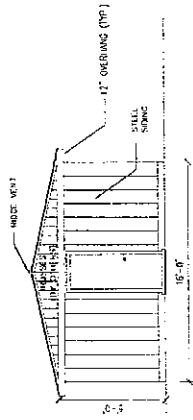


TOWN OF AMSTERDAM  
 COUNTY OF ONEIDA

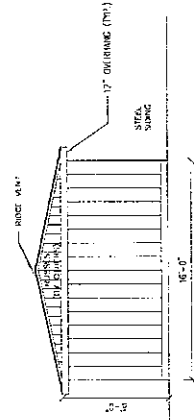
NORTH & SOUTH  
 ELEVATIONS

THIS SET OF PLANS IS THE PROPERTY OF ASSOCIATED ARCHITECTS, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ASSOCIATED ARCHITECTS, INC.

SCALE 1/4" = 1'-0"  
 SHEET NO. A-2  
 DATE 07/27/23



1 NORTH ELEVATION  
 SCALE 1/4" = 1'-0"



2 SOUTH ELEVATION  
 SCALE 1/4" = 1'-0"









MECHANICAL ENGINEERS, P.C.  
 300 WEST 10TH STREET  
 LAWRENCEVILLE, GA 30046  
 (770) 962-1111

# Single Story Worker Housing

Reeves Farms  
 1184 ROUTE 370  
 BALTIMORE, NEW YORK 13027

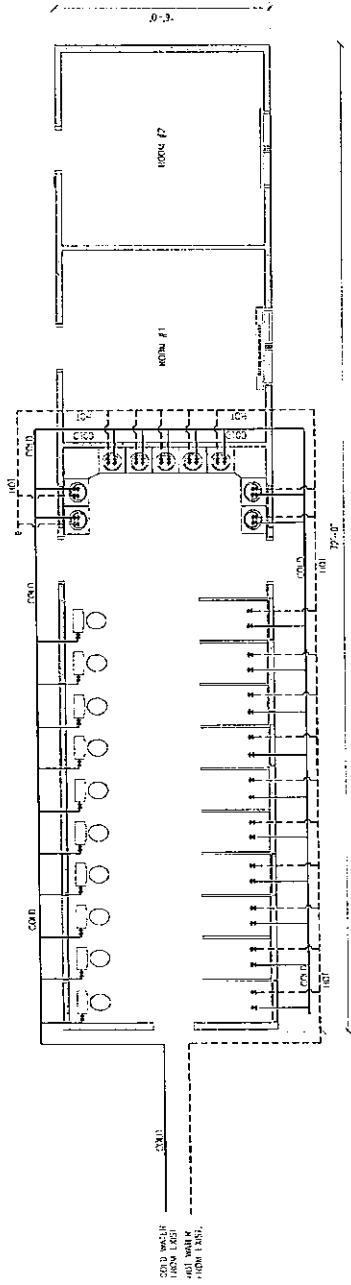


TOWN OF LYSANDER  
 COUNTY OF ONONDAGA

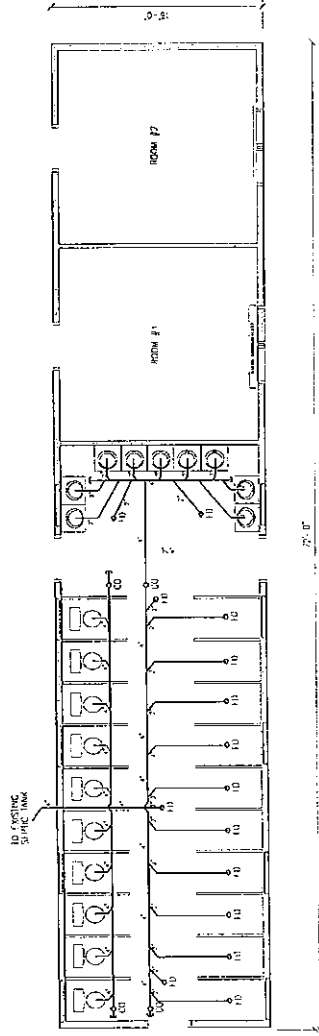
## POTABLE WATER & SEWAGE PLANS

DESIGNED BY MECHANICAL ENGINEERS, P.C.  
 300 WEST 10TH STREET  
 LAWRENCEVILLE, GA 30046  
 (770) 962-1111  
 DATE: 07/27/2017  
 SCALE: AS SHOWN

