

TOWN OF LYSANDER
PLANNING BOARD
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Town of Lysander Planning Board will hold a Public Hearing at 7:00 p.m. on Thursday, March 8, 2018 at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York, to consider the application of S & R Custom Homes, on behalf of the Penn Family Trust, for a four (4) lot Minor Subdivision, on property located at 3626 & 3630 Doyle Road, Tax Map No. 069.-02-06 & 07, Baldwinsville, New York.

The applicant's proposal is to subdivide two existing parcels into four lots, one with an existing residence, three to allow the construction of three single family homes from a parcel of approximately 4 1/2 acres. Maps of the proposed subdivision are on file at the Town Building.

At such time all persons interested in said application will be given an opportunity to be heard by the Planning Board.

Dated: February 22, 2018

John Corey, Chairman
Lysander Planning Board

15000
Doyle & Olive

Application to the Planning Board

For: Subdivision of Land
 Number of Lots 4
 Controlled Site Use
 Site Plan Approval

Date: January 23, 2018
 Information Only
 Preliminary
 Final

Name of proposed development: Penn Subdivision

Applicant:

Name S & R Custom Homes
Address 3888 Vertex Path
Syracuse, NY 13209
Telephone: (315) 952-9549

Owner of record:

Name Penn Family Trust
Address 3630 Doyle Road
Baldwinsville, NY 13027
Telephone: _____

Proof of ownership attached: Yes

Site Location:

3626 & 3630 Doyle Road
Baldwinsville, NY 13027

Proposed use (s) of site:

Single family Residential

Current use & condition of site:

Residential/Vacant land

Plans prepared by:

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

Ownership intentions:

Name S & R Custom Homes
Address 3888 Vertex Path
Syracuse, NY 13209
Telephone: (315) 952-9549

Farm Lot No. 97

Tax Map No. 69.-02-06 & 07

Current Zoning AR-40

Is site in an Agricultural Tax District? No
Area of land _____ acres.

Plans for sewer and water connections

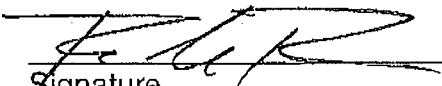
Proposed septic. Existing water in area

Character of surrounding:

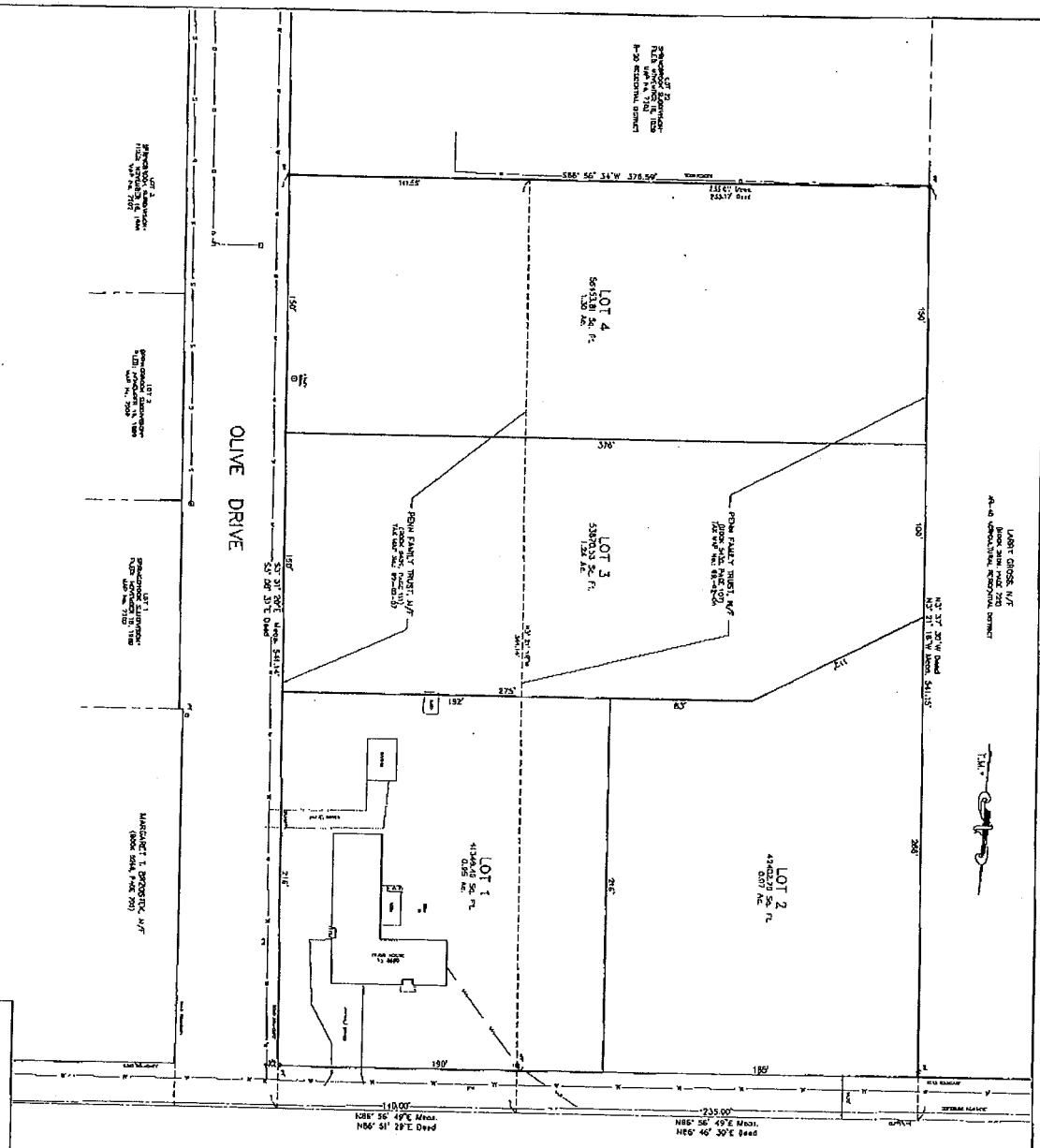
Residential

SEE REVERSE SIDE FOR ADDITONAL SUBMITTAL REQUIREMENTS!

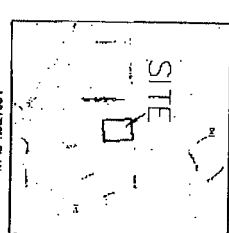
Bob Rocco
Name of Owner or Representative


Signature

APPROVED TOWN OF LYSANDER PLANNING BOARD
 DATE: _____ BY: _____
 APPROVED MICHELLE L. COLLINS, TRUSTEE OF PENN FAMILY TRUST
 DATE: _____ BY: _____



DOYLE ROAD



NOTES:
 1. Total sheet 4.866 acres, more or less, to road boundary.
 2. Lot 1 is a 100' wide strip of land, 4.866 acres, more or less, to road boundary.
 3. Location of underground utilities shown by red measurement table.
 4. The location of the driveway is shown by a dashed line.
 5. The location of the driveway is shown by a dashed line.
 6. The location of the driveway is shown by a dashed line.
 7. The location of the driveway is shown by a dashed line.
 8. The location of the driveway is shown by a dashed line.
 9. The location of the driveway is shown by a dashed line.
 10. The location of the driveway is shown by a dashed line.

LEGEND:

- 3" — Indiana 80% steel
- 4" — Indiana utility pole, cedar & weather lines
- 6" — Indiana 100 pipe steel/PC measurement found
- 8" — Indiana 100% steel
- 10" — Indiana 100% steel
- 12" — Indiana 100% steel
- 14" — Indiana 100% steel
- 16" — Indiana 100% steel
- 18" — Indiana 100% steel
- 20" — Indiana 100% steel
- 22" — Indiana 100% steel
- 24" — Indiana 100% steel
- 26" — Indiana 100% steel
- 28" — Indiana 100% steel
- 30" — Indiana 100% steel
- 32" — Indiana 100% steel
- 34" — Indiana 100% steel
- 36" — Indiana 100% steel
- 38" — Indiana 100% steel
- 40" — Indiana 100% steel
- 42" — Indiana 100% steel
- 44" — Indiana 100% steel
- 46" — Indiana 100% steel
- 48" — Indiana 100% steel
- 50" — Indiana 100% steel
- 52" — Indiana 100% steel
- 54" — Indiana 100% steel
- 56" — Indiana 100% steel
- 58" — Indiana 100% steel
- 60" — Indiana 100% steel
- 62" — Indiana 100% steel
- 64" — Indiana 100% steel
- 66" — Indiana 100% steel
- 68" — Indiana 100% steel
- 70" — Indiana 100% steel
- 72" — Indiana 100% steel
- 74" — Indiana 100% steel
- 76" — Indiana 100% steel
- 78" — Indiana 100% steel
- 80" — Indiana 100% steel
- 82" — Indiana 100% steel
- 84" — Indiana 100% steel
- 86" — Indiana 100% steel
- 88" — Indiana 100% steel
- 90" — Indiana 100% steel
- 92" — Indiana 100% steel
- 94" — Indiana 100% steel
- 96" — Indiana 100% steel
- 98" — Indiana 100% steel
- 100" — Indiana 100% steel

