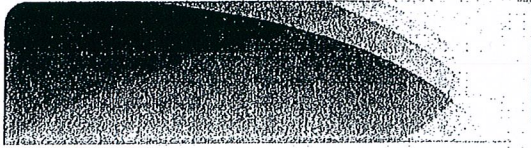


Marden/Melvin



Marden Associates
Melvin Farm
Residential Development
7519 Morgan Rd. Liverpool NY 13090 / 315-451-4980

LETTER OF INTENT
Under the Incentive Zoning of the Town of Lysander

November 2, 2015

Town Board of the Town of Lysander
Lysander Town Hall
8220 Loop Road
Baldwinsville, NY 13027-1321

RECEIVED
NOV 5 2015
TOWN CLERK
TOWN OF LYSANDER

Matter:

Application for Incentive Zoning.

Applicant:

Marden Associates, a partnership comprising Mario D'Arrigo and Dan E. Bargabos, having a business address at 7519 Morgan Road, Liverpool, New York 13090-3538, Phone: 315-451-4980, emails: md@darrigolaw.com, danebar@aol.com, with copy to michaeldarrigo@gmail.com.

Real Property Affected:

In order to achieve one of the more significant objectives of Incentive Zoning and the Lysander Land Use Plan (the preservation of farmland, open spaces and scenic views) more particularly discussed below, the real property affected is a combination of part of the 292 acres originally owned by the Melvin Estate, and part of the adjacent lands currently owned by the Windsor J. Abbott Revocable Trust (referred to as Abbott), pursuant to a Contract between Applicant and Abbott to exchange parcels of land as identified in a Property Transfer Plan attached to this Letter of Intent as **Exhibit 1**. The real property for which Applicant seeks Incentive Zoning is the remaining property following the exchange of parcels and is highlighted in blue on Exhibit 1 and referred to herein as the Melvin Farm, or, the Project, comprising about 280 acres, more or less.

More specifically, the real property affected by Applicant's action is the following:

- The Melvin parcels are located southwest of New York State Route 370, of which 100 acres is to the southeast of Hayes Road (Tax Map No. 064-03-02.1), and approximately 192 acres is to the northwest of Hayes Road (Tax Map Nos. 060-01-23.0, 060-01-16.2, 060-01-18.0, 060-01-21.0 and 060-01-14.1) (referred to as the Melvin Parcels);

- The Abbott parcels are adjacent to the southerly boundaries of the Melvin Parcels and comprise 64 acres on the west side of Hayes Road (Tax Map No. 060-01-17.1) and approximately 5 acres to the east side of Hayes Road (a part of Tax Map No. 064-03-29.1) (referred to as the Abbott Parcels).

Title of the Melvin Parcels is in Landmark Challenger LLC, 621 Columbia Street, Suite 4, Cohoes, New York 12047-3866 (referred to as Landmark), while the Abbott Parcels are owned by the Windsor J. Abbott Revocable Trust, 3217 Cold Springs Road, Baldwinsville, New York 13027-9403.

Applicant has a Contract with Landmark to purchase the Melvin Parcels with the right to apply to the various agencies of the State, County and Town of Lysander for subdivision of the Melvin Parcels as requested in this Letter of Intent.

As noted, Applicant also has a Contract with Abbott to exchange Melvin Parcels of land for Abbott Parcels as shown in Exhibit 1, with the right to apply to the various agencies of the State, County and Town of Lysander for subdivision of the Abbott Parcels.

Project Under Current Zoning:

The Melvin and the Abbott Parcels are currently zoned R-40. Based on the current zoning, the total number of residential building lots that meet the Town's zoning requirements on the combined Melvin and Abbott Parcels (the Project) is about 180 lots. A copy of the Density Sketch Plan is attached to this Letter of Intent as **Exhibit 2**.

Action Requested by Applicant:

A. Project Development Under Incentive Zoning:

Applicant seeks to create four (4) residential communities under the Town's Incentive Zoning (Zoning Law of the Town of Lysander, New York, Chapter XXVII), totaling some 440 to 460 residential building lots, the exact number being subject to the subdivision process with the Planning Board. Applicant has prepared two sketch plans, a Subdivision Sketch Plan of the four communities showing 447 lots (tentatively to be known and referred to herein as Melvin Farm) attached hereto as **Exhibit 3A**, and a Subdivision Sketch Plan showing the proposed Sewer Systems against a backdrop of an aerial photograph, attached hereto as **Exhibit 3B** (both referred to as Exhibit 3). Some of the features of the Melvin Farm Project noted on the Sketch Plan (Exhibit 3) include the following:

- 447 residential building lots in four separate Communities, each with its own entrance, with particulars as follows:
 - *Estate Community*. (East side of Hayes Road.) This Community comprises some 73 lots with minimum frontage of 85 feet and depth of 150 feet, front yard of 30 feet and total side yard of 25 feet;

