

Melvin Farms
Application to the Planning Board

For: ☒ Subdivision of Land
 Number of Lots 45
 ☐ Controlled Site Use
 ☐ Site Plan Approval

Date: February 2, 2026
☐ Information Only
☒ Preliminary
☐ Final

Name of proposed development: Phase I (Lot 5) of Melvin Farms LOI

Applicant:

Name Landmark Challenger LLC
Address 621 Columbia St. Suite 4
Cohoes, New York 12047
Telephone: (518) 265-4444

Owner of record:

Name Landmark Challenger LLC
Address 621 Columbia St. Suite 4
Cohoes, New York 12047
Telephone: (518) 265-4444

Proof of ownership attached: ☒

Site Location:

East Side of Hayes Road
(South of Cold Springs Road)

Proposed use (s) of site:

Residential Lots

Current use & condition of site:

Vacant Farmland

Part of Melvin Farm LOI

Plans prepared by:

Name Plumley Engineering, P.C.
Address 8232 Loop Road
Baldwinsville, New York 13027
Telephone: (315) 638-8587

Ownership intentions:

Name Landmark Challenger LLC
Address 621 Columbia St. Suite 4
Cohoes, New York 12047
Telephone: (518) 265-4444

Farm Lot No. _____

Tax Map No. 64.00-3-02.4

Current Zoning Melvin Farms LOI

Is site in an Agricultural Tax District? No

Area of land +/- 14.1 acres.

Plans for sewer and water connections

Connect to Public Sewer

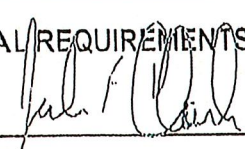
Connect to Public Water (OCWA)

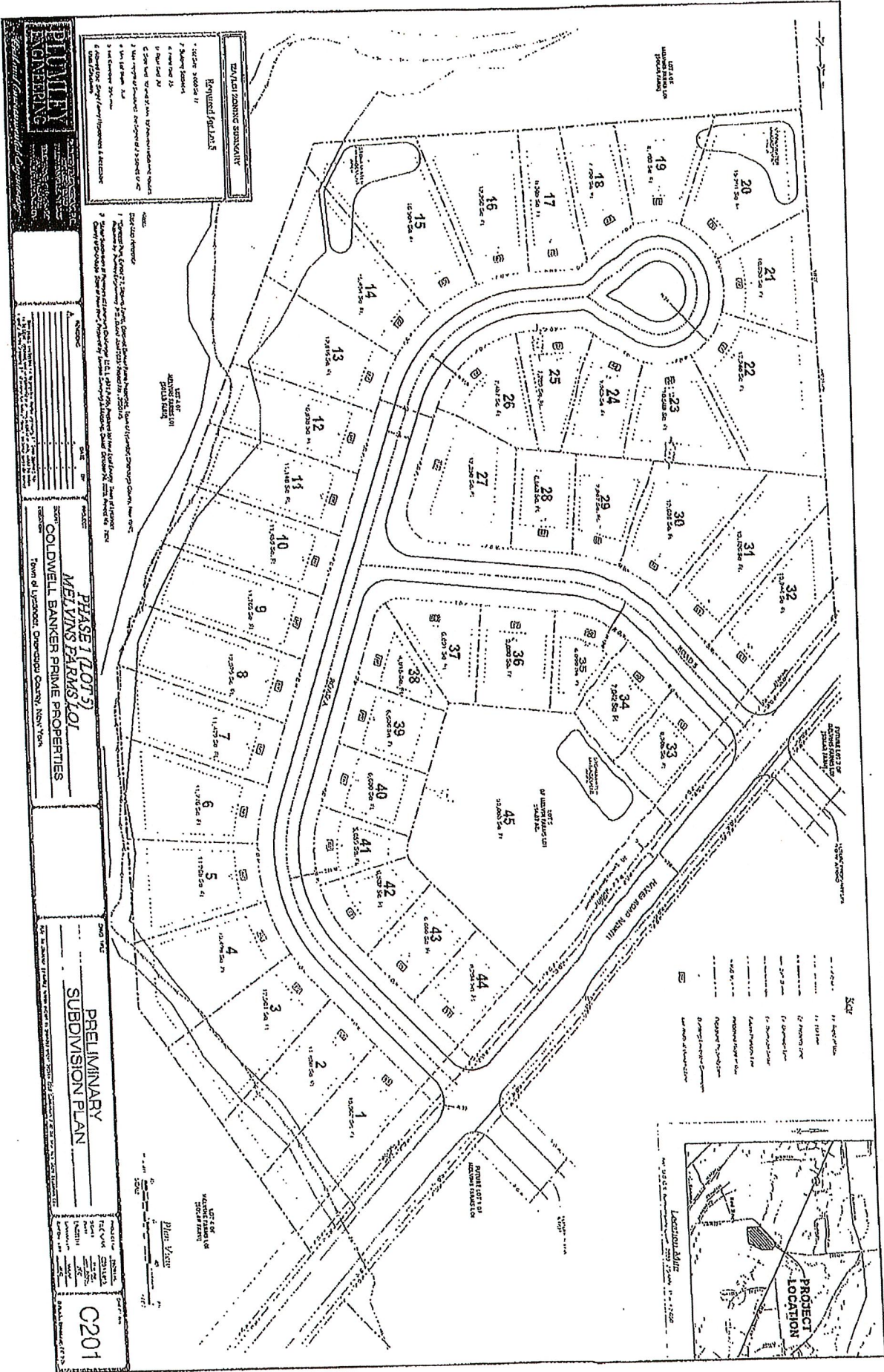
Character of surrounding:

Agricultural/Residential

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Julian Clark, w/Plumley Engineering
Name of Owner or Representative


Signature



PILOT
ENGINEERING

1000 N. 10TH ST.
SARASOTA, FL 34236
TEL: 941.555.1234
FAX: 941.555.1235
WWW.PILOTENGINEERING.COM

DATE: 01/15/2021
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

PHASE 1 (LOT 1)
MELVINS FARMS LOT 1
COLDWELL BANKER PRIME PROPERTIES
TOWN OF LYSANDER, ONEIDA COUNTY, NEW YORK

PRELIMINARY
SUBDIVISION PLAN

C201

Longview Apts
Application to the Planning Board

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

Date: MARCH 31, 2023

_____ Information Only
X _____ Preliminary
_____ Final

Name of proposed development: LONGVIEW APARTMENTS

Applicant:

ROBERT SHANAHAN
Name (W/GREENTREE REALTY CAPITAL, LLC)

Address 8321 DECOY RUN
MANLIUS, NEW YORK 13104

EMAIL: RSHANAHAN@GMAIL.COM

Telephone: (315) 569-0739

Owner of record:

Name SAME

Address _____

Telephone: _____

Proof of ownership attached: X

Site Location:

8850 RIVER ROAD; SOUTHEAST CORNER OF
RIVER ROAD AND LONGVIEW TERRACE
INTERSECTION

Proposed use (s) of site:

RESIDENTIAL (APARTMENTS)

Current use & condition of site:

WOODED, PHASE I (LONGVIEW SUBDIVISION)
ON THE SAME PROPERTY TO THE NORTH

Plans prepared by:

PLUMLEY ENGINEERING, P.C. /
Name RAMSGARD ARCHITECTS

8232 LOOP ROAD /
Address 61 EAST GENESEE STREET
BALDWINVILLE, NEW YORK 13027 /
SKANEATELES, NEW YORK 13152

Telephone: (315) 638-8587 / (315) 685-0263

Ownership intentions:

Name SAME

Address _____

Telephone: _____

Farm Lot No. _____

Tax Map No. 082.-04-10.0

Current Zoning PUD

Is site in an Agricultural Tax District? NO

Area of land ± 22.7 acres.

Plans for sewer and water connections

PUBLIC

Character of surrounding:

RESIDENTIAL

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

JULIAN F. CLARK, P.E.

Name of Owner or Representative


Signature



Worms 3-2-25

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

	Information Only
X	Preliminary
	Final

Signature _____

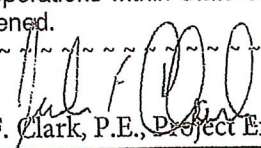
AGRICULTURAL DATA STATEMENT

Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

- A. Name of applicant: Landmark Challenger LLC
Mailing address: 621 Columbia Street Suite 4
Cohoes, New York 12047
- B. Description of the proposed project: Melvin Farms LOI Phase I (Lot 1 & Lot 3)
Develop Lot 1 into 44 townhouse buildings and Lot 3 into 24 Apartment Buildings and 4 Senior Apartment Buildings
- C. Project site address: Cold Springs Rd, Baldwinsville, NY 13027 Town: Lysander
- D. Project site tax map number: 060.-01-16.2 & 060.-01-14.1
- E. The project is located on property:
☐ within an Agricultural District containing a farm operation, or
☒ with boundaries within 500 feet of a farm operation located in an Agricultural District.
- F. Number of acres affected by project: +/- 89
- G. Is any portion of the project site currently being farmed?
☐ Yes. If yes, how many acres _____ or square feet _____ ?
☒ No.
- H. Name and address of any owner of land containing farm operations within the Agricultural District and is located within 500 feet of the boundary of the property upon which the project is proposed.
Oakes Family Revocable Trust Oakes Craig S Trustee - 3246 Cold Springs Rd, Baldwinsville, NY
13027 [060.-01-14.2]
Landmark Challenger LLC, - 3238 Cold Springs Rd, Baldwinsville, NY 13027 [060.-01-14.1]
- I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above.

