

Hourigan -

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, August 9, 2018 at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York, to consider the application of Nancy Hourigan, for Final Subdivision Approval for a Minor Subdivision on property located at 7392 Plainville Road, Memphis, New York.

The applicant's proposal is to subdivide a home, out-buildings and 4.7 acres from 50+/- acres. The remnant piece will remain under agriculture. 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: July 18, 2018

John Corey, Chairman
Lysander Planning Board

Hourigan

Application to the Planning Board

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

Date: _____
 Information Only
 Preliminary
 Final

Name of proposed development: Loop-Hourigan Subdivision

Applicant:

Name Nancy Hourigan
Address 878 Gorham Road
Elbridge, New York 13060
Telephone: 315-374-7835

Owner of record:

Name Hourigan Farms of Elbridge, LLC
Address 878 Gorham Road
Elbridge, New York 13060
Telephone: 315-374-7835

Proof of ownership attached: _____

Site Location:
7392 Plainville Road

Proposed use (s) of site:
Subdivide into 2 lots

Current use & condition of site:
farm with house & barns

Plans prepared by:

Name CNY Land Surveying, LLC
Address 2075 Church Road
Baldwinsville, New York
Telephone: 315-635-4614

Ownership intentions:

Name Split into 2 lots, 1 for
Address house & barns, the other
for farming.

Telephone: _____

Farm Lot No. 96

Tax Map No. 36-03-02

Current Zoning Agricultural

Is site in an Agricultural Tax District? Yes

Area of land 49.013 acres.

Plans for sewer and water connections

Character of surrounding:

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Nancy Hourigan
Name of Owner or Representative

Nancy Hourigan, member
Signature

f4p
Application to the Planning Board *Express*

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

Date: July 2018
_____ Information Only
X _____ Preliminary
_____ Final

Name of proposed development: Gypsum Express - Loop Road Facility Expansion

Applicant:

Name 8265 Loop Road, LLC
Address P.O. Box 268
Baldwinsville, NY 13027

Telephone: (315) 638-2201

Owner of record:

Name Same

Address _____

Telephone: _____

Proof of ownership attached: _____

Site Location:

8265 Loop Road

Proposed use (s) of site:

Expansion of parking area
for tractor trailers

Current use & condition of site:

Office & Maintenance facility, tractor
trailer parking

Plans prepared by:

Name Plumley Engineering, P.C.

Address 8232 Loop Road

Baldwinsville, NY 13027

Telephone: (315) 638-8587

Ownership intentions:

Name Same

Address _____

Telephone: _____

Farm Lot No. Part of Lot 81

Tax Map No. 057.-02-6.1 & 34

Current Zoning Radisson PUD

Industrial Land Use
Is site in an Agricultural Tax District? No

Area of land _____ acres.

Plans for sewer and water connections

No change

Character of surrounding:

Commercial & Industrial

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

John Wight, Owner
Name of Owner or Representative

Signature



July 9, 2018

Mr. John Corey
Chairman, Town of Lysander Planning Board
Lysander Town Hall
8220 Loop Rd.
Baldwinsville, NY 13027

RE: Gypsum Express

Mr. Corey:

This is to acknowledge receipt of the Preliminary Site Plan for the Truck and Trailer Parking Area (310 parking spots on 18.0 Acres) proposed for Gypsum Express at 8265 Loop Rd., Baldwinsville, NY in the Radisson Community. The plan was drawn by Plumley Engineering and is dated July 2018.

This letter serves as verification that the site plan has been reviewed and approved by ESD. The plan meets the requirements of the Radisson Corporate Park Development Controls for the Planned Unit Development (PUD) and the Radisson Declaration of Protective Covenants, Conditions and Restrictions.

If you have any questions please do not hesitate to contact me at (315) 479-3208.

Thank you.