- Patio Community. (East side of Hayes Road.) This Community comprises some 47 lots with minimum frontage of 60 feet and depth of 140 feet, front yard of 30 feet and total side yard of 15 feet;
- Traditional Community. This is the largest of the Communities with entrances on Route 370 and Hayes Road, and comprises some 226 lots with minimum frontage of 70 feet and depth of 150 feet, front yard of 30 feet and total side yard of 15 feet;
- Starter Community. This Community, to the south of the Traditional Community, comprises some 101 lots with minimum frontage of 60 feet and depth of 140 feet, front yard of 30 feet and total side yard of 15 feet;
- Open space (Exhibit 3, areas highlighted in dark green) that will be conveyed to and controlled by a homeowners' association to be formed (HOA);
- Parcels of land farmed by Abbott adjacent to the Melvin Farm Project (Exhibit 3, areas highlighted in light green);
- 9 foot wide walking trails within the Project, graveled, to be owned and maintained by said HOA, those parts of the trail traversing wetlands being subject to approval by DEC;
- New York State DEC wetlands on the western portion of the Melvin Parcels which will not be intruded upon by the Melvin Farm Project, and no permits from DEC will be necessary;
- U.S. Army Corps of Engineers wetlands and waterways on the 100 acre parcel to the east of Hayes Road, which will not be intruded upon by the Residential Project, and no permits from Army Corps will be necessary;
- Sanitary sewers by a sewer pumping station (discussed below), and pipe connection to the Seneca Knolls Wastewater Treatment Plant (referred to as the SKTP), oversized to handle the Town's expansion of sewers to an additional 550 homes in the general area;
- Alternative sanitary sewer by gravity, depending on whether Applicant is able to negotiate the grant of a sewer easement with the owner of real property bordering SKTP (discussed below), oversized to handle the Town's expansion of sewers to an additional 550 homes in the general area.

B. Proposed Amenities and Benefits to the Community:

The Applicant proposes amenities which will benefit the Town and the community as follows:

- Blending Farming and Residential Living. The land exchange between Applicant and Abbott includes the conveyance to Abbott of approximately 37.5 acres of land running along NYS Route 370 to the west of Hayes Road (Exhibit 1, Parcel 1), and about 47 acres on the east side of Hayes Road (Exhibit 1, Parcel 2), in exchange for about 69 acres bordering on Hayes Road to be conveyed by Abbott to Applicant (Exhibit 1, Parcels A and B). The effect of the property exchange will not only ensure the protection of the views from Route 370

southwesterly (see discussion below), but will also blend farming and residential living. This is best seen by inspection of Exhibit 3, the Melvin Farm Subdivision Plan, showing the Subdivision highlighted in green and the land farmed (and to be farmed) by Abbott, in light green. To discourage trespassing onto the farm fields by Project residents, a strip of land to be owned and maintained by the HOA will separate the farmland from the residential lots, with the option given to Abbott to plant bushes, shrubs and small trees along said strip.

- Conservation Easement Impressed on Parcel 1. Parcel 1 (Exhibit 1) includes within its boundaries a 500 foot strip of land along NY Route 370 identified in the new Zoning Map adopted by the Town in conjunction with Incentive Zoning, upon which will be impressed a conservation easement, a copy of which Declaration of Easement is attached hereto as **Exhibit 4**. The balance of Parcel 1 to be conveyed to Abbott will similarly be impressed with a conservation easement, a copy of which is attached hereto as **Exhibit 5**. Because the Contract with Abbott is conditioned upon Applicant being successful in obtaining Incentive Zoning, preliminary plat approval, and other conditions, by necessity the Conservation Easement for the balance of Parcel 1 (Exhibit 5) will not be recorded until all conditions have been met. The affect of the two conservation easements on Parcel 1 will be to restrict the use of Parcel 1 to farming and limited farm related recreational uses. As noted in Exhibit 5, Parcel 1 may be subdivided into two "farmstead" lots, with the proviso that any permanent structures must be located to the rear of the six acre parcel on Route 370 (Exhibit 1, Farmstead Lot 1) and to the rear of the nine acre parcel owned by Ken Mitchell on the corner of Route 370 and Hayes Road (Farmstead Lot 2). The balance of Parcel 1, shall remain forever free of permanent structures.
- Utilizing Natural Features. The Project takes advantage of natural features of the land to create four separate Communities accommodating diverse economic needs of prospective home buyers. Please refer to Exhibit 3 in connection with the following:
 - Estate Community. This Community of some 73 lots (Exhibit 3) has an entrance on Hayes Road and a stub street to Parcel 2 (Exhibit 1) and one to Abbott's land to the south of the Community. It is separated and buffered from the Patio Community by an Army Corps of Engineers' waterway, and from Abbott's proposed new lands (Parcel 2) by green areas and waterways. The builder (Ryan Homes) intends to build homes in the Estate Community valued in excess of \$300,000.
 - Patio Community. This Community is the smallest of the four Communities with some 47 lots. It is self contained with two entrances on Hayes Road and an Army Corp waterway separating it from the Estate Community. The builder intends to build homes in the Patio Community valued at a price point of \$225,000 to \$300,000.
 - Traditional Community. This is the largest of the Communities with some 226 lots. Access to the Community will be by an entrance on Route 370 and one on Hayes Road. It is separated from the Starter Community by an Army Corps stream and an area on either side of the stream which may fall within mapped flood plains. The builder intends to build homes similar to Highland Meadows with values in the range of \$200,000 to \$300,000.
 - Starter Community. This Community of some 101 lots has two entrances on Hayes

Road, and is intended by the builder to provide affordable homes in the \$200,000 range and under.