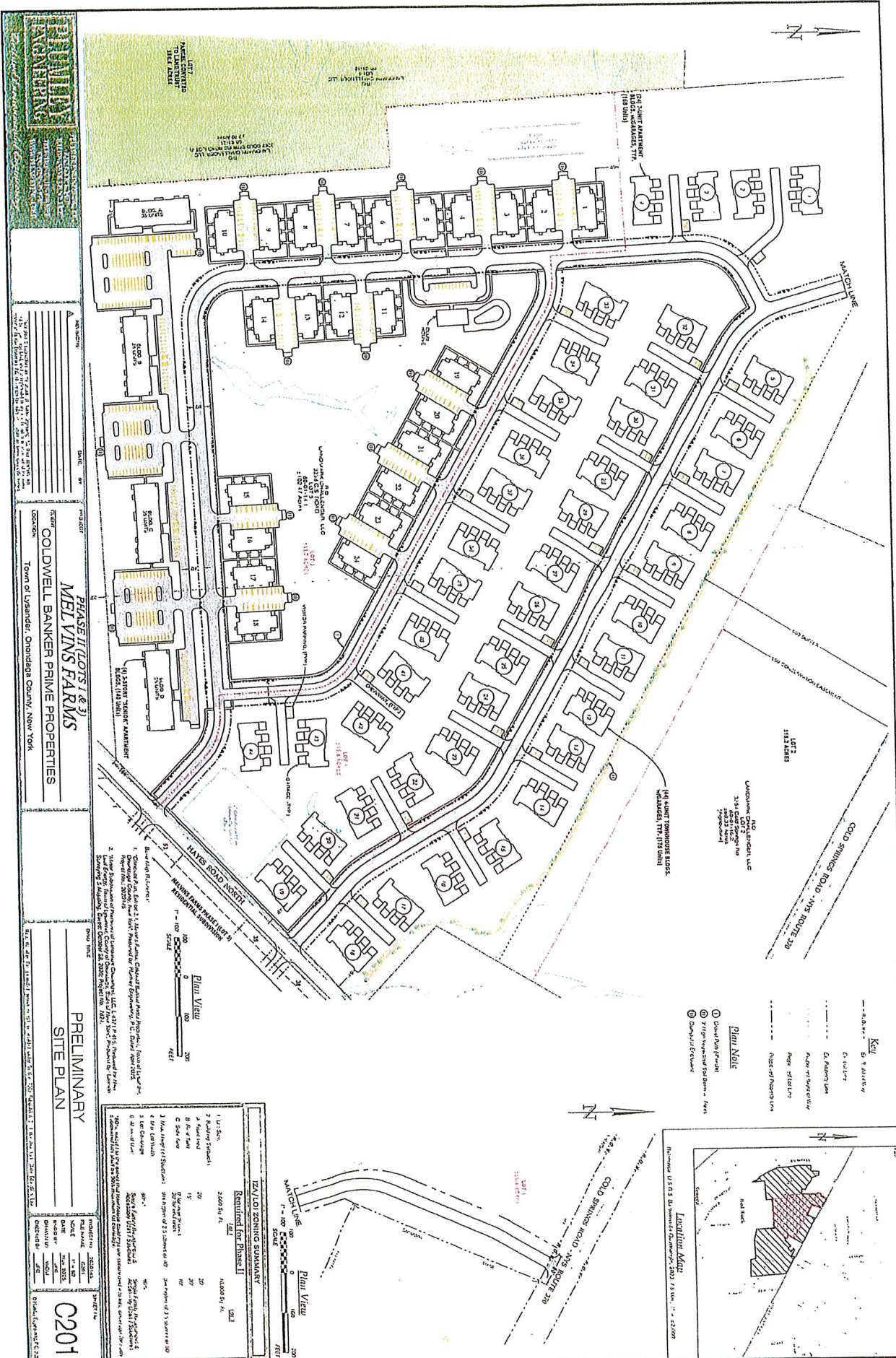
~~~~~  
**FARM NOTE**

Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.

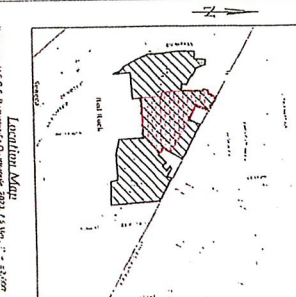
~~~~~  

