

Notice of Public Hearing

TOWN OF LYSANDER
NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that a public hearing will be held by the Town Board of the Town of Lysander on December 28, 2015 at 7:00 P.M. at Town Hall, 8220 Loop Road, Baldwinsville, New York 13027, to hear all people for or against the Whispering Oaks Phase IV, Cabbage Patch Partners, inclusion of its project in the Incentive Zone of the Town of Lysander.

PLEASE TAKE FURTHER NOTICE that the environmental significance of said proposed Local Law will be reviewed by the Town Board of the Town of Lysander incident to and as a part of said public hearing.

By order of the Town Board of the Town of Lysander, dated November 16, 2015.

Town of Lysander

Lisa Dell, Town Clerk

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

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.

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.