- Retaining Open Space and Farming Activities. The Project provides significant open space while maintaining a sense of community among the residents. With few exceptions, rear lot lines will abut open space to be owned and maintained by the HOA. In addition, the western portion of the Project has dozens of acres of wetlands, trees, and shrubs for various recreational activities some of which could have been, but will not be developed. The Project is unique in the Central New York area in that in addition to the open space set aside for the residents, farming activities on land surrounding parts of the Project will add to the open spaces provided by the Project while preserving farmland in the community.
- Improving Traffic Flow. In recent discussions with New York State and Onondaga County Departments of Transportation (DOTs), Applicant has agreed to make significant improvements to the intersection of NYS Route 370 and Hicks and Hayes Roads in the event the Town approves the proposed Melvin Farm Project.
 - Applicant has proposed construction (at Applicant's expense) of new turning lanes both ways on Route 370 at the intersection with Hicks and Hayes Roads, along with the installation of a new traffic signal. The details of the work are subject to negotiations with State and County DOTs but a preliminary proposal, prepared by Gordon T. Stansbury, GTS Consulting, after various communications among members of Applicant, Mr. Stansbury and members of the DOT agencies, is attached to this Letter of Intent as **Exhibit 6**.
 - Such construction will improve significantly the flow of traffic along Route 370 in both directions. It will also improve future traffic coming from River Road to Hicks Road due to the Timber Banks Subdivision and the new YMCA. Similarly, the turning lane into Hicks Road will accommodate persons between Hicks and the Village of Baldwinsville who wish to utilize the facilities of the new YMCA. Hence, traffic in the general community will be significantly improved.
- Over-sizing Sanitary Sewer Facilities for Future Expansion. The Project, by necessity, must have public sewer and public water. While public water is easily accessible through OCWA, there is no sewer connection between the Seneca Knolls Treatment Plant (SKTP) and lands to the east of the Plant. Applicant proposes to construct oversized connections between SKTP and the Melvin Farm Subdivision to a point of future connection by the Town, as determined by the Town Engineer. That is, the sewer pipes would be of a size to permit the Town to connect to the SKTP up to an additional 550 homes (for a total of about 1,000 homes). The sewer system is currently anticipated to have an expandable pump station to be located in the Subdivision and to cross Barbara Lane at the entrance to the SKTP. However, subject to Applicant being successful in obtaining a sewer easement through private property that borders the Plant, the sewer system may be constructed to operate by gravity (at significant depths). See Exhibits 3A and 3B.
- Dedication of Part of Barbara Lane. As discussed below, Applicant intends to dedicate to the Town of Lysander or its designee that portion of the privately owned Barbara Lane that

is paved with asphalt.

- Walking Trails. The Project will have 9 foot wide, graveled, internal walking trails to be owned and maintained by the HOA.
- Improvement of Electric Service Along Hayes Road. In reviewing the Project with National Grid, Applicant has been informed that the electric service along Hayes Road is inadequate and will have to be improved at Applicant's expense. This improvement will benefit other residents along Hayes Road.
- Proposed Easement for Future Town Trail. All the areas highlighted in dark green in the Subdivision Sketch Plan (Exhibits 3A and 3B) will be conveyed to the HOA with a reservation that the HOA will grant a 30 foot easement to the Town in the area between the Traditional Community and the Starter Community, from the HOA property boundary on Barbara Lane, to Hayes Road, provided any such trail to be constructed will not obstruct or impair any of the infrastructure within the Melvin Farm Project, and provided further that the construction of the trail has been approved by the Town of Lysander and is and will be in compliance with all local, state and federal laws, rules and regulations.

C. Monetary Value of Benefits:

Some of the benefits conferred on the community by the Project cannot be evaluated in monetary terms. These include the integration of a farming community with a residential community, preserving the beautiful vistas easterly toward the valley, the HOA granting an easement to the Town in the event a trail around the Peninsula is ever constructed, and creating four separate Communities which will provide the American Dream to an economic cross-section of residents. Other benefits will have economic values as follows:

- Improving Traffic Flow. The preliminary estimate for the improvements to Route 370 at the intersection with Hicks and Hayes Roads (Exhibit 6) is \$750,000. However, this does not take into account some of the soft costs in designing and having the design approved, as well as typical unanticipated expenses. The Applicant estimates that the total cost will be closer to \$900,000.
- Expanded Sewer Facilities. The Melvin Farm Project will be served with public sewers through the Seneca Knolls Wastewater Treatment Plant, and public water through the Onondaga County Water Authority. While public sewers have been provided to the west of the Treatment Plant, the proposed Melvin Farm Project will be the first to have public sewers east of the Treatment Plant. The significance of this is that by appropriately sizing the sewer pump station and the sewer pipes (or the sewer pipes if gravity), the Town will have the ability to extend public sewers easterly to some of the existing subdivision communities, as well as potential future subdivisions. Equally significantly, the Town will have the ability to extend sewers to the communities along the Seneca River which have been on septic systems (of various degrees of functionality) for many years and may be a significant source of pollution of the River.