Julian F. Clark, P.E., Project Engineer
Name and Title of Person Completing Form

~~~~~  
June 19, 2026  
Date





- Key**
- 1. 1st Floor
  - 2. 2nd Floor
  - 3. 3rd Floor
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  - 99. 99th Floor
  - 100. 100th Floor



**PHASE II (LOTS 1 & 2)**  
**MEL VINS FARMS**  
COLDWELL BANKER PRIME PROPERTIES  
Town of Lysander, Onondaga County, New York

**PRELIMINARY SITE PLAN**

**C201**



Counter-Subdivision  
the Planning Board

Date: 8/1/2026  
Information Only  
X Preliminary  
 Final

**Applicant:**

**Owner of record:**

Address \_\_\_\_\_

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

Site Location:

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

Residential

**Current use & condition of site:**

Open land

**Plans prepared by:**

Name \_\_\_\_\_

Address \_\_\_\_\_

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

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

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

Current Zoning AG

Is site in an Agricultural Tax District? N

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

### Plans for sewer and water connections

## Subsurface sewage disposal - drilled well

**Character of surrounding:**

Farm land - light residential

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

Sara Cervino  
Name of Owner or Representative  
(owner's Realtor)

Signature Sara Cewno

# Short Environmental Assessment Form

## Part 1 - Project Information

### 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>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |                                          |                                                                           |
| Coulter Property                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |                                          |                                                                           |
| Name of Action or Project:<br>Map attached                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |                                          |                                                                           |
| Project Location (describe, and attach a location map):                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                                          |                                                                           |
| Brief Description of Proposed Action:<br>Divide 1.84 acre parcel from 26.24 acre property for a single family residence.                                                                                                                                                                                                                                                                                                                                                                                                            |  |                                          |                                                                           |
| Name of Applicant or Sponsor:<br>Edward Coulter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  | Cell Telephone: 315-459-1762<br>E-Mail:  |                                                                           |
| Address:<br>769 Sprague Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |                                          |                                                                           |
| City/PO:<br>Memphis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  | State:<br>NY                             | Zip Code:<br>13112                                                        |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>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.                                                                                                                                                                                |  |                                          | NO<br><input checked="" type="checkbox"/> YES<br><input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency?<br>If Yes, list agency(s) name and permit or approval:                                                                                                                                                                                                                                                                                                                                                                          |  |                                          | NO<br><input checked="" type="checkbox"/> YES<br><input type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action?<br>b. Total acreage to be physically disturbed?<br>c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?                                                                                                                                                                                                                                                                                                   |  | 26.24 acres<br>1.84 acres<br>26.24 acres |                                                                           |
| 4. Check all land uses that occur on, <u>are</u> adjoining [and] <u>or</u> near the proposed action.<br><input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)<br><input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____<br><input type="checkbox"/> Parkland |  |                                          |                                                                           |



Page 3 of 3

TOWN OF LYSANDER  
8220 Loop Rd  
Baldwinsville, NY 13027

Planning Board  
(315) 638-4819

**AGRICULTURAL DATA STATEMENT**

This statement is required by Section 283-a, New York State Town Law, for any proposed project that would occur (a) on property within an Agricultural District containing a farm operation, or (b) on property with boundaries within 500 feet of a farm operation located with an Agricultural District.

A. Name of applicant: Edward Coulter  
Mailing address: 769 Sprague Road  
Memphis, NY 13112

B. Description of the proposed project: Divide 1.84 acres from  
26.24 acres for a single family residence

C. Project location: 769 Sprague Road

D. Tax Map number: 43-01-07

E. Number of acres involved with project: 1.84

F. Is project with Agricultural District? Yes X No \_\_\_\_\_  
Is project within 500 feet of an Agricultural District? Yes X No \_\_\_\_\_

G. Is any portion of the project site currently being farmed?

Yes X If so, how much? 15 Acres  
No \_\_\_\_\_

H. Please identify name and address of who is farming the project site and/or any sites within 500 feet.

Mark Bitz 7675 Plainville Rd. Tax # 043-0-1-02.1

Jean White 7680 Tater Road Tax # 043-001-12.0

No change in use farming + wood lands

I. Please indicate what the intentions are for use of the remainder of the project site:

The remaining parcel will continue to be utilized for residential, agricultural  
and open space purposes and will contain the owner's existing residence and  
accessory structures. No further subdivision is proposed at this time.



J. Who will maintain the remainder of the property not being used for this development?

Edward Coulter - current owner

K. Other Project Information. Please include information about the existing land cover of the site, any known impacts on existing storm water drainage (including field tiles), or other significant plant materials:

None

L. Please make a copy of the overall (original) parcel from the Towns' Tax Maps on file with the Town Assessor's Office. Identify the site of this application by placing an "X" on it. Include the tax map with this completed agricultural data statement.

M. Description of farm operation: The proposed lot is maintained as mowed open land and is not currently used for agricultural production. The remaining property includes the owner's residence, accessory structures, wooded land, and crop fields farmed by a local farmer under the owner's management.

