

Collington

Application to the Planning Board

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

Date: 5-5-2017  
Information Only \_\_\_\_\_  
Preliminary \_\_\_\_\_  
Final \_\_\_\_\_

Name of proposed development: Collington Pointe

Applicant:  
Name Bella Casa Builders  
Address \_\_\_\_\_  
\_\_\_\_\_

Plans prepared by: Est  
Name CHA CONSULTING  
Address 441 S. SALINA ST  
SYRACUSE, NY 13210

Telephone: (315) 243-7003

Telephone: (315) 471-3920

Owner of record:  
Name Bella Casa Builders  
Address 4750 Woodard Way  
Liverpool, NY 13088

Ownership intentions:  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_

Telephone: (315) 243-7003

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

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

Farm Lot No. NA

Site Location:  
Patchett Road  
\_\_\_\_\_  
\_\_\_\_\_

Tax Map No. 073.1-01-38, 40, 3, 41

Current Zoning AR-40 / IZ

Is site in an Agricultural Tax District? NO

Area of land 76<sup>+</sup> acres.

Proposed use(s) of site:  
SINGLE FAMILY RESIDENTIAL  
\_\_\_\_\_

Plans for sewer and water connections:  
PUBLIC SEWERS &  
WATER

Current use & condition of site:  
VACANT / RESIDENTIAL  
\_\_\_\_\_

Character of surrounding  
RESIDENTIAL  
\_\_\_\_\_

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

JAMES TRASTON  
Name of Owner or Representative

[Signature]  
Signature



Scale in feet  
0 100 200

PROVIDED FOR THE RECORD  
BY THE ENGINEER  
DATE OF RECORDING  
DATE OF RECORDING

BOLLINGTON  
PORT WENTON

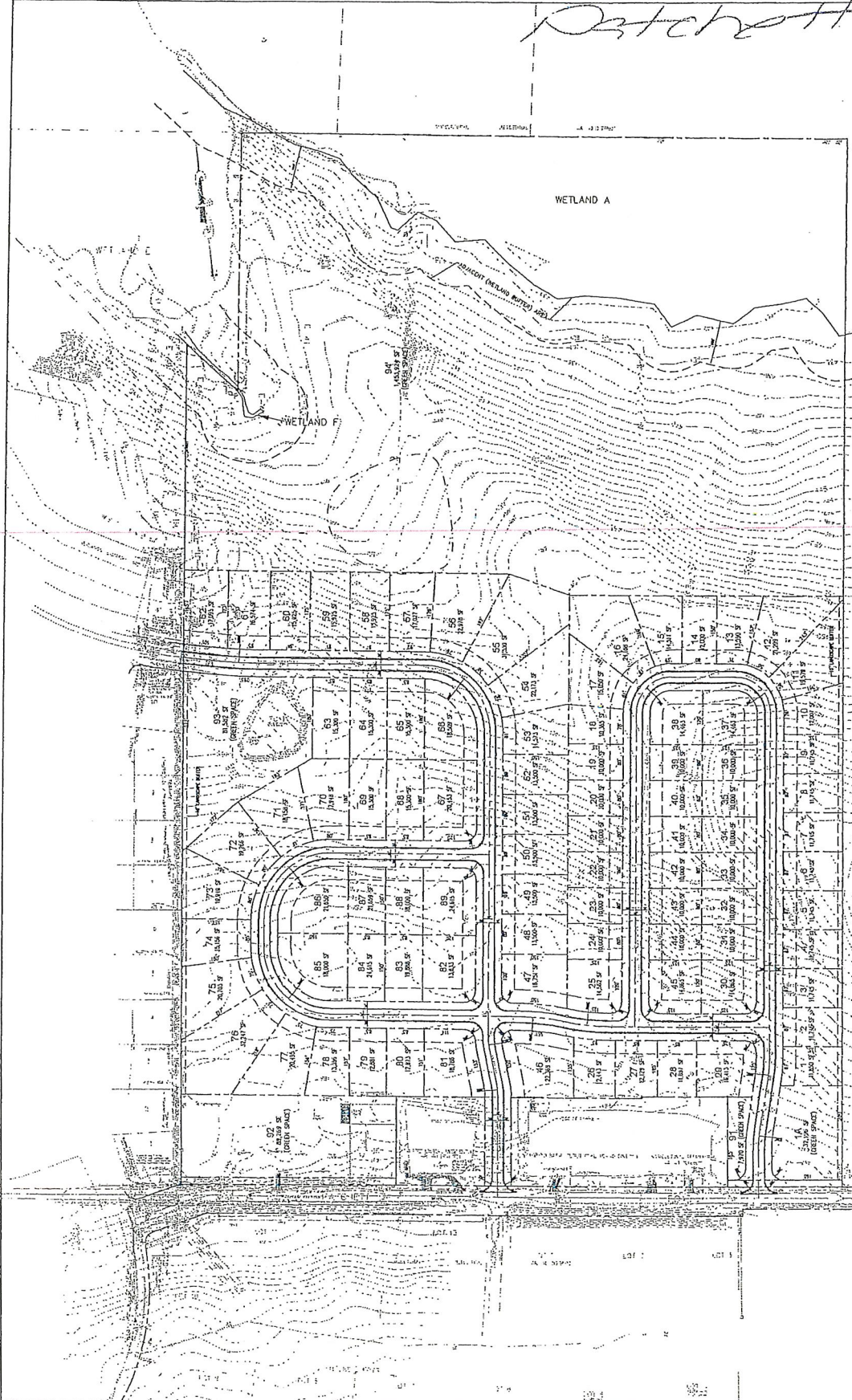
NO.	REVISIONS	DATE	BY	CHKD.