PENN SUBDIVISION
 PART OF MILITARY LOT NO. 97
 TOWN OF LYSANDER
 MONROE COUNTY, NEW YORK

PREPARED BY: TOWN OF LYSANDER
 DATE: 10/15/2018

SCALE: 1" = 50'

DATE: 10/15/2018

*Continuation
From
1-11-2018*

TOWN OF LYSANDER
PLANNING BOARD
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Town of Lysander Planning Board will hold a Public Hearing at 7:00 p.m. on January 11, 2018 at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York, to consider the application of Joel Needle, for a three (3) lot Minor Subdivision, on property located at 1741 Church Road, Baldwinsville, NY, Tax Map No. 030-02-07.7.

The applicant's proposal is to subdivide three (3) residential building lots, one with an existing home, from approximately 16+/- acres. Maps of the proposed subdivision are on file at the Town Building.

At such time all persons interested in said application will be given an opportunity to be heard by the Planning Board.

Dated: December 18, 2017

John Corey, Chairman
Lysander Planning Board

Needle

Application to the Planning Board

For: Subdivision of Land
 Number of Lots 3
 Controlled Site Use
 Site Plan Approval

Date: _____
 Information Only
 Preliminary
 Final

Name of proposed development: Needle Subdivision

Applicant:

Name Joel D. Needle
Address 1741 Church Road
Baldwinsville, N.Y. 13027
Telephone: 315-857-8397

Plans prepared by:
Name CNY Land Surveying, LLC
Address 2075 Church Road
Baldwinsville, N.Y. 13027
Telephone: 315-635-4614

Owner of record:

Name Joel D. & Laura S. Needle
Address 1741 Church Road
Baldwinsville, N.Y. 13027
Telephone: 315-857-8397

Ownership intentions:

Name _____
Address _____
Telephone: _____

Proof of ownership attached:

Farm Lot No. 56A57

Site Location:

1741 Church Road

Tax Map No. 30-02-07-7

Current Zoning Agricultural

Is site in an Agricultural Tax District? Yes

Area of land 16.901 acres.

Plans for sewer and water connections:
well and septic system

Proposed use(s) of site:

Divide into 3 lots

Character of surrounding

Agricultural, woods, suburban

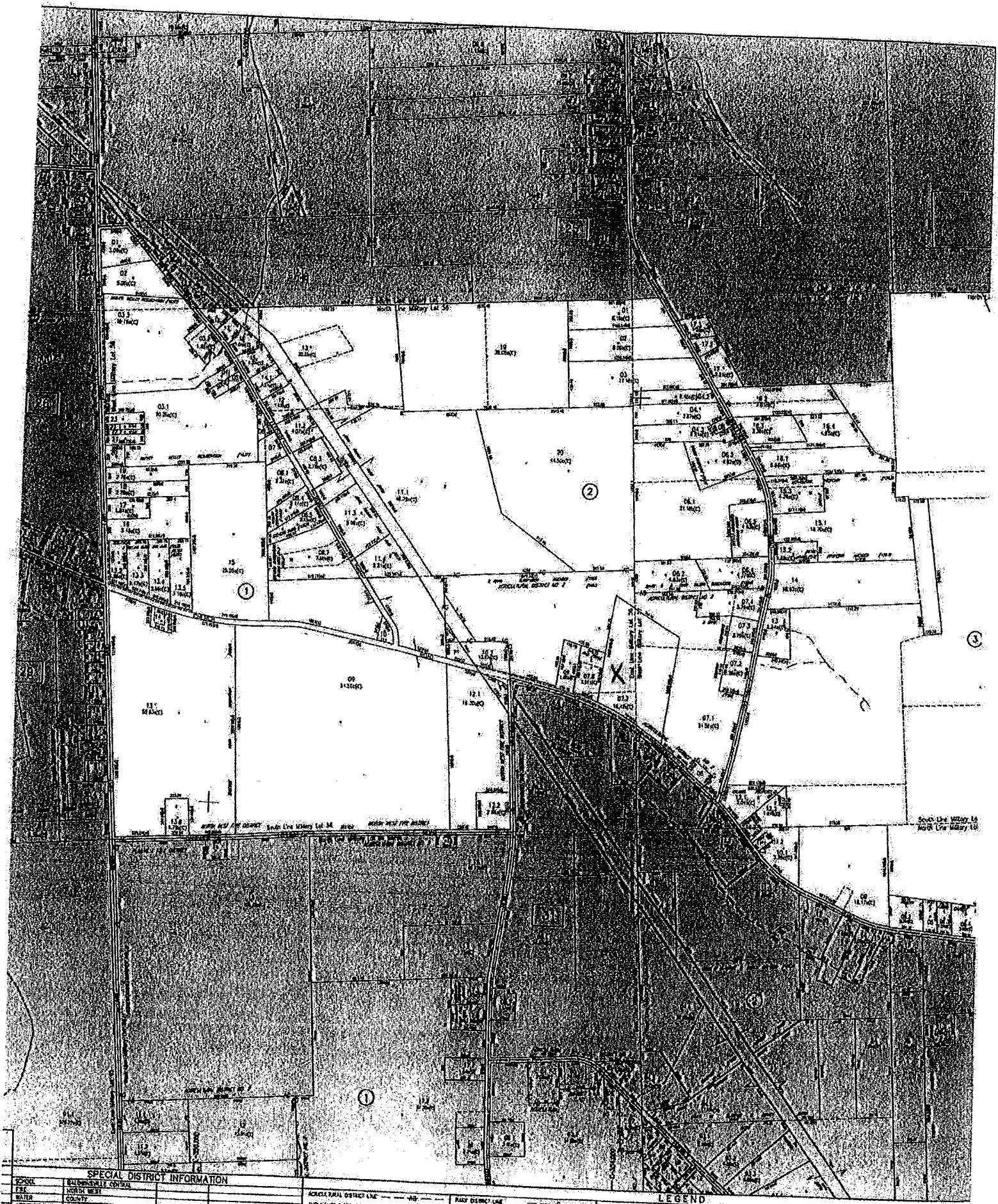
Current use & condition of site:

existing house with field
& woods

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Joel D. Needle
Name of Owner or Representative