~~~~~  
FARM NOTE

Prospective residents should be aware that such farm operations may generate dust, odor, smoke, noise, vibration and other conditions which routinely result from agricultural activities.
~~~~~

Sara Cervino (Owner's Realtor)

Name and Title of Person Completing Form

8/1/2026

Date

\*\*\*\*\*  
**FOR TOWN USE ONLY** --- Has this Agricultural Data Statement been referred to the Onondaga

County Planning Agency? Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, please give date of referral: \_\_\_\_\_

If yes, please give County Referral Number: \_\_\_\_\_

If no, please state reason: \_\_\_\_\_  
\_\_\_\_\_

NOTES:

VERTICAL DATUM - NAVD88

LOT 1 & LOT 2 ARE SHOWN FOR REFERENCE ONLY.

THE PURPOSE OF THIS AMENDMENT IS TO ADD LOT 3

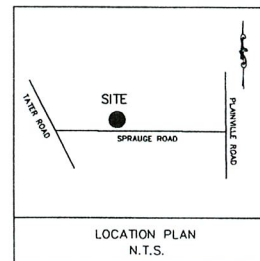
ZONE - A, AGRICULTURAL

AGRICULTURAL DISTRICT - NO.2

NYS FRESHWATER WETLANDS - NONE

100 YEAR FLOOD ZONE - NONE

AN INDIVIDUAL SEWAGE DISPOSAL PLAN FOR LOT 3 APPROVED  
BY THE ONONDAGA COUNTY HEALTH DEPARTMENT \_\_\_\_/\_\_\_\_/2026



N/F  
MARK W. BITZ FAMILY I, LLC  
4776/922

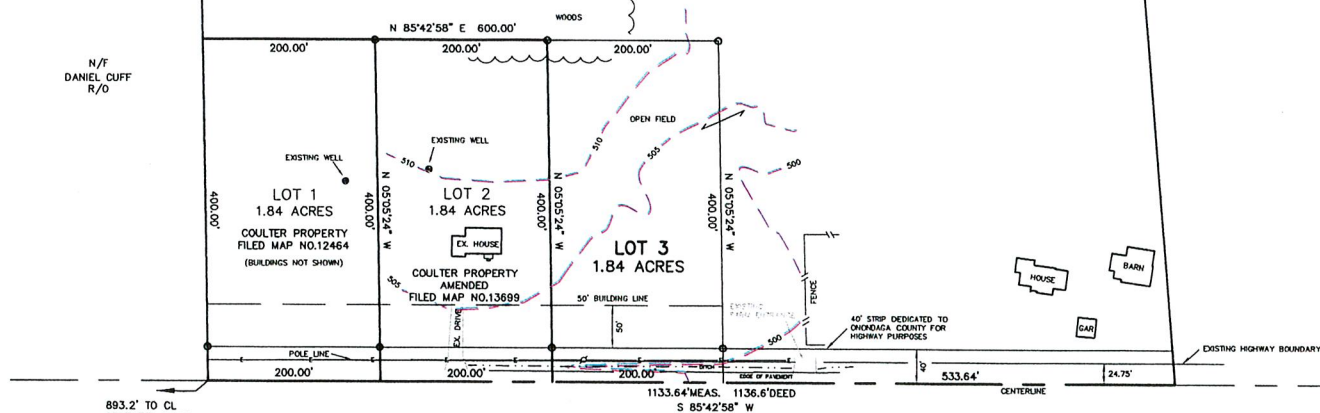
N/F  
LYNNE M. MCILVAIN  
5097/498

N/F  
EDWARD A. & GERTRUDE P.  
COULTER  
R/O

REMAINING LANDS  
24.40 ACRES

EDWARD A. & GERTRUDE P.  
COULTER  
2318/256

N/F  
DANIEL CUFF  
R/O



SPRAGUE ROAD



GRAPHIC SCALE  
1" = 100'

APPROVED:

EDWARD COULTER (OWNER)  
769 SPRAGUE ROAD  
MEMPHIS, NEW YORK 13112

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS MAP IS  
MADE FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON  
COMPLETED AUGUST 10, 2026

JEFFREY J. SCHULTZ, PLS  
LAND SURVEYOR

No. 050698

ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP ARE PROHIBITED,  
EXCEPT AS PROVIDED IN SECTION 7209, SUBDIVISION 2, OF THE  
NEW YORK STATE EDUCATION LAW.

JEFFREY J. SCHULTZ  
LAND SURVEYING & MAPPING PLLC

Marcellus, New York  
(315) 378-8660

PRELIMINARY PLAN  
COULTER PROPERTY  
AMENDMENT NO. 2

PART OF LOT 92  
TOWN OF LYSANDER  
ONONDAGA COUNTY, NEW YORK

|                |                 |
|----------------|-----------------|
| SCALE: 1"=100' | AUGUST 20, 2026 |
| 266            | 16 21.36 P SS   |



## TOWN OF LYSANDER - ZONE CHANGE APPLICATION

### Municipality Information

Municipality: Lysander

Application Number: 1

Date Received: 8/21/2026

### APPLICANT INFORMATION

Applicant Name: Brett A Maring

Mailing Address: 8897 Dinglehole Rd  
Baldwinsville NY 13027

Phone Number: 315-440-4033

Email Address: WhiteGlove315@gmail.com

Applicant Is:

☐ Property Owner

☐ Contract Purchaser

☒ Authorized Agent

☐ Other: \_\_\_\_\_

### PROPERTY OWNER INFORMATION (If different from Applicant)

Owner Name: Maring Properties LLC

Mailing Address: 8897 Dinglehole Rd  
Baldwinsville NY 13027

Phone Number: 315-440-4033

Email Address: whiteglove315@gmail.com

### PROPERTY INFORMATION

Property Address: 9086 Oswego Rd  
Baldwinsville NY 13027

Tax Parcel Number(s): 024.-01-49.1

Total Acreage: 30.86

Current Zoning District: A

Requested Zoning District: GB

Current Use of Property:

Storage

\_\_\_\_\_

Proposed Use of Property:

Storage/ Office/ Warehouse

\_\_\_\_\_

### **SURROUNDING LAND USES**

| Direction | Existing Land Use | Existing Zoning |
|-----------|-------------------|-----------------|
| North     | _____             | <u>A</u>        |
| South     | _____             | <u>A</u>        |
| East      | _____             | <u>A</u>        |
| West      | _____             | <u>GB</u>       |

### **REASON FOR REQUEST**

Please describe the reason for the requested zone change and how the request is consistent with the municipality's Comprehensive Plan and surrounding area.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The requested change to General Business is for a defined office and storage use of property and is not speculative rezoning. The proposed use consists of storage of company vehicles and equipment. The 30.86 acre site provides substantial area for setbacks, screening and buffering. A new access point is proposed, subject to applicable approvals, and would be designed and located to minimize impacts on neighboring properties. The property's location on the Rt 48 corridor and proposed controlled site design are intended to provide an orderly business use while addressing the comprehensive plan's objectives regarding highway access, surrounding properties and appropriate commercial development.

### **UTILITIES AND ACCESS**

Public Water Available: ☐ Yes ☐ No



Public Sewer Available: ☐ Yes ☒ No

Road Frontage/Access Description:

\_\_\_\_\_  
\_\_\_\_\_

600+ Ft of frontage on NYS Rt 48 (Oswego Rd). A new Driveway/Access point is proposed, subject to applicable approvals, to provide safe site access and minimize traffic impacts on neighboring properties.

### REQUIRED SUBMITTALS

☐ Completed Application Form

☒ Application Fee NONE

☐ Survey/Map of Property

☐ Site Plan or Concept Plan

☐ Legal Description/Deed

☐ SEQR Documentation (if applicable)

☐ Authorization Letter (if agent applying)

☐ Other: \_\_\_\_\_

### APPLICANT CERTIFICATION

I hereby certify that the information contained in this application and all accompanying materials is true and accurate to the best of my knowledge.

Applicant Signature: Beth A. Mason

Date: 8/31/26

**OFFICE USE ONLY**

Date Application Deemed Complete: \_\_\_\_\_

Planning Board Referral Date: \_\_\_\_\_

County Referral Required: ☐ Yes ☐ No

Public Hearing Date: \_\_\_\_\_

Town Board Action: \_\_\_\_\_

☐ Approved

☐ Denied

Date of Decision: \_\_\_\_\_



# Short Environmental Assessment Form

## Part 1 - Project Information

### 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 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>                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                     |                                 |                                                                                                                                                                                                    |    |     |                                     |                                     |
| Maring Properties LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                     |                                 |                                                                                                                                                                                                    |    |     |                                     |                                     |
| Name of Action or Project:<br>9086 Oswego Rd Zone Change - General Business                                                                                                                                                                                                                                                                                                                                                                                                                 |                                     |                                 |                                                                                                                                                                                                    |    |     |                                     |                                     |
| Project Location (describe, and attach a location map):<br>9086 Oswego Rd Baldwinsville NY 13027: Tax Parcel No. 024.-01-49.1                                                                                                                                                                                                                                                                                                                                                               |                                     |                                 |                                                                                                                                                                                                    |    |     |                                     |                                     |
| Brief Description of Proposed Action:<br>Proposed zoning map amendment from the existing zoning district to General Business (GB) for the 30.86-acre parcel. The contemplated use consists of business office operations and storage of company vehicles and equipment. A new driveway/access point may be constructed, subject to applicable approvals, to improve site access and minimize impacts to neighboring properties. Appropriate setbacks, screening, and buffering are proposed |                                     |                                 |                                                                                                                                                                                                    |    |     |                                     |                                     |