85 LOT  
INCENTIVE ZONING  
LAYOUT PLAN

DATE	PREPARED BY	CHECKED BY	DATE

LP-04

*Ratchett Rd*



85 LOT  
INCENTIVE ZONING  
LAYOUT PLAN

DATE	PREPARED BY	CHECKED BY	DATE

FOREVER GREEN AREAS (GREEN SPACE)  
LOT 1A 32,196 SF (GREEN SPACE)  
LOT 2B 62,849 SF (GREEN SPACE)  
LOT 3A 1,333,924 SF (GREEN SPACE)  
TOTAL GREEN SPACE 1,468,974 SF

THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE 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 THE ENGINEER.

Flaherty

Application to the Planning Board

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

Date: July 27<sup>th</sup> 2017  
\_\_\_\_\_ Information Only  
\_\_\_\_\_ Preliminary  
\_\_\_\_\_ Final

Name of proposed development: Paw's Puppy Palace

**Applicant:**

Name Bernard + Tiffany Flaherty  
Address 204 Daywood Drive  
Baldwinsville NY, 13027  
Telephone: (315) 638-4464

**Plans prepared by:**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone: \_\_\_\_\_

**Owner of record:**

Name Margaret Brzostek  
Address 2052 Lamson Road  
Phoenix NY, 13135  
Telephone: \_\_\_\_\_

**Ownership intentions:**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone: \_\_\_\_\_

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

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

**Site Location:**

2052 Lamson Road  
Phoenix NY, 13135

**Tax Map No.** \_\_\_\_\_

**Current Zoning** \_\_\_\_\_

Is site in an Agricultural Tax District? \_\_\_\_\_

Area of land \_\_\_\_\_ acres.

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

Dog Daycare + Grooming

**Plans for sewer and water connections**

EXISTING

**Current use & condition of site:**

Vacant

**Character of surrounding:**

Commercial

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

Tiffany + Bernard Flaherty  
Name of Owner or Representative

Tiffany Flaherty  
Signature

## Karen Rice

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**From:** Margaret O'Mara <omararealestate@gmail.com>  
**Sent:** Monday, July 31, 2017 10:13 PM  
**To:** Karen Rice  
**Subject:** Brzostek Building Approval for Doggie Day Care

To whom it may concern,

The estate of Margaret Brzostek approves Bernie and Tiffany Flaherty of making application to run a doggie day care/grooming facility at 2052 Lamson Road.