Joel Needle
Signature



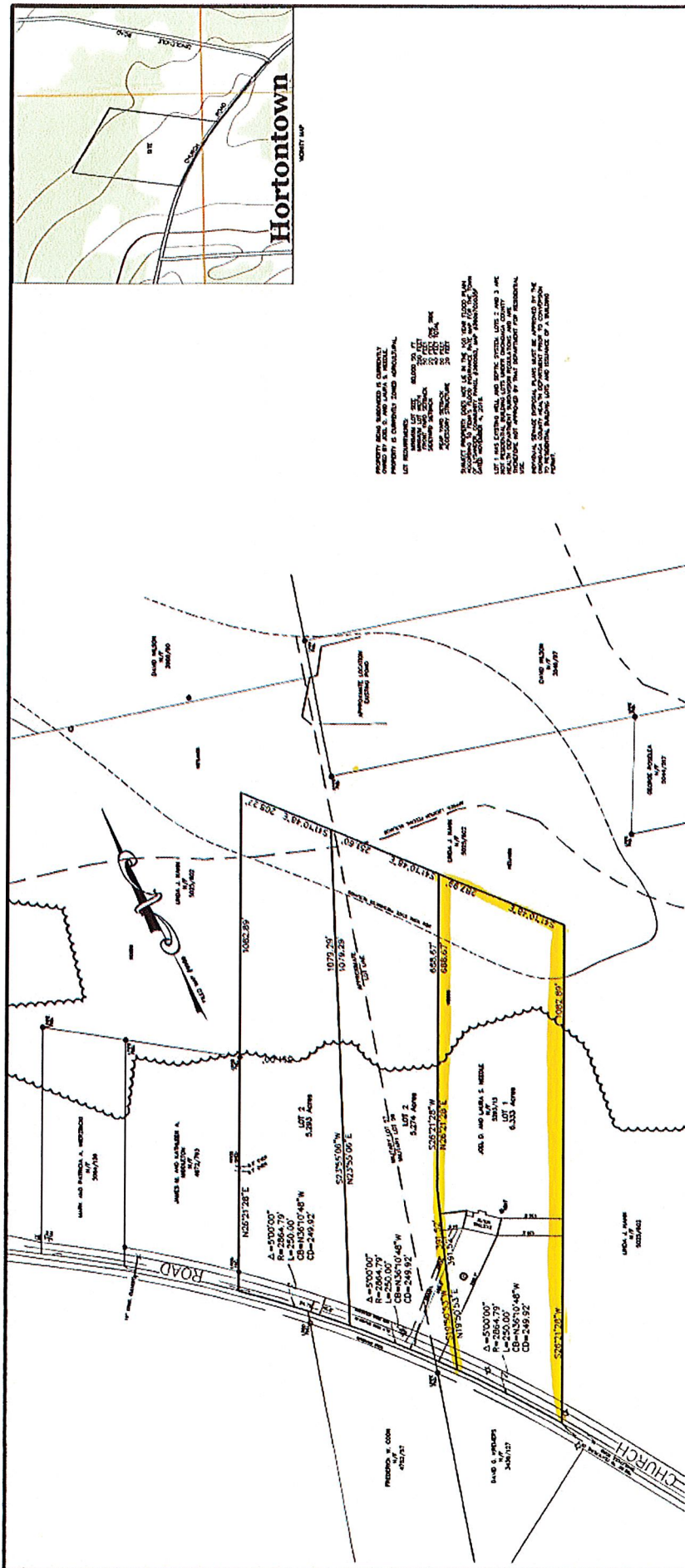
SPECIAL DISTRICT INFORMATION

SOURCE	MUNICIPAL CORP
FILE	NORTH WEST
WATER	COUNTY
APPROX. DATE	COUNTY DISTRICT 2

AGRICULTURAL DISTRICT LINE	---WB---	RACE DISTRICT LINE	---WB---
PARKLAND DISTRICT LINE	---WB---	REUSE DISTRICT LINE	---WB---
DRAINAGE DISTRICT LINE	---WB---	SERVICES DISTRICT LINE	---WB---
FIRE DISTRICT LINE	---WB---	NO-COL. DISTRICT LINE	---WB---
INDUSTRIAL DISTRICT LINE	---WB---	SEWER DISTRICT LINE	---WB---
LENDING DISTRICT LINE	---WB---	BATER DISTRICT LINE	---WB---

PROPERTY PARCEL LINE	-----	COUNTY LINE	-----	PARCEL NUMBER	24	BLOCK NUMBER	
CONV. LOT LINE	-----	IRON LINE	-----	DEED AREA	(D)	DEED BOOK	
ROAD OR RAILROAD RIGHT-OF-WAY LINE	-----	TRAIL LINE	-----	CALCULATED AREA	(C)		
STREAM	-----	BLOCK BOUNDARY	-----	GIRTH DIMENSION	(G)	PROPERTY OF	
RAILROAD TRACK	-----	STREET AND PARCEL LINE	-----	SETBACK DIMENSION	(S)		
				DEED LOT NUMBER	L	ADJOINT OF	

MAP 27: 10/14/2014 11:54 AM



Hortontown

NORTH MAP

PROPERTY AND SURVEYING IS COMPLETELY
 PROPERTY OF CHARTERED SURVEYING PROFESSIONAL
 LET REQUIREMENTS:
 1. ALL SURVEYS SHALL BE MADE IN ACCORDANCE WITH THE
 SURVEYING ACT AND REGULATIONS THEREUNDER.
 2. ALL SURVEYS SHALL BE MADE IN ACCORDANCE WITH THE
 SURVEYING ACT AND REGULATIONS THEREUNDER.
 3. ALL SURVEYS SHALL BE MADE IN ACCORDANCE WITH THE
 SURVEYING ACT AND REGULATIONS THEREUNDER.
 4. ALL SURVEYS SHALL BE MADE IN ACCORDANCE WITH THE
 SURVEYING ACT AND REGULATIONS THEREUNDER.