| Name of Applicant or Sponsor:<br>Maring Properties LLC                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                     | Telephone: 315-440-4033         |                                                                                                                                                                                                    |    |     |                                     |                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                     | E-Mail: WhiteGlove315@gmail.com |                                                                                                                                                                                                    |    |     |                                     |                                     |
| Address:<br>8897 Dinglehole Rd                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                     |                                 |                                                                                                                                                                                                    |    |     |                                     |                                     |
| City/PO:<br>Baldwinsville                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                     | State:<br>NY                    | Zip Code:<br>13027                                                                                                                                                                                 |    |     |                                     |                                     |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>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%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><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 government Agency?<br>If Yes, list agency(s) name and permit or approval: Zone Change Approval; NYSDOT Highway Access                                                                                                                                                                                                                                                                                      |                                     |                                 | <table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table> | NO | YES | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| NO                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | YES                                 |                                 |                                                                                                                                                                                                    |    |     |                                     |                                     |
| <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <input checked="" type="checkbox"/> |                                 |                                                                                                                                                                                                    |    |     |                                     |                                     |
| 3. a. Total acreage of the site of the proposed action?                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                     | 30.86 acres                     |                                                                                                                                                                                                    |    |     |                                     |                                     |
| b. Total acreage to be physically disturbed?                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                     | Less than acres                 |                                                                                                                                                                                                    |    |     |                                     |                                     |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?                                                                                                                                                                                                                                                                                                                                                                      |                                     | 30.86 acres                     |                                                                                                                                                                                                    |    |     |                                     |                                     |
| 4. Check all land uses that occur on, are adjoining or near the proposed action:                                                                                                                                                                                                                                                                                                                                                                                                            |                                     |                                 |                                                                                                                                                                                                    |    |     |                                     |                                     |
| <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)                                                                                                                                                                                                                                                    |                                     |                                 |                                                                                                                                                                                                    |    |     |                                     |                                     |
| <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):                                                                                                                                                                                                                                                                                                                                   |                                     |                                 |                                                                                                                                                                                                    |    |     |                                     |                                     |
| <input type="checkbox"/> Parkland                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                     |                                 |                                                                                                                                                                                                    |    |     |                                     |                                     |

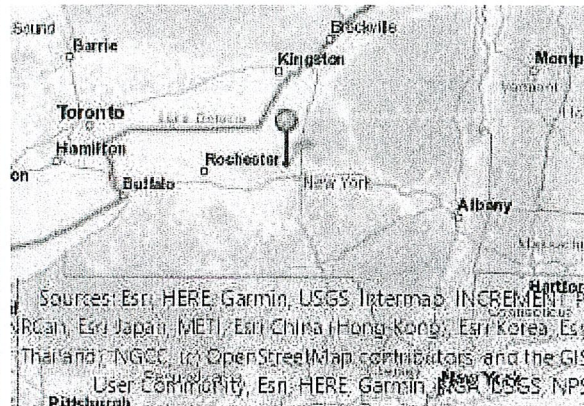
|                                                                                                                                                                                                                                                                                                                                                                                      |                                     |                                     |                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action,                                                                                                                                                                                                                                                                                                                                                           | NO                                  | YES                                 | N/A                      |