- As part of its due diligence, the Applicant has discussed the Project with New York State and Onondaga County DOTs (see discussion above) as well as National Grid. Applicant and its Engineer and the Town Engineer have also met with Onondaga County Water Environment Protection (WEP) which confirmed that SKTP has sufficient capacity to accommodate the proposed 447 residential lots of Melvin Farm as well as future development. Applicant's Engineer has worked with the engineering department of WEP and with the Town Engineer in designing the pump station and sizing of the sewer pipes. The preliminary sizing calculations performed by Applicant's Engineer are attached hereto as **Exhibit 7**.
- The sanitary sewer system proposed by Applicant is to utilize an expandable sewer pump station and oversized pipes (Exhibit 8). Applicant's Engineer has prepared a Cost Analysis for the construction of a pump station sewer system that would serve solely the Melvin Farm Subdivision, attached hereto as **Exhibit 8-A**, and one that would serve not only the Melvin Farm Subdivision, but an additional 550 homes in the future, attached hereto as **Exhibit 8-B**. By providing a pump station and oversized pipes, the Applicant will benefit the Town and the community by the difference in cost, to wit, \$115,645.
- In the event Applicant is successful in obtaining a sanitary sewer easement through private property which borders on the SKTP (Applicant has contracted to purchase the private portion of Barbara Lane), the sanitary sewer system would operate by gravity, rather than by a pump station. Applicant's Engineer has determined that gravity sewers may be an option, although the depth of the sewers would be significant. Again, as with the sewer pump station system, Applicant's Engineer has prepared a Cost Analysis for gravity sewers that would serve the Melvin Farm Subdivision, attached hereto as **Exhibit 9-A**, and a second Analysis that would oversize the pipes to serve an additional 550 homes in the future, attached hereto as **Exhibit 9-B**. The benefit to the community and the Town if gravity sewers are used is approximately \$153,890.
 - Inspection of Exhibits 8 and 9 shows that the monetary benefit to the Town and community, in connection with the construction of the sewer system, will be between approximately \$116,000 and \$154,000, depending on whether the system uses a pump station or gravity.
- Dedication of Part of Barbara Lane. One of the stumbling blocks in extending sewers easterly of the Treatment Plant has been Barbara Lane, a privately owned street from the last house on the east side of Barbara Lane, southerly toward the Seneca River. The Applicant has contracted with the owner to purchase the private street. As part of the dedication of streets and other infrastructure to the Town at the appropriate time in the development of Melvin Farm, Applicant shall dedicate to the Town or its designee, that part of Barbara Lane beginning at its northerly boundary, southerly to the entrance of the SKTP; that is, the portion of Barbara Lane that is currently paved with asphalt. The cost to Applicant to purchase Barbara Lane is confidential at the request of the seller, but Applicant can state that it is in

the low five figures.

- Walking Trails. It is estimated that the cost to the Applicant to construct the walking trails, and therefore the value to the Lysander community, will exceed \$150,000.
- Improvement of Electric Service Along Hayes Road. National Grid estimates to Applicant that improving electric service along Hayes Road and providing 3 phase power to the sewer pump station will cost a sum in excess of \$80,000.
- Total Monetary Benefit. The total monetary benefit to the Town and the community at large is approximately \$1,300,00.

D. The Project Advances the Policies and Goals of the Land Use Plan:

With the above in mind, the proposed Melvin Farm Project achieves some of the objectives of the Land Use Plan as follows:

- Preservation of Open Space and Farmland. It is noted that an informal survey of the public by the Land Use Committee demonstrated that retaining agricultural land and retaining open spaces were the two top priorities to the Community, in the order listed.
 - By working with Abbott, the Project will retain farming activities along NYS Route 370, and blend such activities with a residential community. Retaining farmlands will also provide open lands in addition to the open spaces provided within the Project itself, thereby achieving the top two priorities.
 - Another means for retaining agricultural land and open spaces in a desirable community is to reduce the size of the lots and increase the density of the Project. For example, an R-40 community of 450 lots would require somewhere between 550 and 600 acres of developable farm land, compared to about 170 acres of developable farmland for the proposed Project with comparable number of lots.
- Improved Traffic Flow. The referenced survey also found that improved traffic flow was the third highest priority to the Lysander community. The Applicant's proposed improvements to the intersection of Route 370 and Hicks and Hayes Roads of constructing turning lanes both ways and installing a new traffic signal (as discussed above), will significantly improve traffic along Route 370 and along Hicks Road, especially in light of the new YMCA on River Road, and the growing Timber Banks community, thereby achieving the third important community priority.
- Reduced Maintenance Costs to the Town and its Taxpayers. The proposed Project has 60 foot, 70 foot, and 85 foot wide lots which reduces significantly the amount of infrastructure (that is, streets, sewers, water, URD, etc.) per residence, some of which the Town is required to maintain at its cost and expense. Indeed, a study performed by the Town found that the larger the lots the greater the expense to the Town to maintain the infrastructure. The Project with the proposed lots will significantly reduce the Town's maintenance cost compared to other projects with 100 foot-plus lot frontage.