|                  |      |
|------------------|------|
| SCALE: AS SHOWN  | A-5  |
| DATE: 07/27/2017 | 2017 |



1 POTABLE WATER PLAN  
 SCALE: 1/8" = 1'-0"



2 SEWER PLAN  
 SCALE: 1/8" = 1'-0"



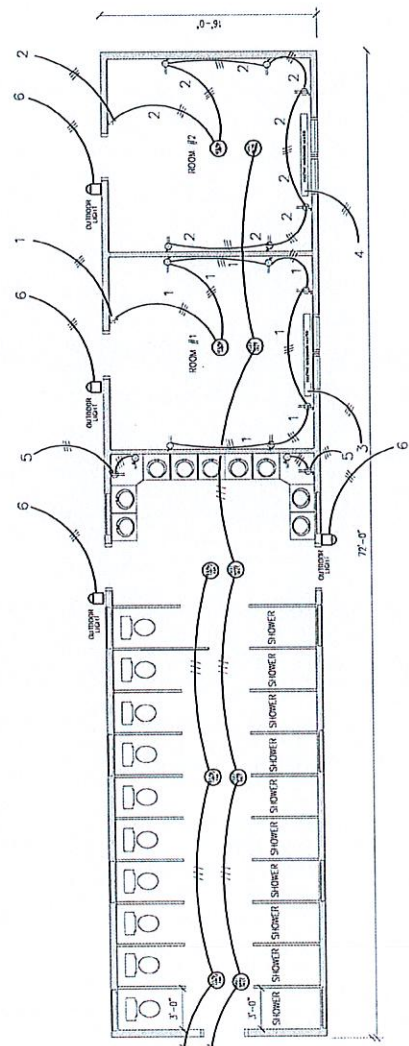
MECHANICAL ELECTRICAL  
 1184 ROUTE 370  
 BALDWINVILLE, NEW YORK 13027  
 (518) 234-4081



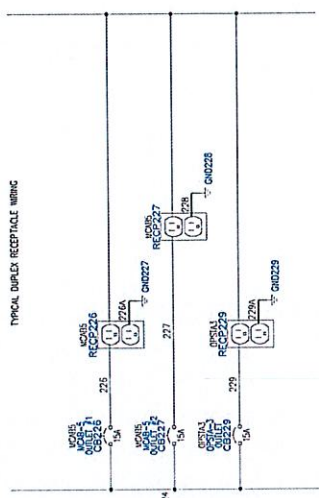
TOWN OF LYSANDER  
 COUNTY OF ONONDAGA

ELECTRICAL  
 PLAN &  
 DETAILS

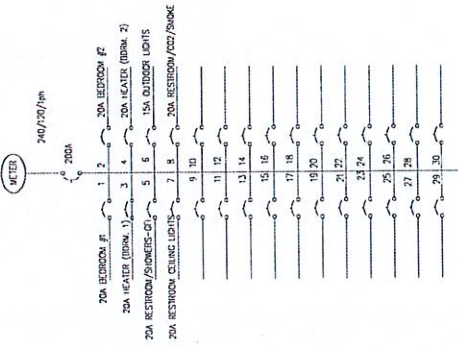
|                 |     |      |
|-----------------|-----|------|
| SCALE: AS SHOWN | A-6 | 2002 |
| JAM             |     |      |
| 10/27/09        |     |      |



TYPICAL DUPLEX RECEPTACLE WIRING



SQUARE D MAIN TRANSFORMER  
 HORIZONTAL, I.C. 200A/208V/1 PH. 4T, 47



ELECTRICAL ROOM TO BE LOCATED  
 INSIDE EXISTING BUILDING

1. CONDUIT LOCATIONS OF ALL LIGHT FIXTURES WITH THE EXCEPTED EXISTING LIGHT FIXTURES NOTED IN MECHANICAL AREAS SHALL BE APPROVED BY THE CONTRACTOR, ELECTRICAL, ETC. BEFORE ANY WORK BEGINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
2. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
4. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
5. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
6. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
7. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
8. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
9. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
10. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
11. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
12. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
13. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
14. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
15. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
16. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
17. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
18. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
19. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
20. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.