| a. A permitted use under the zoning regulations?                                                                                                                                                                                                                                                                                                                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan?                                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?                                                                                                                                                                                                                                                                      | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?                                                                                                                                                                                                                                                                     | NO                                  | YES                                 |                          |
| If Yes, identify:                                                                                                                                                                                                                                                                                                                                                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels?                                                                                                                                                                                                                                                                                     | NO                                  | YES                                 |                          |
| b. Are public transportation services available at or near the site of the proposed action?                                                                                                                                                                                                                                                                                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?                                                                                                                                                                                                                                                                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 9. Does the proposed action meet or exceed the state energy code requirements?                                                                                                                                                                                                                                                                                                       | NO                                  | YES                                 |                          |
| If the proposed action will exceed requirements, describe design features and technologies:                                                                                                                                                                                                                                                                                          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| 10. Will the proposed action connect to an existing public/private water supply?                                                                                                                                                                                                                                                                                                     | NO                                  | YES                                 |                          |
| If No, describe method for providing potable water: _____                                                                                                                                                                                                                                                                                                                            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 11. Will the proposed action connect to existing wastewater utilities?                                                                                                                                                                                                                                                                                                               | NO                                  | YES                                 |                          |
| If No, describe method for providing wastewater treatment: _____                                                                                                                                                                                                                                                                                                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?                                                                                                                                                                  | <input 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                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?                                                                                                                                                                                                                                                                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____                                                                                                                                                                                                                                                                                   |                                     |                                     |                          |
| _____                                                                                                                                                                                                                                                                                                                                                                                |                                     |                                     |                          |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                           |                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|--------------------------------------------|
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:<br><input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional<br><input checked="" 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<br><input checked="" type="checkbox"/> | YES<br><input type="checkbox"/>            |
| 16. Is the project site located in the 100-year or 500-year flood plain?                                                                                                                                                                                                                                                                                                                                                                           | NO<br><input checked="" type="checkbox"/> | YES<br><input type="checkbox"/>            |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,                                                                                                                                                                                                                                                                                                                                         | NO<br><input type="checkbox"/>            | YES<br><input checked="" type="checkbox"/> |
| a. Will storm water discharges flow to adjacent properties?                                                                                                                                                                                                                                                                                                                                                                                        | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                   |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?                                                                                                                                                                                                                                                                                                                                            | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                   |