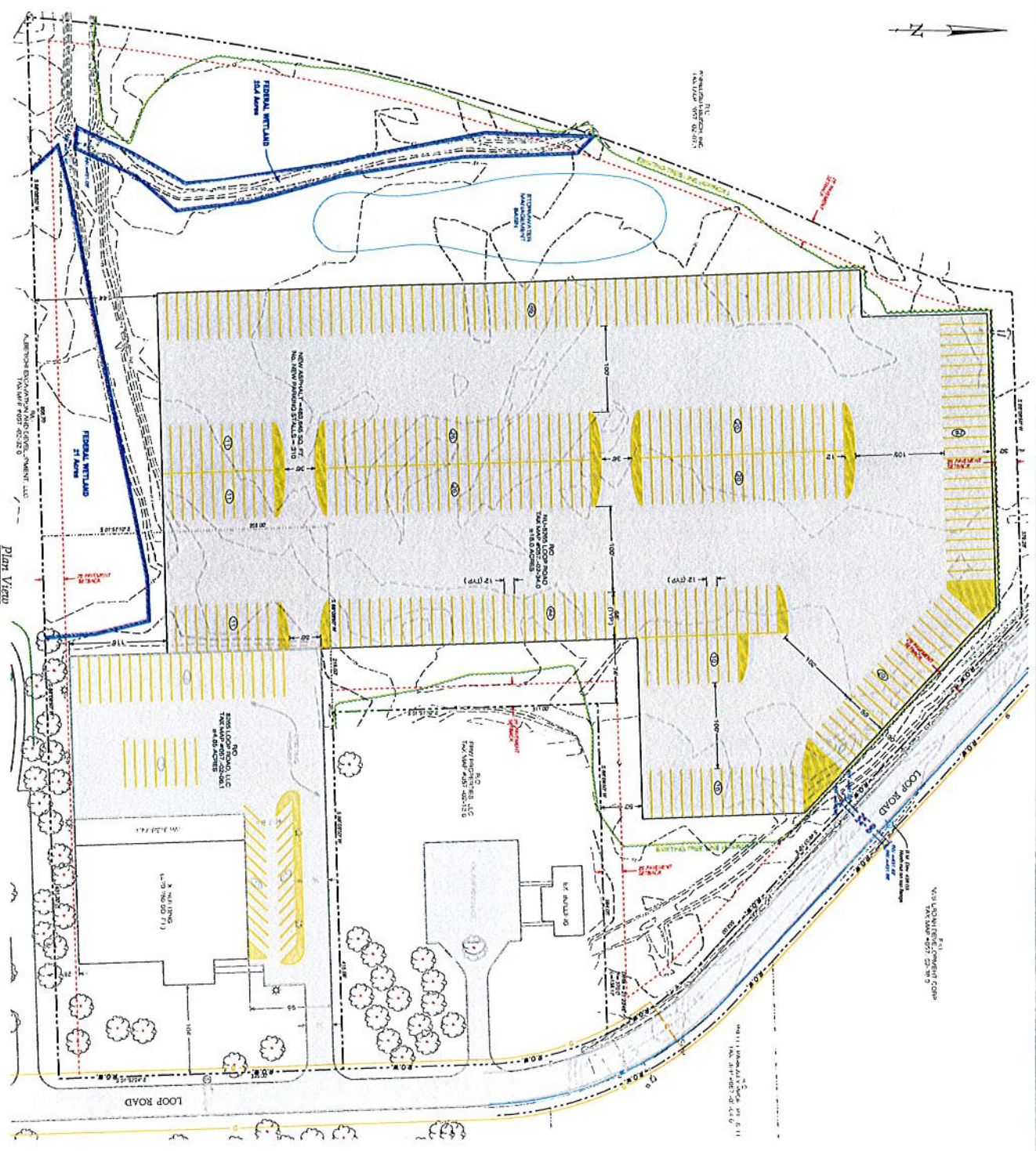
Sincerely,

A handwritten signature in blue ink that reads "Quinn K. Hubbard".

Quinn K. Hubbard
Project Manager, Radisson Development
Empire State Development

Cc: Karen Rice, Town of Lysander Planning and Zoning (email)
Lynn Tanner, Executive Director, RCA (email)
Julian Clark, Managing Engineer, Plumley Engineering (email)

Attach: Site Plan



REVISIONS:

NO.	DATE	BY	DESCRIPTION

THIS PLAN IS VALID FOR THE PERIOD OF 180 DAYS FROM THE DATE OF ISSUANCE. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE ENGINEER AND THE TOWN OF LYSANDER. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIMSELF OR HIS FIRM. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

Key

Symbol	Description
---	Property Line
---	Right of Way
---	Lot Line
---	Repaired Owner
---	Overhead Utility
---	Utility Pole
---	Secondary Sewer w/ Size
---	Sanitary Manhole
---	Gas Main
---	Hydrant / Water Main w/ Size
---	Damage Pipe w/ Size
---	Damage Manhole / Catch Basin
---	Topographic Contour
---	Light Pole

Proposed

⊙	Number of Parking Spaces
---	Damage Pipe w/ Size
---	Damage Manhole / Catch Basin
---	Topographic Contour
---	Light Pole

Limits of Overlay

---	Damage Pipe w/ Size
---	Damage Manhole / Catch Basin
---	Topographic Contour
---	Light Pole

Notes:

1. Rezoning References:
 - A. Topographic Survey, Part of Lot #1, Town of Lysander, Onondaga Land Surveying District, District #1, Project No. 177102.
 - B. Topographic Survey 2005, Loop Road, Part of Lot #1, Town of Lysander, Onondaga Land Surveying District, District #1, Project No. 177102.
 - C. Final Plat, Onondaga County, Project No. 177102.
2. Easements based on U.S.S. (French map) on north side of top two (2) lots.
3. According to the New York State DEC Environmental Map, Section 1007 of the site.
4. According to the US Fish and Wildlife Service Wetland Color Map, the wetland boundary is shown. A previous wetland delineation (land) is shown in red. The wetland boundary is shown in blue.
5. A wetland delineation by Purmyr Engineering in June 2018 identified the wetland boundary. A previous wetland delineation (land) is shown in red. The wetland boundary is shown in blue.