THESE LOTS ARE PART OF THE 100 ACRE 1000 PLAT
 SUBDIVISION OF THE TOWN OF LISANDER, COUNTY OF ONONDAGA,
 STATE OF NEW YORK, AS SHOWN ON MAP 27: 10/14/2014 11:54 AM
 AND ARE BEING OFFERED FOR SALE AS A SINGLE UNIT.

<p>THE UNDERSIGNED HEREBY CERTIFY THAT THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY SURVEYED.</p> <p>ONONDAGA SURVEYING PROFESSIONAL ONONDAGA SURVEYING PROFESSIONAL ONONDAGA SURVEYING PROFESSIONAL</p>	<p>THE UNDERSIGNED HEREBY CERTIFY THAT THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY SURVEYED.</p>	<p>DATE 11/20/14</p>	<p>SCALE 1" = 100'</p>	<p>FILE NO 17,162</p>
<p>PART OF LOT OF MILITARY LOTS 56 AND 57 TOWN OF LISANDER COUNTY OF ONONDAGA STATE OF NEW YORK</p>				
<p>CITY LAND SURVEYING 100 BALDWINVILLE, NEW YORK BALDWINVILLE, NEW YORK 13027 (315) 685-4814</p>				

Proposed



Joanna M. Mahoney
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: December 27, 2017

OCPB Case # S-17-103

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Lysander Planning Board at the request of Joel D. Needle for the property located at 1741 Church Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Church Road (Route 192), a county highway, and farm operation located in a NYS Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide a 16.90-acre parcel into three new lots in an Agricultural zoning district; and
- WHEREAS, the site is located along Church Road, a county road, in a rural area in the Town of Lysander; surrounding land uses are low density residential; the site and adjacent lands are enrolled in New York State Agricultural District 3 and the adjacent lands appear to contain some active farmland; and
- WHEREAS, the submitted subdivision plan dated November 10, 2017 shows the site to contain an existing house at the southeastern corner of the lot with an existing gravel driveway onto Church Road; the remainder of the site is covered by open fields and a forested area at the rear of the parcel; and
- WHEREAS, the subdivision map shows the proposed subdivision will divide the parcel into three lots; Lot 1 (6.333 acres) is shown at the eastern side of the parcel and to include the existing house; the other two lots are both labeled Lot 2 with one shown to be 5.274 acres and the other 5.293 acres; per the subdivision map, the existing driveway is situated on both proposed Lot 1 and the adjacent Lot 2 with the access point falling on Lot 2; and
- WHEREAS, the existing house is served by individual well and septic system; drinking water and wastewater services for the two new lots will require individual well and septic systems; the subdivision plan states that Lots 2 and 3, which presumably refers to the two lots labeled Lot 2, are not residential building lots and "individual sewage plans must be approved by the Onondaga County Health Department prior to conversion to residential building lots and issuance of a building permit"; and
- WHEREAS, GIS mapping shows a possible area of federal wetlands at the rear of the site that appears to encroach on the existing forested area of the parcel; a New York State freshwater wetland boundary is shown on the subdivision plan at the rear of the parcel; the state wetland area does not appear to encroach on the existing house on the parcel; and
- WHEREAS, the New York State Department of Environmental Conservation (NYS DEC) Environmental Assessment Form (EAF) Mapper indicates that the site is located over, or immediately adjoining, a principal aquifer; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

Per the Onondaga County Department of Transportation, the existing driveway onto Church Road must be contained on a single parcel by either relocating the driveway or the proposed lot line between Lots 1 and 2, or appropriate access agreements must be obtained for the shared driveway.

The Board also offers the following comment(s):

1. Any future or proposed access to Church Road must be coordinated with the Onondaga County Department of Transportation, and access will be determined by the availability of sight distance.
2. The Board encourages the Town to consider the potential long-term effects of large-lot, strip subdivisions along road frontages, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts, as potential conflicts with agricultural operations, changes to the rural character, increased public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur.



Douglas B. Morris, Chairman
Onondaga County Planning Board
Transmittal Date: 12-27-2017