- Walking Trails. Applicant will provide walking trails, satisfying one of the objectives of Incentive Zoning. Additionally, in light of the integration of farming activities with the residential communities in the Project, the trails will provide the residents not only recreational activities, but also interaction with surrounding farming activities.
- Natural Resources. By creating four separate Communities within the Melvin Farm Project, Applicant has taken advantage of physical characteristics of the land which act as a natural boundaries between the Communities. This also avoids disturbing any waterways or wetlands, while giving the residents the opportunity to enjoy these natural resources.

E. Conclusions:

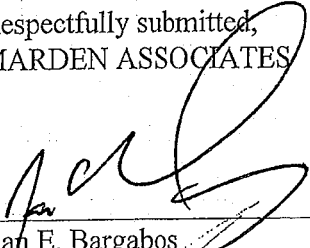
Applicant believes that the current Project is unique in Central New York in that it creates four economically diverse Communities by taking advantage of the natural characteristics of the land, preserves and blends farming activities with the residential communities, offers Project residents the ability to use walking trails created within the Project, preserves the scenic views in the area, provides the Town with the ability to extend public sewers easterly to current residents and future communities, and improves the flow of traffic on NYS Route 370, Hicks Road and Hayes Road.

It is a Project that meets, and in some respects surpasses, the goals and policies of the Town's Land Use Plan.

Dated: November 2, 2015

Respectfully submitted,
MARDEN ASSOCIATES

By:


Dan E. Bargabos

By:


Mario D'Arrigo

Cabbage Patch

PLUMLEY

ENGINEERING

Civil and Environmental Engineering

INCENTIVE ZONING PROJECT NARRATIVE

WHISPERING OAKS SUBDIVISION – SECTION 4

Town of Lysander
Onondaga County, New York
Project No. 2014099

November 2015

Cabbage Patch Partners, LLC, is proposing a residential subdivision on a 26-acre property located at 8185 Emerick Road in the Town of Lysander. The property consists of predominantly wooded and agricultural land and is currently zoned Agricultural Residential – 40,000 (AR-40). The subdivision was initially laid out by Cabbage Patch Partners, along with Plumley Engineering, staying within the maximum allowable development under current zoning regulations. Under those regulations, it was found that a 22-lot subdivision could be created as depicted in *Figure 1: AR-40 Zoning Subdivision Plan*, attached.

As the property lies within an Incentive Zoning Overlay District, Cabbage Patch Partners and Plumley Engineering, along with representatives of the Town of Lysander, have assessed the development potential with smaller lot sizes and utilizing the incentive zoning. It was decided that in order to maintain continuity with previous phases of the Whispering Oaks Subdivision (located directly to the west of the proposed development and connected by Rubicon Road), the development would be laid out to comply with Residential – 20,000 (R-20) zoning requirements. Under R-20 zoning requirements, it was found that a 37-lot subdivision could be created as seen in *Figure 2: R-20 Zoning Subdivision Plan*, attached.

PROPOSED INCENTIVE

The increased density incentive will provide the developer with 15 additional lots for the subdivision by complying with R-20 zoning requirements as opposed to the current AR-40

zoning requirements. As AR-40 lots are sold at an average price of \$75,000 and R-20 lots are sold at an average price of \$50,000 in the Town of Lysander (pricing provided by Town Engineer), the additional smaller lots could result in a \$200,000 increase in revenue for the developer once the project is fully developed. Note that this incentive value is based on current average lot sale prices and there is no guarantee that sale prices will continue at these values over the time frame of the development.

PROPOSED BENEFITS/AMENITIES

1. As part of the zoning incentive process, Cabbage Patch Partners will make a lump sum payment to the Town as each phase of the subdivision is approved by the Town Board for development (Contract Drawing approval). The sum of the payment will be \$1,600 for each lot in the approved subdivision phase. The current phasing breakdown is as follows:

<u>Phase</u>	<u># of Lots in Phase</u>	<u>Payment to Town</u>
Phase I	12	\$19,200
Phase II	12	\$19,200
Phase III	13	\$20,800
Total	37	\$59,200

As per section 139-76 of the Incentive Zoning, cash in lieu of any amenity for a specific purpose is allowable. In this case, The Town Board has indicated they would like to use the monies for future sanitary sewer extensions to serve the Seneca Estates community.

2. A 20' wide Sanitary Sewer Easement will be provided between lots 24 and 25 that will encumber 10' of the northern side property line of lot 25 and 10 feet of the southern side property line of lot 24. The easement will provide the legal right for the Town to extend the public sewer from within the subdivision to Emerick Road. The estimated value of the easement if it were to be purchased from the future lot owners is \$20,000.
3. The residents within the Whispering Oaks and West Genesee Street Sewer Districts will benefit from a greater reduction in debt service for the two sewer districts. Development of Section 4 of the Whispering Oaks Subdivision under AR-40 Zoning would save the residents of the Whispering Oaks and West Genesee Street Sewer

Districts approximately \$155 annually. Development under R-20 Zoning will result in a reduction of nearly \$220 annually for each lot within the Whispering Oaks and West Genesee Street Sewer Districts (pricing provided by Town Engineer).

