

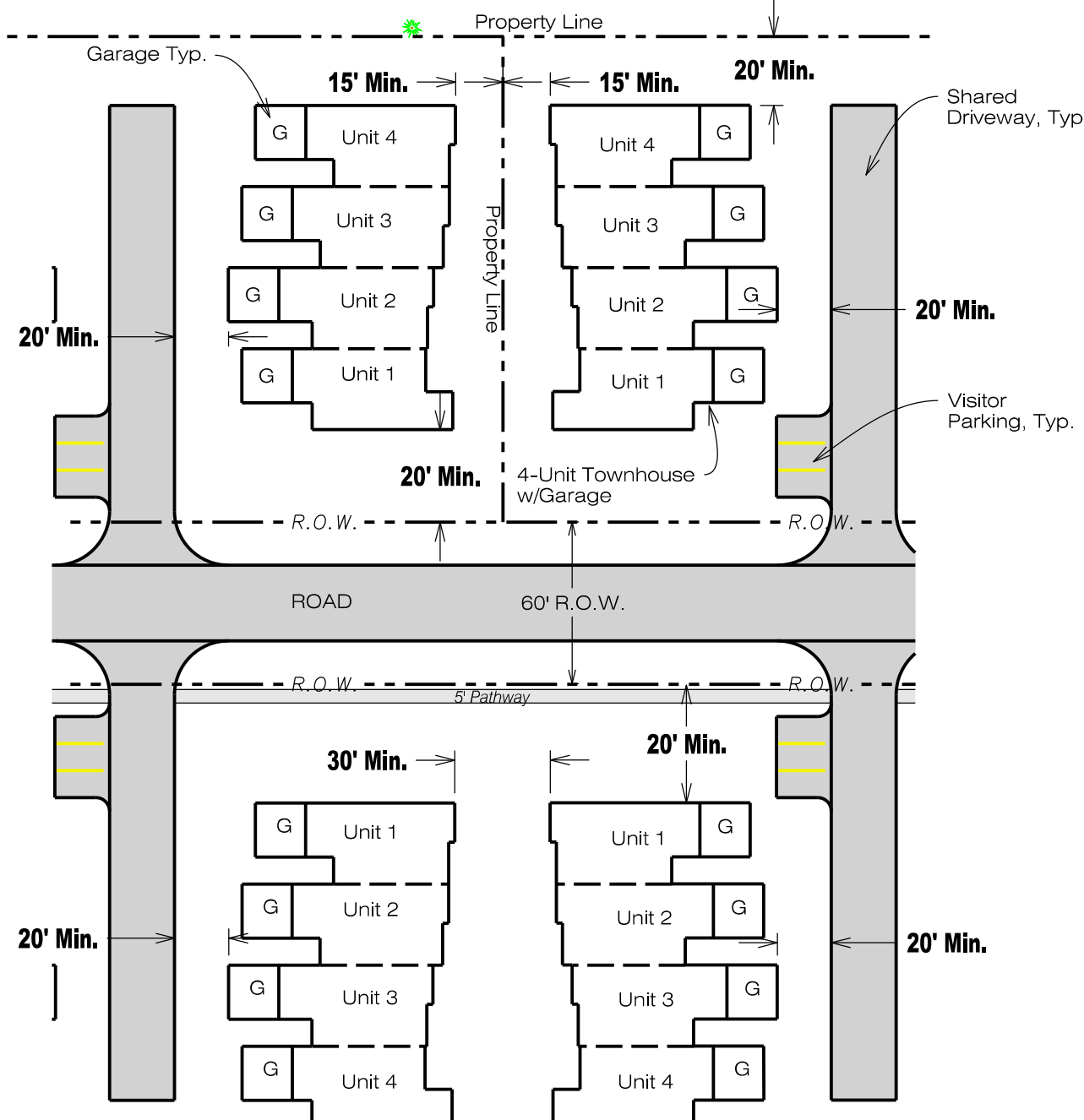
IZA/LOI Zoning Summary

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 2.1 of the Incentive Zoning Application/Letter of Intent ("IZA/LOI") to which this Legend is attached as Exhibit 2B.1. 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.