Required

1. Lot Size, No requirement	1. Lot Size
2. Building Setback	2. Building
A. Front Yard: 100' min.	A. Front
B. Rear Yard: Greater of building height or 25'	B. Rear
C. Side Yard: Greater of building height or 25'	C. Side
3. Placement Setback	3. Placement
A. 25' to property line	A. 25'
B. 15' from building	B. 15'
4. Max. height of structure, No requirement	4. Max. height of structure
5. Min. Lot Width, No requirement	5. Min. Lot Width
6. Lot Coverage: 25% building	6. Lot Coverage
7. Lot Coverage: 60% building & paved areas	7. Lot Coverage

TOWN OF LYSANDER ZONING ORDINANCE
ZONED: RADDISON P.U.D. - INDU



PLUMLEY ENGINEERING
 PROFESSIONAL ENGINEERING
 1000 WEST 10TH STREET
 LYSANDER, NY 13128
 TEL: 315-785-1111
 FAX: 315-785-1112
 WWW.PLENGR.COM

LOOP ROAD FACILITY
TRUCK & TRAILER PARKING AREA
 GYPSUM EXPRESS
 TOWN OF LYSANDER, ONONDAGA COUNTY, NEW YORK

PRELIMINARY SITE PLAN

Tabatha's
Family Tree
Restaurant

PETITION FOR CHANGE OF ZONE

TO THE TOWN BOARD OF THE TOWN OF LYSANDER

The undersigned petitioner(s) is/are the owner(s) of the following legally described property:

(Describe here or attach legal description.)

A plot plan of this property is hereto attached and made a part of this petition.

Land and/or buildings are to be used for

~~Restaurant, diner, food establishment, office building,
doctor's office, lawyer office, daycare, small business,
pet store,~~

The petitioner(s) request(s) that the Zoning Ordinance and Zoning Map of the Town of Lysander be amended to reclassify this property from District AR-40 to District NRBD

Dated: 6/20/18

Tabatha Family Tree

Signature(s) of Owner(s) of premises

Tabatha Bestwick

Print name of Owner(s)

Pat Perruccio

Address of owner(s) 3100 Cold Spring Rd 1st 370

Build 13027

315 638-0315

Phone numbers

Town Office use only:

Date filed with Lysander Town Clerk: _____

Date referred to County Planning: _____ to Lysander Planning Board _____

Decision of Town Board: Approved _____ Disapproved _____

Resolution Number: _____ Date of resolution in Town Board minutes: _____

To whom it may concern:

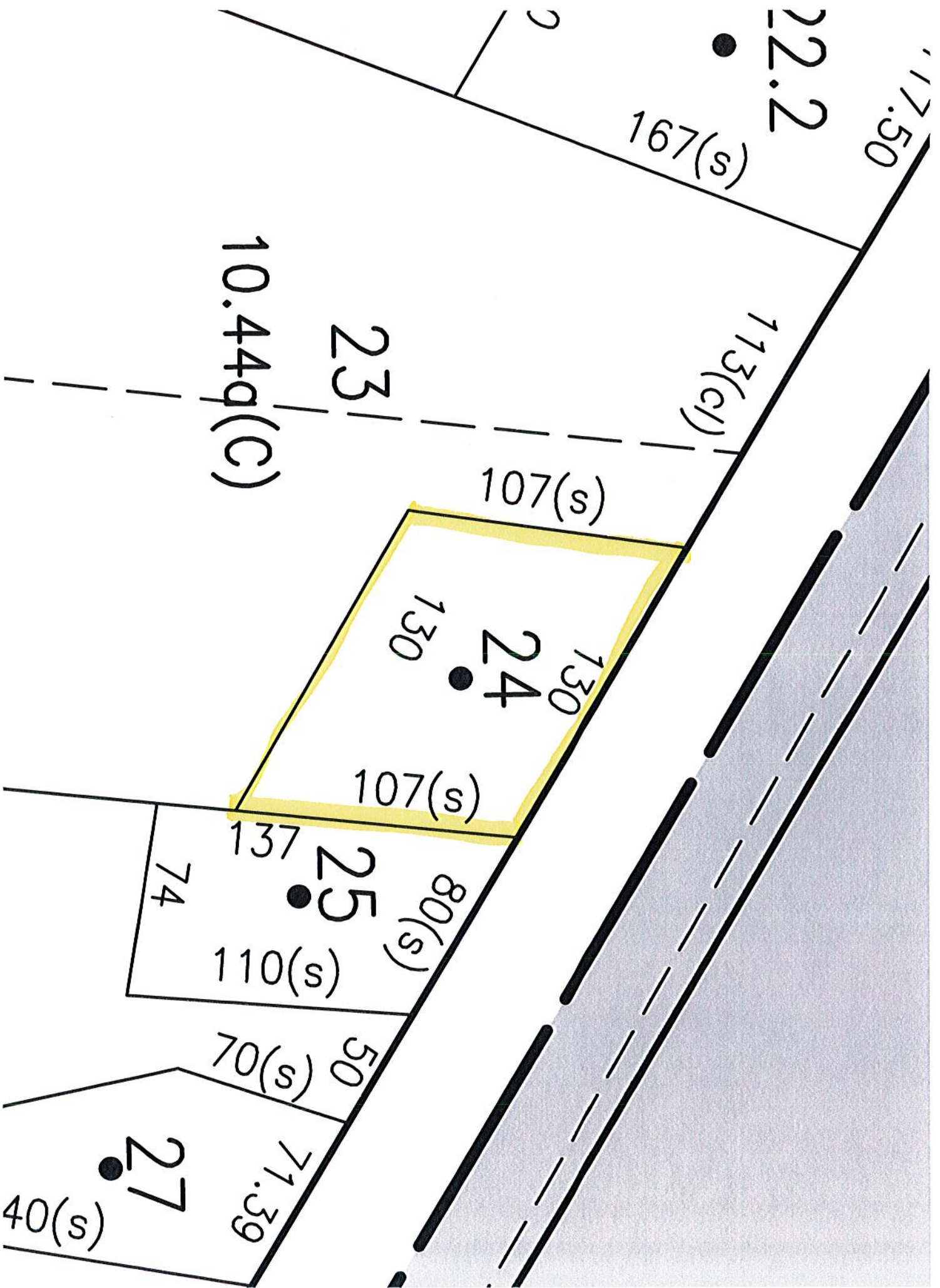
We are requesting that the existing zoning on the location at 3160 Cold Springs Rd Rt 370 Baldwinsville NY be allowed to be changed. We are currently a small family run restaurant that is trying to sell. Customer traffic and financial woes have plagued us for the past 8 years. We have remained open and struggled to stay afloat. We wish to be allowed to change the zoning to commercial use instead of the non-conforming restaurant code that is attached to us at the present time. We realize this parcel was grandfathered in many years ago but this limits the potential sellers that we can recruit. Restaurants are a fading breed and to remain open financially is becoming extremely hard.