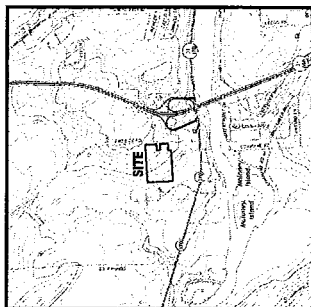
Once each phase of the project is filed with the County, each newly created lot will be assessed the full debt service equivalent dwelling unit tax. This tax will be paid annually by Cabbage Patch Partners until the lot is sold, at which point the lot owner will be responsible for the taxes. Based on the current phasing, the debt reduction will be decreased as follows:

<u>Phase</u>	<u># of Lots in Phase</u>	<u>Total Debt Service Reduction within both districts once Subdivision is filed</u>
Phase I	12	\$ 99.49
Phase II	12	\$166.05
Phase III	13	\$217.15

4. Based on the Phase breakdown detailed above and an average 4 lot take-down per year, Cabbage Patch Partners will pay an estimated total of \$25,000 in debt service for the life of the project. This is approximately \$7,350.00 of additional debt service payment if the project was developed under AR-40 zoning (22 lots).
5. Another benefit to the Town will be the increased tax revenue generated. The additional 15 lots provided through the incentive zoning approval will result in approximately \$180,000 of added tax revenue annually.

Based on a current assessed property value of \$350,000, the County and Town taxes generated are approximately \$4,000 per year, while the school taxes generated are approximately \$8,000 per year.

Based on the above, the total value of the benefits provided by the developer is \$86,550, which is the lump sum payment (\$59,200), the value of the easement (\$20,000) and the difference in debt service payment (\$7,350) for developing 37 lots versus 22 lots.



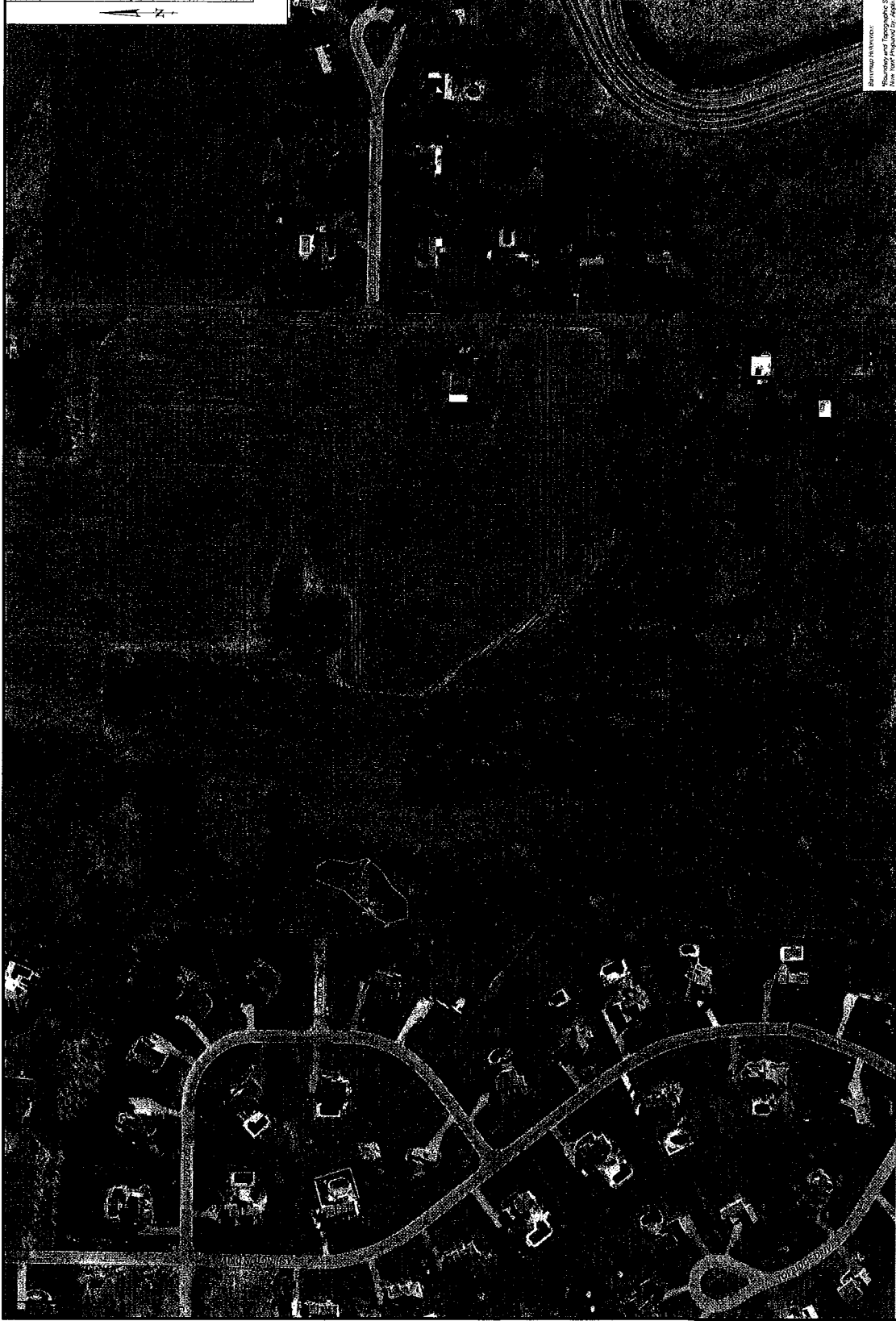
LOCATION MAP
 REF: U.S.G.S. (UNCLASSIFIED) 2002 7.5 MIN. 1" = 2.5 MI. /