Zoning Requirements:	Area within Lot 1	Area within Lot 3	Area within Lot 5
Change use to permit "as of right" (no special permit needed to authorize the use(s). Controlled site review (a/k/a site plan approval) and subdivision approval may be required, subject to the IZA/LOI.	Multiple family townhouse dwellings for rental or sale (see IV(B) of the LOI) and typical accessory uses and structures.	Market rate multiple family dwellings, including Garden and Senior apartments (see IV(B) of the LOI) and typical accessory uses and structures.	Single-family residences and structures
Increased density to permit:	176 townhouse dwellings	308 apartment dwellings	53 single-family residences
Maximum lot coverage:	80%, except to the extent that townhouse buildings are subdivided into lots, coverage for such subdivided lots shall be 90% maximum lot coverage.	80%	35%
Changes to setbacks (principal and accessory uses):	(Front of townhouse buildings are turned 90 degrees to facilitate snow removal, see Concept Plan.)		
• Minimum front yard:	20 ft (to be measured from the front line of the building or unit, as the case may be, to the nearest edge of the common driveway)	20 ft	25 ft
• Minimum side yard:	0 ft for interior units; 20 ft for end units (to be measured from the side of the building to the nearest property line perpendicular to such side)	10 ft	10 and 5 ft, minimum 15 ft between adjoining houses
• Minimum rear yard:	15 ft (to be measured from the rear line of the building or unit, as the case may be, to the nearest property line perpendicular to such rear)	20 ft	20 ft
• Minimum lot width for townhouse units:	20 ft	N/A	N/A
• Minimum lot area:	2,000 sq ft	10,000 sq ft	5,000 sq ft
• Maximum height:	The higher of 2.5 stories or 40 ft	The higher of 3.5 stories or 40 ft	The higher of 2.5 stories or 40 ft
• Minimum livable floor area:	700 sq ft per unit	700 sq ft per apt unit	1,000 sq ft
• Buffer area between uses:	0.0	0.0	0.0
• Required parking:	2 spaces per unit	2 spaces per unit	2 spaces per lot
• Required loading spaces:	N/A	N/A	N/A
Signs:	TBD	TBD	TBD

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 included 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, as appropriate.
- For purposes of this IZA/LOI, "multiple family dwelling" shall mean any building that contains two or more dwelling units, including apartments; and with respect to the area shown as Lot 1 (e.g. the townhouse buildings), in each case the nearest edge of the common driveway serving the townhouse buildings shall be the street line for purposes of identifying and measuring yards. An example of the application of these rules is shown on the Concept Plan as an enlarged view of the private driveway/townhouse buildings.
- 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.1 of the LOI shall be the only zoning and land use requirements applicable to the Project Parcels.