There are numerous business' on 370 near us. There is Town Mechanical, Abott Farms, The Insurance agency near Dough Boys, Dough Boys, The Hardware Store, and many more. If we were able to market to doctor's, lawyers, day care, we might be able to find a buyer. As of right now we are limited to people looking to open a restaurant. We are not saying that we wish to discontinue business, just to be able to open up the buying field to something other than that. We would never sell to someone looking to de value the neighbor hood but someone looking to continue to help the community grow.

Please consider the possibility of allowing us to sell as a business that might draw more people than a small restaurant.

Thank you

Tabatha Babbitt
Pat Personius.



THIS INDENTURE, made JANUARY 14, 2000,

BETWEEN, CARMELA CARROCCIO, residing at 5123 Joseph Drive North Syracuse, NY 13212, party of the first part, and TABBA-CAT, INC., 1529 Turnpike Road Auburn, NY 13021, party of the second part.

061-02-240

WITNESSETH that the party of the first part, in consideration of One Dollar (\$1.00), lawful money of the United States, and other good and valuable consideration, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Lysander, County of Onondaga and State of New York, being part of Lot 89, bounded and described as follows: BEGINNING at a point in the center line of Route No. 370 (Cold Springs Road) at the northeasterly corner of Doris L. Stonger's property per Warranty Deed dated June 21, 1968, conveyed by Gladys B. Yorker and recorded in the Onondaga County Clerk's Office on the 8th day of July, 1968, in Book of Deeds 2379 at Page 232&c; said point of beginning also being the northwesterly corner of a parcel of land deeded to Leonard Reinhardt in Book of Deeds 1158 at page 550; running thence northwesterly and along the center line of said Route No. 370, 130.0 feet; thence southerly and parallel with the east line of said Stonger's property 140.0 feet; thence southeasterly and parallel with the center line of Route No. 370, 130.0 feet to said east line of Stonger's property; thence northerly along said east line 140 feet to the place of beginning;

It being the intent to convey a parcel of land from the northeasterly corner of Stonger's land' 130 feet east and west and 140 feet north and south

SUBJECT to easements, restrictions and rights of way of record.

BEING the same premises as conveyed to Carmella Carroccio from Josephine Piccitto by Executor's Deed dated September 16, 1987, and recorded October 5, 1987, in the Onondaga County Clerk's Office in Liber 3392 of Deeds at Page 136.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part. the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants as follows:

FIRST, that the party of the first part is seized of the said premises in fee simple and has good right to convey the same;

SECOND, that the party of the second part shall quietly enjoy the said premises;

THIRD, that the party of the first part will forever WARRANT the title to said premises;

FOURTH, that the said premises are free from encumbrances;

This deed is subject to the trust provisions of Section 13 of the Lien Law.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, The parties have duly executed this deed the day and year first above written.

In Presence of Carmela Carroccio Carmela Carroccio

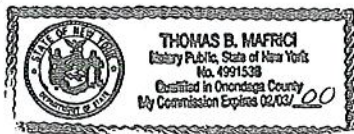
STATE OF NEW YORK) COUNTY OF ONONDAGA) ss.:

18 Deed, Recorded on the day of Jan 2000 at 3:55 P M in Book 4387 Page 90 and examined.

M. Ann Carpiello COUNTY CLERK ONONDAGA COUNTY CLERKS OFFICE

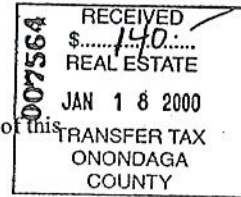
On JANUARY 14, 2000, before me, the undersigned, personally appeared Carmela Carroccio personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity, and that by his/her/their signature on the instrument, the individual(s), or person(s) upon behalf of which the individual(s) acted, executed the instrument. acknowledged to me that she executed the same.