Key
Existing

- Property Line
- Right of Way
- Lot Line
- Electric Mainline
- Telephone Mainline
- Cable TV Mainline
- Gas Main
- Sanitary Sewer Main
- Water Main / Service W. Line
- Proposed
- Right of Way
- Lot Line
- Lot Number
- Building Section Line
- Sanitary Sewer at Site
- Sanitary Mainline

R-20 Zoning Information

Minimum Lot Area: 10,000 sq. ft.
 Minimum Lot Width: 30 ft.
 Minimum Lot Depth: 100 ft.
 Minimum Front Setback: 10 ft.
 Minimum Side Setback: 5 ft.
 Minimum Rear Setback: 5 ft.



SECTION 4
WHISPERING OAKS SUBDIVISION
 CABBAGE PATCH PARTNERS, LLC
 TOWN OF LYSANDER, ONONDAGA COUNTY, NEW YORK

Scale: 1" = 100'
 0 50 100 150 200 Feet

NO.	REVISIONS	DATE	BY

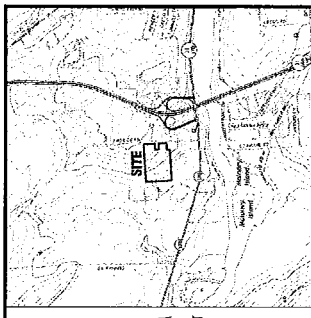
PLUMLEY ENGINEERING, INC.
 1000 W. STATE ST. SUITE 200
 LYSANDER, NY 13297
 TEL: 315.785.4500
 FAX: 315.785.4501
 WWW.PLUMLEYENG.COM



**R-20 ZONING
 SUBDIVISION PLAN**

Fig. 2

Sheet 2 of 2
 11/15/2011



LOCATION MAP
REF: 11.6.15.15 (UNRECORDED) DATED: 2017.12.06.17, 1"=0.500" (1)

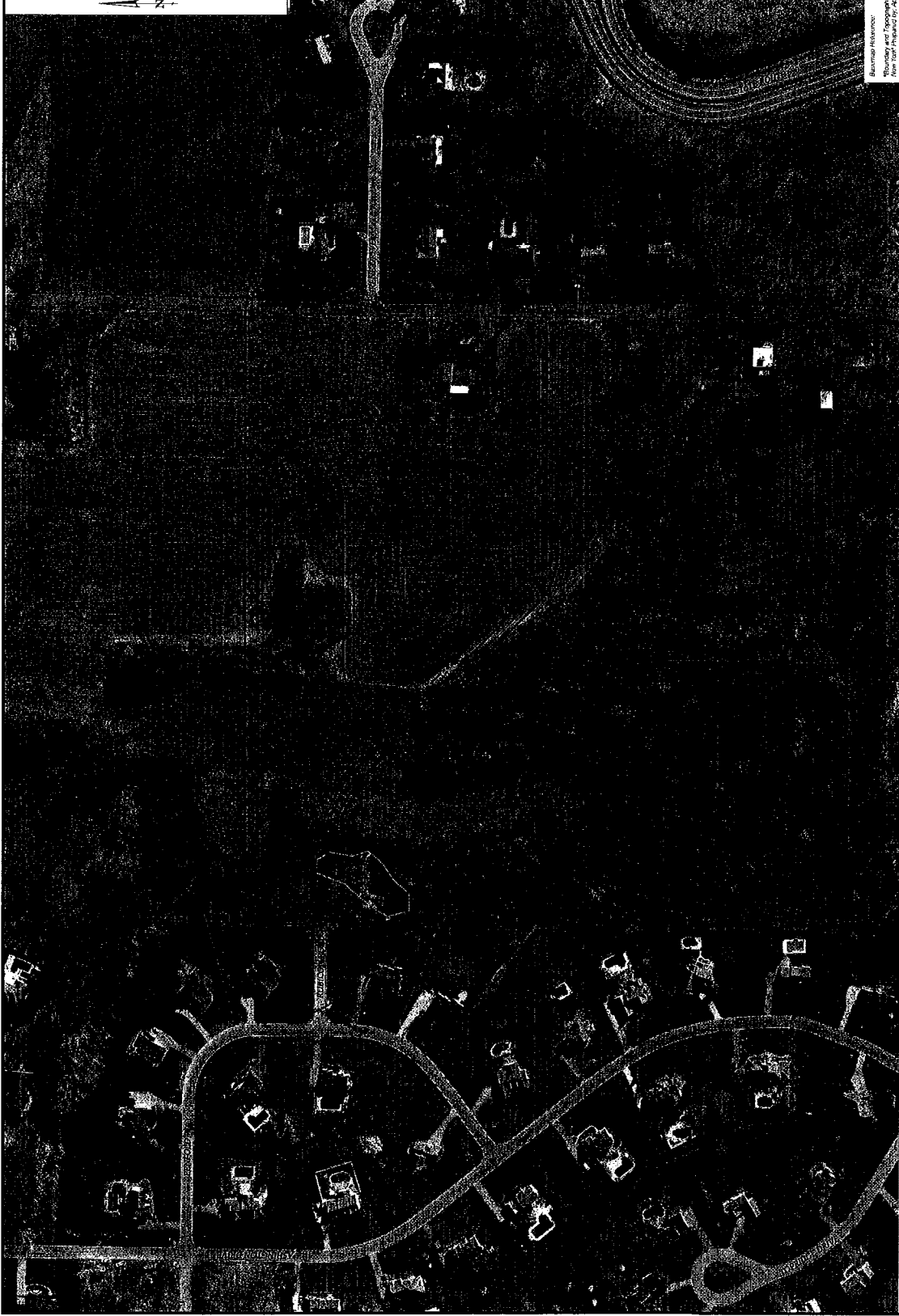
- Key**
- Existing**
 - Property Line
 - Right of Way
 - Lot Line
 - Electric Meters
 - Reignition Meters
 - Gate 17 Manhole
 - Orange Pipe
 - Drainage Swale
 - Force Main
 - Sanitary Sewer Pipe
 - Sanitary Sewer Manhole
 - Riser Man / Service to Site
 - Proposed**
 - Right of Way
 - Lot Line
 - Lot Number
 - Boundary Station Line