Please contact me if any further information is required.

Thank you,

Margaret O'Mara  
Executrix

617.20  
Appendix B  
Short Environmental Assessment Form

**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: <span style="font-size: 1.2em; color: blue;">Paw's Puppy Palace</span>							
Project Location (describe, and attach a location map): <span style="font-size: 1.2em; color: blue;">2052 Lamson Road Phoenix NY 13135</span>							
Brief Description of Proposed Action: <span style="font-size: 1.2em; color: blue;">Dog Daycare + Grooming</span>							
Name of Applicant or Sponsor: <span style="font-size: 1.2em; color: blue;">Bernard and Tiffany Flaherty</span>		Telephone: <span style="font-size: 1.2em; color: blue;">(315) 638-4464</span>					
Address: <span style="font-size: 1.2em; color: blue;">204 Daywood Drive</span>		E-Mail: <span style="font-size: 1.2em; color: blue;">bflaherty121164@gmail.com</span>					
City/PO: <span style="font-size: 1.2em; color: blue;">Baldwinsville</span>		State: <span style="font-size: 1.2em; color: blue;">NY</span>	Zip Code: <span style="font-size: 1.2em; color: blue;">13027</span>				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? _____ acres		<span style="font-size: 1.2em; color: blue;">2400 #</span>					
b. Total acreage to be physically disturbed? _____ acres							
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres							
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="checked" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="checked" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="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: _____	NO <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="checked" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="checked" 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: _____	NO <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>Existing</u>	NO <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>Existing</u>	NO <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="checked" 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?	NO <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>	
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="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 type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="checked" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input 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 <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="checked" type="checkbox"/> NO <input type="checkbox"/> YES  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<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? If Yes, describe: _____ _____	NO	YES
	<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? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Bernard + Tiffany Flanerty</u> Date: <u>July 27<sup>th</sup> 2017</u>		
Signature: <u>[Signature]</u>		

**Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2.** Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

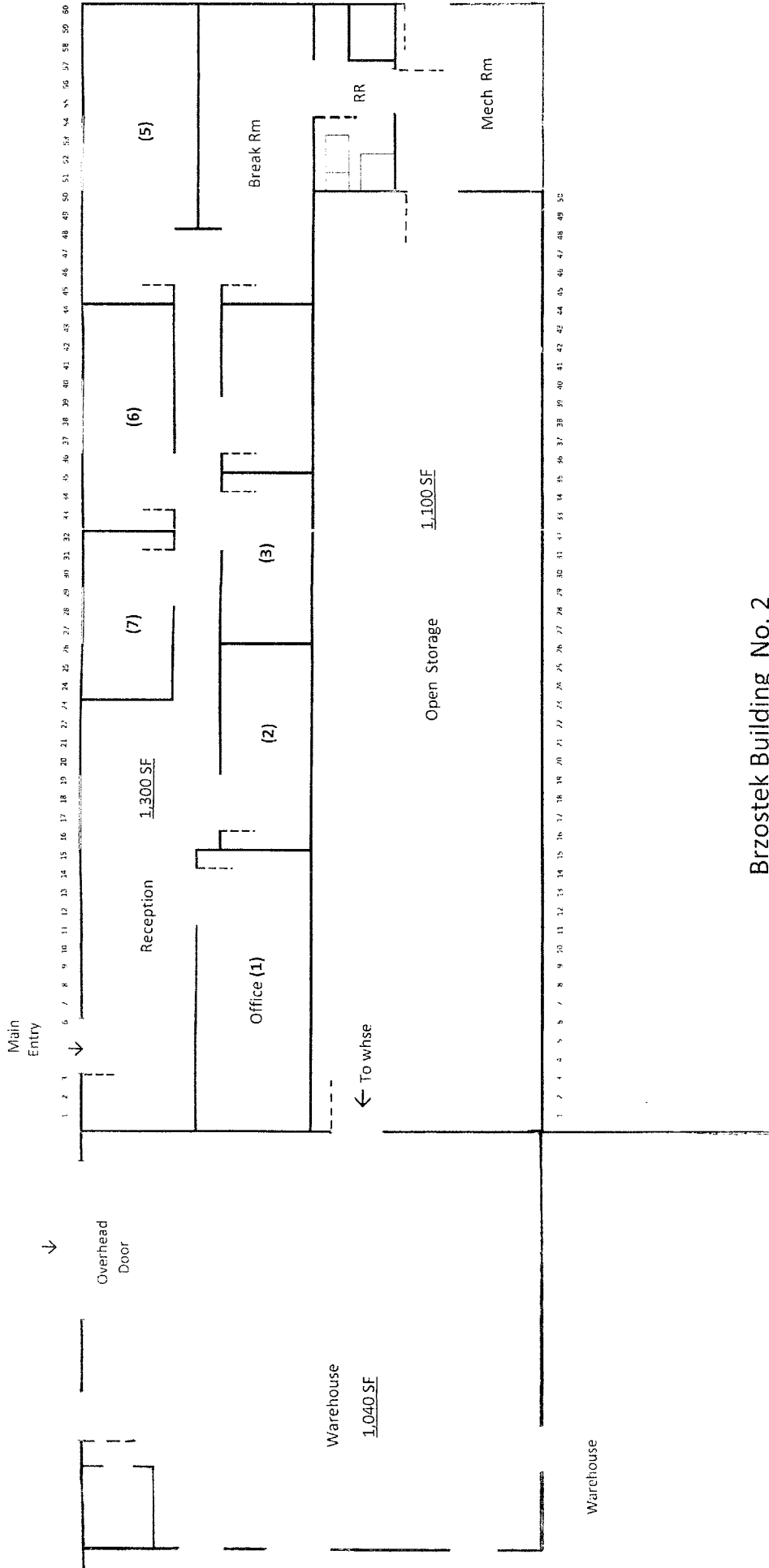
	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

**Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3.** For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

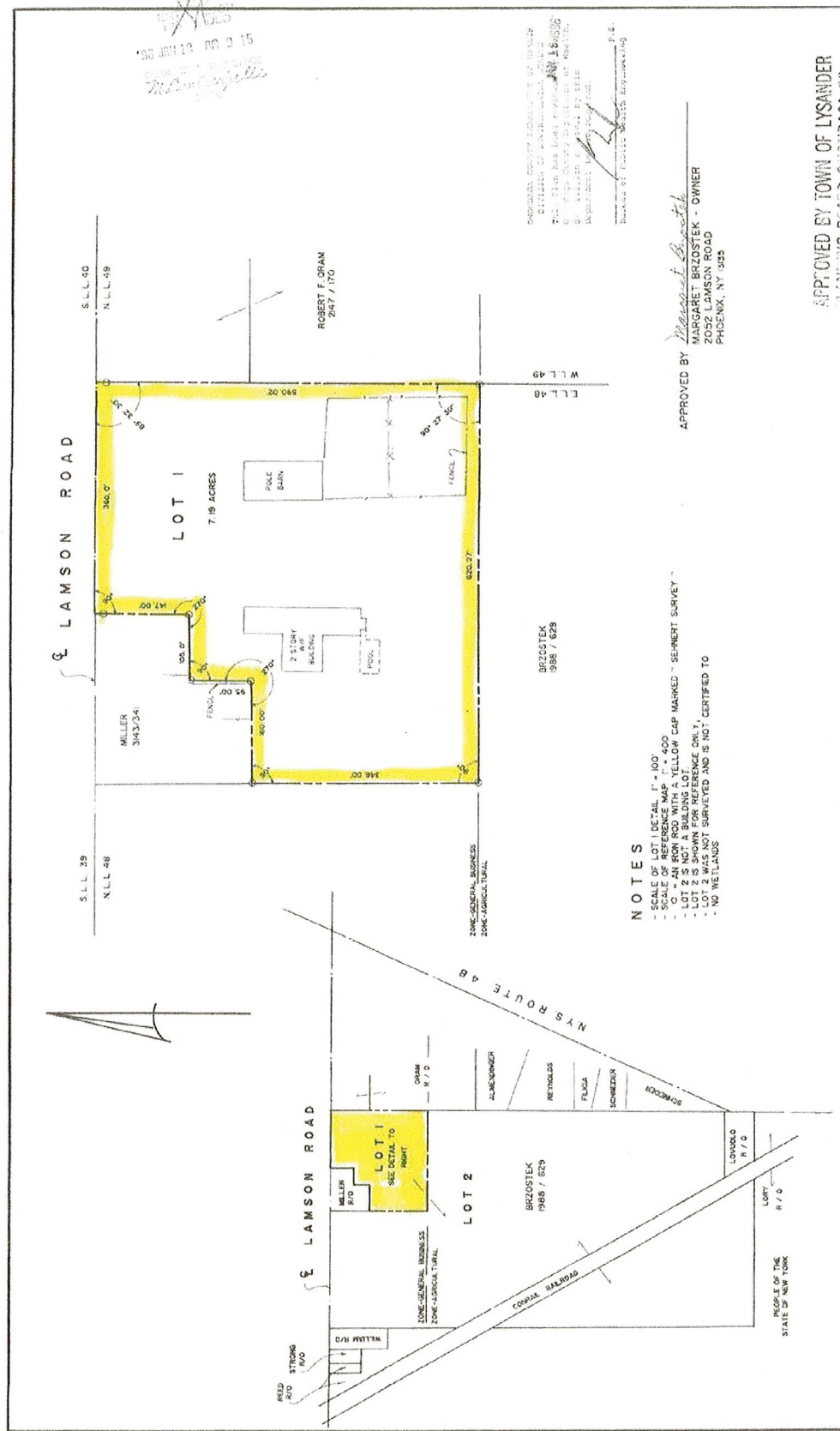
**PRINT**





Brzostek Building No. 2  
 2052 Lamson Rd. Lysander, NY

N.T.S.



30 JUN 19 09 3 15  
 100-100-100  
 100-100-100

CHONDAGA COUNTY DEPARTMENT OF HEALTH  
 DIVISION OF ENVIRONMENTAL HEALTH  
 This plan has been reviewed and approved by the  
 Department of Health on 06/16/09  
 Department of Health  
 Bureau of Environmental Health

- NOTES**
- SCALE OF LOT 1 DETAIL 1" = 100'
  - SCALE OF REFERENCE MAP 1" = 400'
  - "O" - AN IRON ROD WITH A YELLOW CAP MARKED "SEHERT SURVEY"
  - "X" - IRON PIPES FROM PREVIOUS SURVEY
  - LOT 2 IS SHOWN FOR REFERENCE ONLY.
  - LOT 2 WAS NOT SURVEYED AND IS NOT CERTIFIED TO
  - NO WETLANDS

APPROVED BY  
*Margaret Brzostek*  
 MARGARET BRZOSTEK - OWNER  
 2052 LAMSON ROAD  
 PHOENIX, NY 13423

APPROVED BY TOWN OF LYSANDER  
 PLANNING BOARD CHONDAGA CO.

DATE 1-16-96  
 Chairman *Edm. J. Dissard*  
 Town A. Dis. Clerk

Under the Business Corporation Law of the State of New York, the undersigned hereby certifies that the above described property and each parcel thereof is the property of the person or persons named in the above and that the same is not subject to any lien or other claim of any person or corporation.

*Stephen Semert*  
 Licensed Land Surveyor

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS MAP IS MADE FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN THEREON.

*Stephen Semert*  
 LICENSED LAND SURVEYOR

ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP ARE PROHIBITED, EXCEPT AS PROVIDED IN SECTION 2009, SUBSECTION 2, OF THE N.Y. EASEMENT LAW.



**STEPHEN SEMERT**  
 LAND SURVEYOR  
 LAND PLANNER  
 BALDWINVILLE, NEW YORK

FINAL PLAN  
 BRZOSTEK PROPERTY  
 PART OF LOT 48  
 PHOENIX TOWN  
 CHONDAGA COUNTY  
 NEW YORK

8246

SCALE: AS NOTED  
 REV. 11-8-95  
 969 II-F

REFERENCE MAP