Thomas B. Maffrici Notary Public

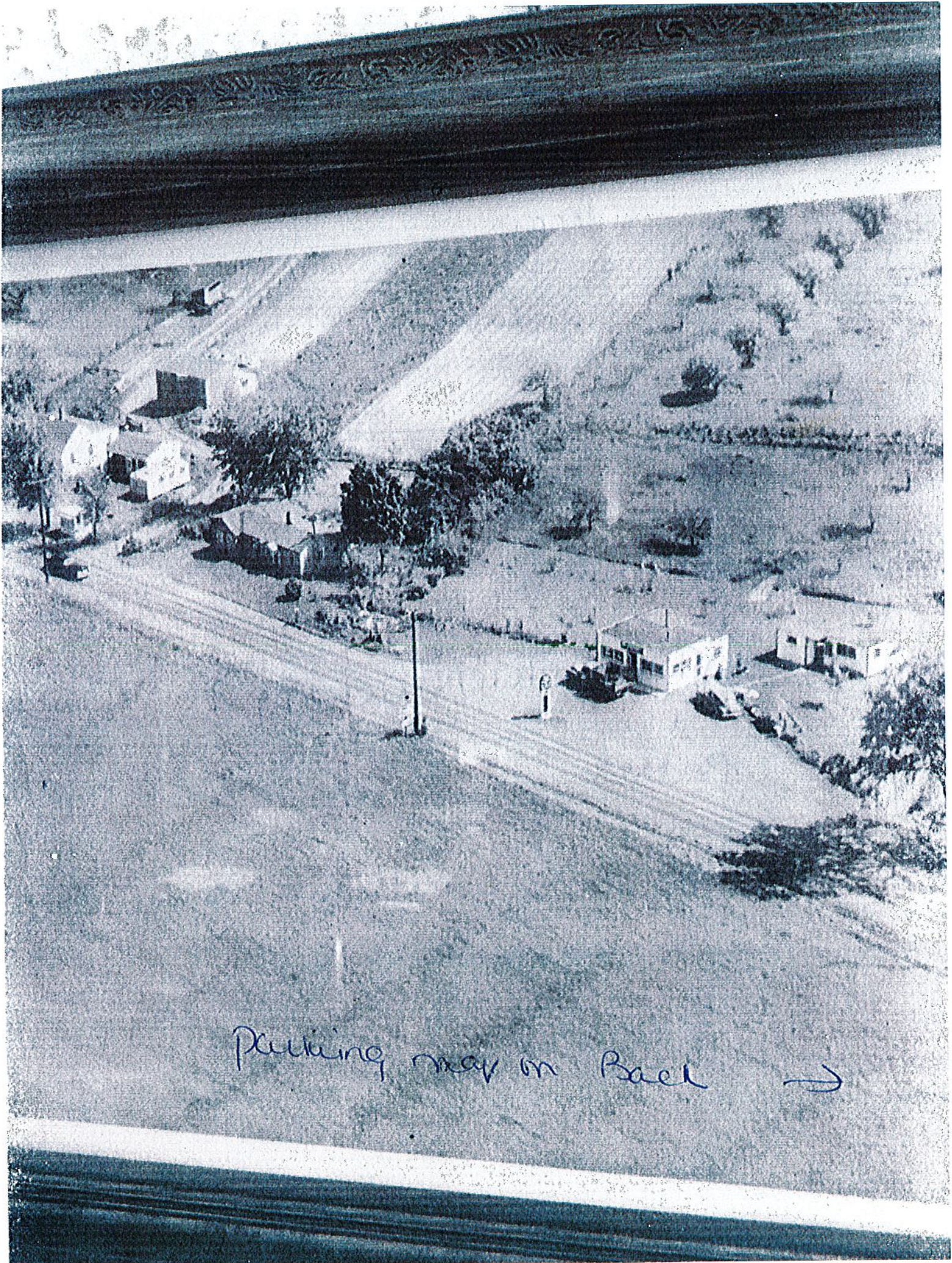


RECORD & RETURN TO: Robert E. Barry, Esq. 110 Genesee Street, Auburn, NY 13021