AR-40 Zoning Information

Property Class: AR-40
Area: 43,000 sq. ft.
Floor Area: 500
Site Area: 40

Recorder Reference:
NYSD O&M Chapter 100, Title 100, Section 100.1, 100.2, 100.3, 100.4, 100.5, 100.6, 100.7, 100.8, 100.9, 100.10, 100.11, 100.12, 100.13, 100.14, 100.15, 100.16, 100.17, 100.18, 100.19, 100.20, 100.21, 100.22, 100.23, 100.24, 100.25, 100.26, 100.27, 100.28, 100.29, 100.30, 100.31, 100.32, 100.33, 100.34, 100.35, 100.36, 100.37, 100.38, 100.39, 100.40, 100.41, 100.42, 100.43, 100.44, 100.45, 100.46, 100.47, 100.48, 100.49, 100.50, 100.51, 100.52, 100.53, 100.54, 100.55, 100.56, 100.57, 100.58, 100.59, 100.60, 100.61, 100.62, 100.63, 100.64, 100.65, 100.66, 100.67, 100.68, 100.69, 100.70, 100.71, 100.72, 100.73, 100.74, 100.75, 100.76, 100.77, 100.78, 100.79, 100.80, 100.81, 100.82, 100.83, 100.84, 100.85, 100.86, 100.87, 100.88, 100.89, 100.90, 100.91, 100.92, 100.93, 100.94, 100.95, 100.96, 100.97, 100.98, 100.99, 100.100

Fig. 1
1"=100' (Horizontal)
1"=10' (Vertical)



Plan View
1"=100'
1"=10'

AR-40 ZONING SUBDIVISION PLAN

SECTION 4
WHISPERING OAKS SUBDIVISION
CLIENT: CABBAGE PATCH PARTNERS, LLC
LOCATION: TOWN OF LYSANDER, ONONDAGA COUNTY, NEW YORK

NO.	REVISIONS	DATE	BY
1	ISSUED FOR PERMITTING	11/20/2024	PLUMLEY ENGINEERING, LLC
2	REVISIONS		
3	REVISIONS		
4	REVISIONS		
5	REVISIONS		
6	REVISIONS		
7	REVISIONS		
8	REVISIONS		
9	REVISIONS		
10	REVISIONS		

PLUMLEY ENGINEERING, LLC
REGISTERED PROFESSIONAL ENGINEERS
11711 PLUMLEY DRIVE, SUITE 200
LATHAM, NY 13420
TEL: 315.881.1171
WWW.PLUMLEYENGINEERING.COM

PLUMLEY ENGINEERING
Environmental, Civil, Mechanical, Electrical Engineering

SUMMARY

1. It is the developer's belief that the proposed subdivision is in line with the Town of Lysander's Comprehensive Land Use Plan, in that:
 - a.) The parcel is within the Town's Incentive Zoning Overlay indicating that the Town intended this area to be utilized for incentive zoning.
 - b.) The Incentive Zoning is implemented to increase lot density within agricultural zoning while providing public utilities improvements to the surrounding community.
2. Based on a review of the existing infrastructure and surrounding land, the additional 15 lots that the Incentive Zoning provides will not create a burden on the public services (sanitary disposal, water, transportation, waste disposal, fire protection, etc.) that are currently provided to the surrounding community.
3. The anticipated value of the incentive to the developer for the project is \$200,000 and the value of the benefit to the Town and its residents \$86,550.