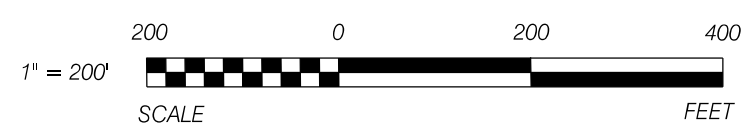


Townhouse Setbacks

Plan Notes

- Gravel Path (4' wide)
- 3' High Vegetated Soil Berm w/Trees

Plan View

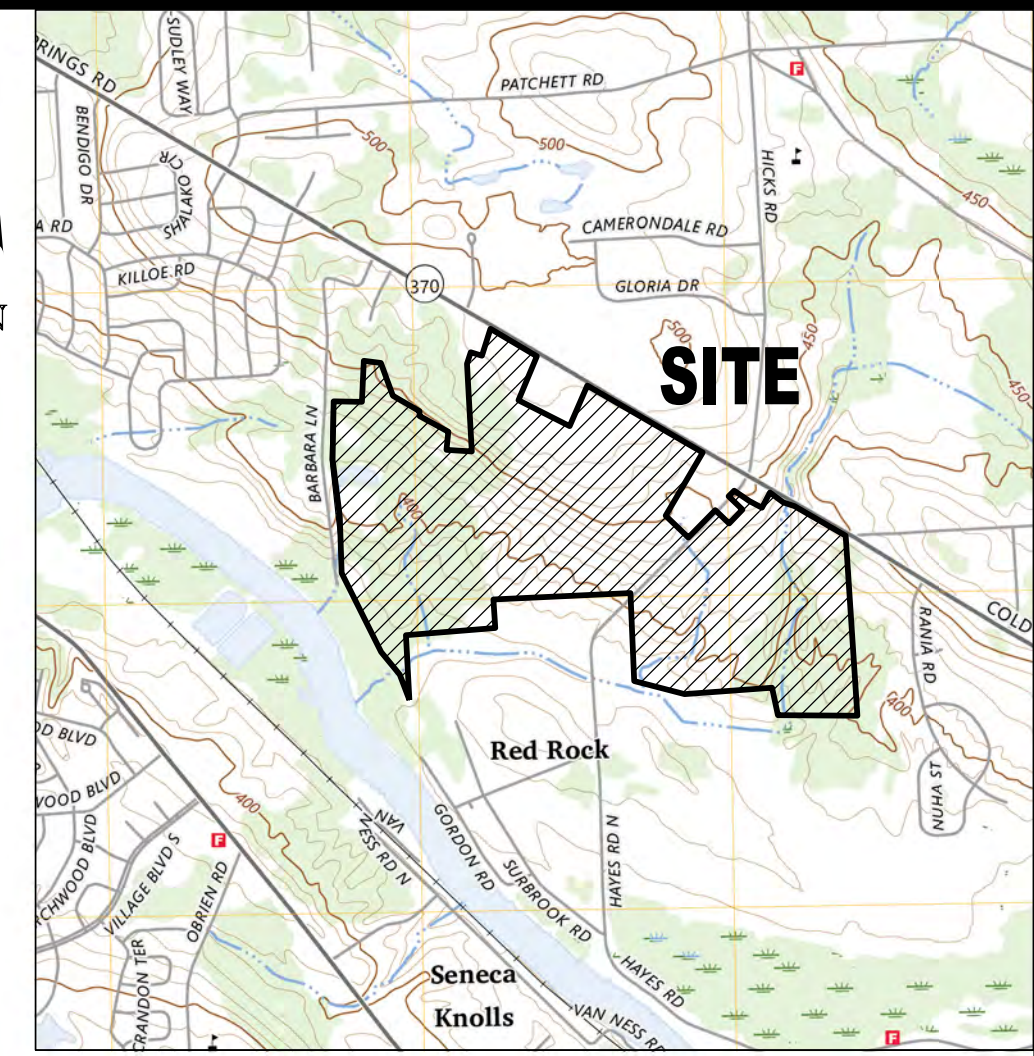


Unit	Number
53 RESIDENTIAL LOTS	53
4 SENIOR 3-STORY APARTMENTS BLDGS.	140
24 7-UNIT APARTMENT BLDGS.	168
44 4-UNIT TOWNHOUSE BLDGS.	176
TOTAL UNITS	537



Sewer Easement Location

Scale: 1" = ±500'

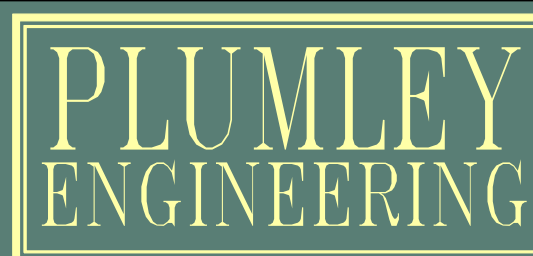


Location Map

Ref: U.S.G.S. Baldwinsville Quad., 2023, 7.5 MIN. 1" = ±2,000'

Key

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



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REVISIONS:	DATE:	BY:
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PROJECT:

CLIENT:

LOCATION:

MELVINS FARMS
COLDWELL BANKER PRIME PROPERTIES

Town of Lysander, Onondaga County, New York

DWG. TITLE:

CONCEPT PLAN

Note: No alteration permitted hereon except as provided under Section 7209 Subdivision 2 of the New York State Education Law.

PROJECT No.: 2020145
FILE NAME: C201
SCALE: 1" = 200'
DATE: Apr. 2025
ENGR BY: JFC
DRAWN BY: WCM
CHECKED BY: JFC

SHEET NO.:

Exhibit
2.1

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