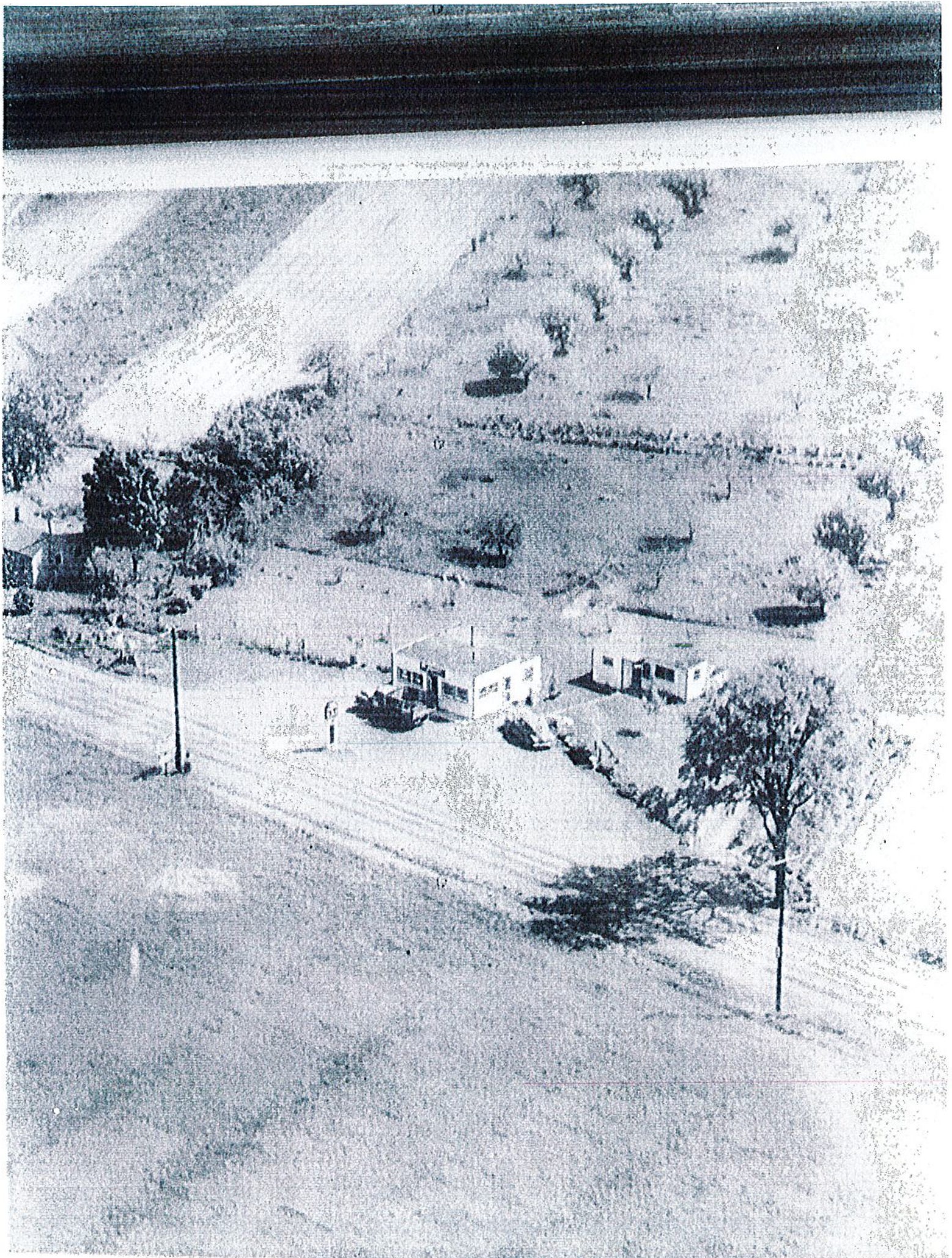
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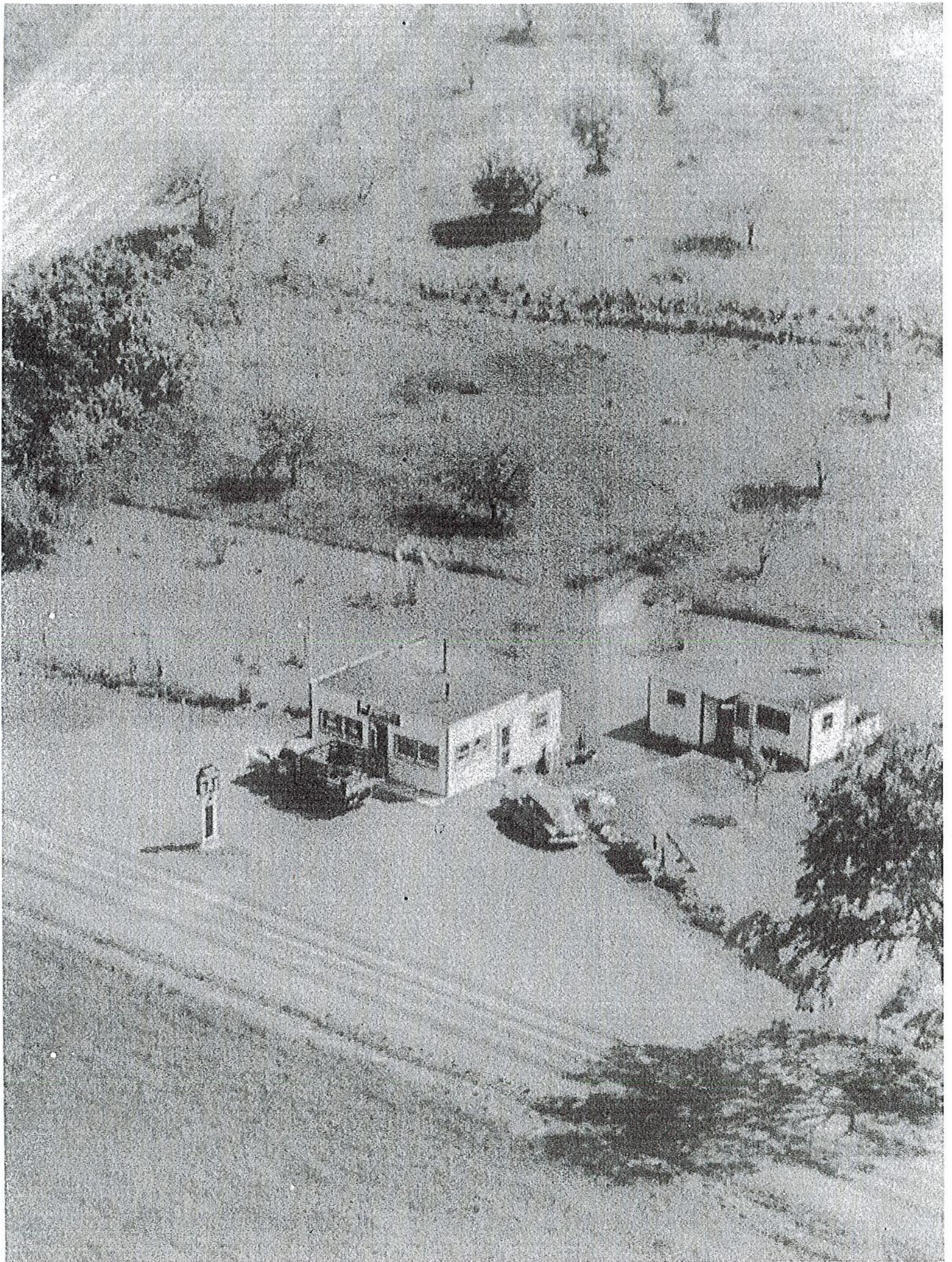


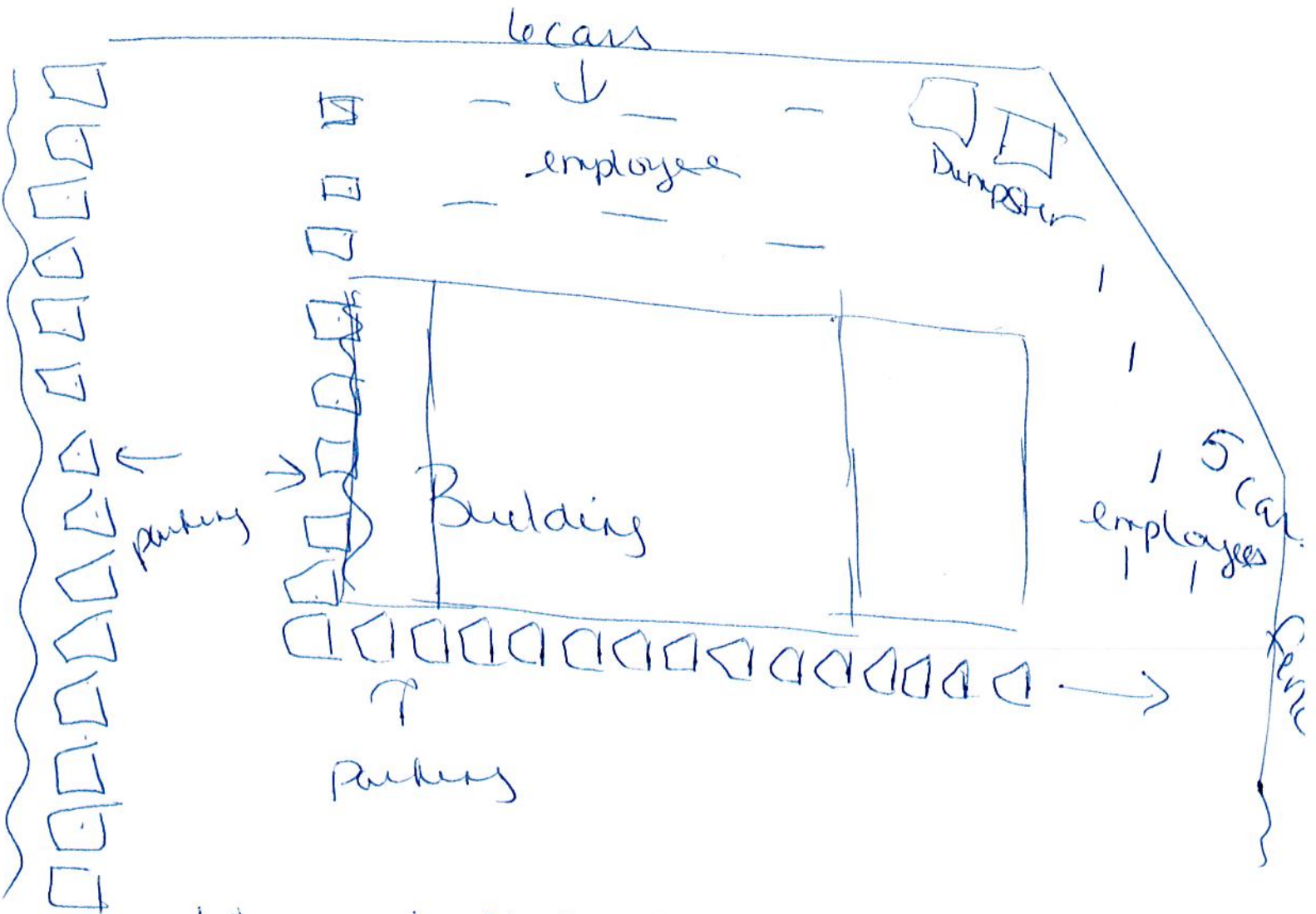
RS 270



pulling map on Paek →







When ppl park correctly we do well!

Road

Alexander Roman

PETITION FOR CHANGE OF ZONE

TO THE TOWN BOARD OF THE TOWN OF LYSANDER

The undersigned petitioner(s) is/are the owner(s) of the following legally described property:

(Describe here or attach legal description.)

A plot plan of this property is hereto attached and made a part of this petition.

Land and/or buildings are to be used for Commercial use. Build a single story structure with four units

The petitioner(s) request(s) that the Zoning Ordinance and Zoning Map of the Town of Lysander be amended to reclassify this property from District _____ to District _____

Dated: 6/30/18 KDJZ Alao.
Signature(s) of Owner(s) of premises

ADEIKOLA S ABOSEDE ALAO
Print name of Owner(s)

3070 Belgium road, Baldwinsville, WI 13027
Address of owner(s)

315 412 3023 / 315 403 1399
Phone numbers

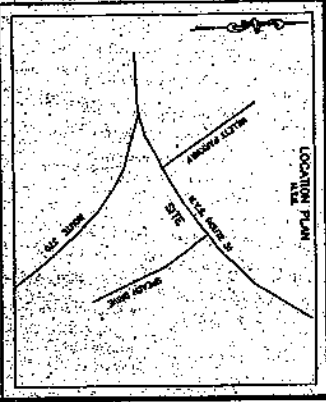
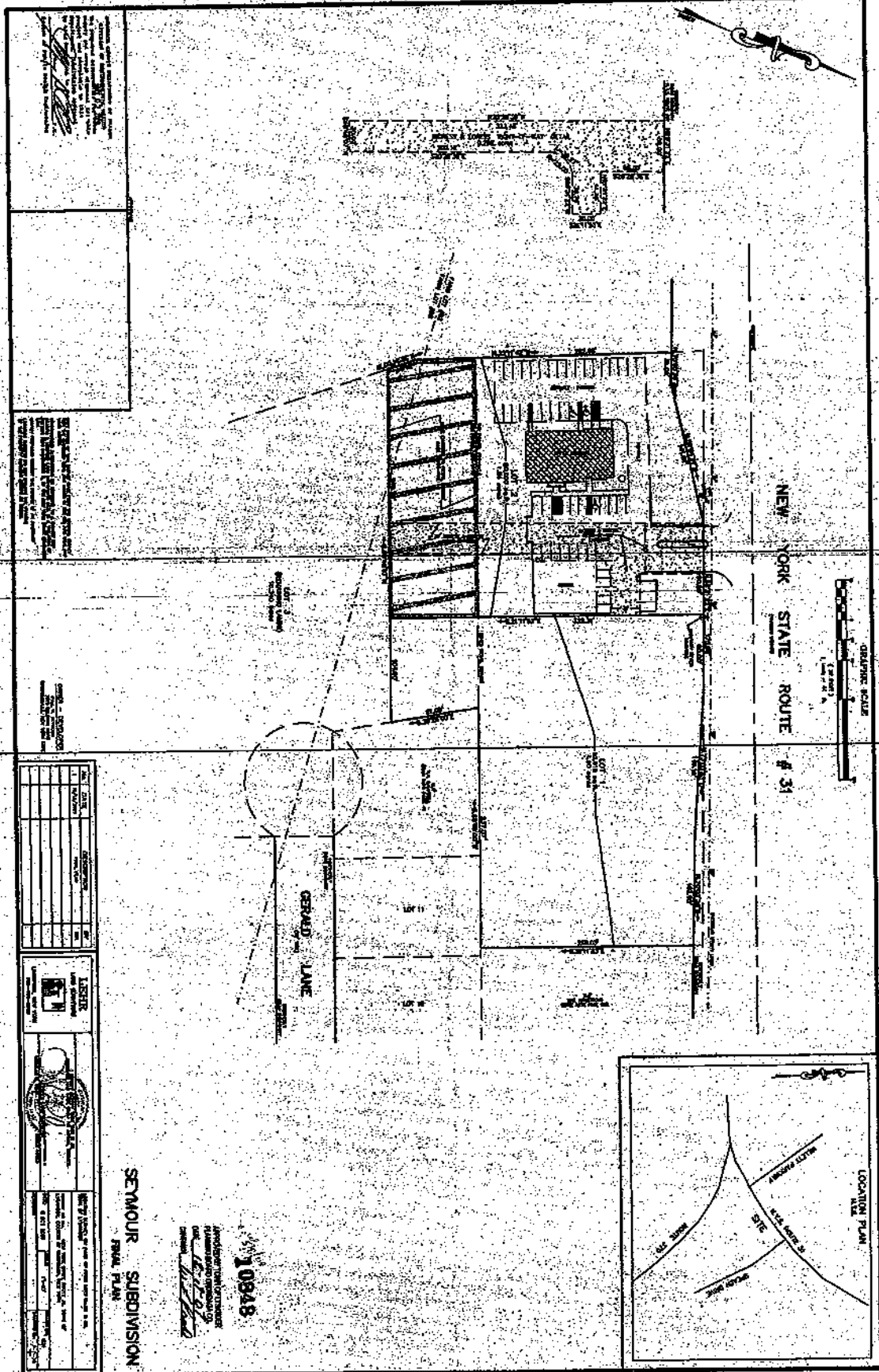
Town Office use only:

Date filed with Lysander Town Clerk: _____

Date referred to County Planning: _____ to Lysander Planning Board _____

Decision of Town Board: Approved _____ Disapproved _____

Resolution Number: _____ Date of resolution in Town Board minutes: _____



I, the undersigned, being duly sworn, depose and say that the above is a true and correct copy of the original as the same appears in the files of the County Clerk of the County of ...
 Subscribed and sworn to before me this ... day of ... 19...
 Notary Public for the County of ...

THE STATE OF NEW YORK
 COUNTY OF ...
 SEYMOUR SUBDIVISION
 FINAL PLAN

THE STATE OF NEW YORK
 COUNTY OF ...
 SEYMOUR SUBDIVISION
 FINAL PLAN

LOT	AREA	OWNER	REMARKS
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10



STATE OF NEW YORK
 COUNTY OF ...
 SEYMOUR SUBDIVISION
 FINAL PLAN

SEYMOUR SUBDIVISION
 FINAL PLAN
 10948