| If Yes, briefly describe:<br>Stormwater runoff From proposed driveway will be managed on site in accordance with applicable stormwater requirements. No discharge to adjoining properties is proposed.                                                                                                                                                                                                                                             |                                           |                                            |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?                                                                                                                                                                                                                                                                    | NO<br><input checked="" type="checkbox"/> | YES<br><input type="checkbox"/>            |
| If Yes, explain the purpose and size of the impoundment: _____                                                                                                                                                                                                                                                                                                                                                                                     |                                           |                                            |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?                                                                                                                                                                                                                                                                                                         | NO<br><input checked="" type="checkbox"/> | YES<br><input type="checkbox"/>            |
| If Yes, describe: _____                                                                                                                                                                                                                                                                                                                                                                                                                            |                                           |                                            |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?                                                                                                                                                                                                                                                                                                       | NO<br><input checked="" type="checkbox"/> | YES<br><input type="checkbox"/>            |
| If Yes, describe: _____                                                                                                                                                                                                                                                                                                                                                                                                                            |                                           |                                            |
| 21. Is the project located within, or within ½ mile of, a disadvantaged community?                                                                                                                                                                                                                                                                                                                                                                 | NO<br><input checked="" type="checkbox"/> | YES<br><input type="checkbox"/>            |
| If No, could impacts from the project affect a disadvantaged community?                                                                                                                                                                                                                                                                                                                                                                            | <input checked="" type="checkbox"/>       | <input type="checkbox"/>                   |
| If Yes to either question in 21, answer the following question.                                                                                                                                                                                                                                                                                                                                                                                    |                                           |                                            |
| a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):                                                                                                                                                                                            |                                           |                                            |
| <b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b><br><br>Applicant/sponsor/name: <u>Brett A Maring</u> Date: <u>8/25/2026</u><br><br>Signature: _____ Title: <u>President</u>                                                                                                                                                                                                                  |                                           |                                            |



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



|                                                                                               |                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Part 1 / Question 7 [Critical Environmental Area]                                             | No                                                                                                                                                     |
| Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] | No                                                                                                                                                     |
| Part 1 / Question 12b [Archeological Sites]                                                   | No                                                                                                                                                     |
| Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]                               | Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook. |
| Part 1 / Question 15 [Threatened or Endangered Animal]                                        | No                                                                                                                                                     |
| Part 1 / Question 16 [100 or 500 Year Floodplain]                                             | No                                                                                                                                                     |
| Part 1 / Question 20 [Remediation Site]                                                       | No                                                                                                                                                     |
| Part 1 / Question 21 [Disadvantaged Community]                                                | No                                                                                                                                                     |



# WARRANTY DEED

**THIS INDENTURE**, made the 3<sup>rd</sup> day of June, 2024

between

**Mary Zaborowski**, surviving tenant by the entirety of Henry S. Zaborowski, Jr., who died a resident of Onondaga County on February 19, 2020, of 8188 Blue Ridge Circle, Baldwinsville, NY 13027;

grantor, and

**Maring Properites, LLC**, a New York Limited Liability Company with an address of 8897 Dinglehole Road, Baldwinsville, NY 13027;

grantee,

**WITNESSETH**, that the grantor, in consideration of one dollar, lawful money of the United States, and other consideration paid by the grantee, does hereby grant and release unto the grantee, the heirs or successors and assigns of the grantee forever,

See Attached Schedule "A", attached and made a part hereof.

**SUBJECT** to easements, covenants, restrictions, and agreements, if any, of record.

**BEING** the same premises conveyed to the grantor by Warranty Deed dated July 13, 2009 and recorded in the Onondaga County Clerk's Office on July 28, 2009 in Book 5094 at Page 381.

**TOGETHER** with all right, title and interest, if any, of the grantor in and to any streets and roads abutting the above described premises to the center lines thereof,

**TOGETHER** with the appurtenances and all the estate and rights of the grantor in and to said premises,

**TO HAVE AND TO HOLD** the premises herein granted unto the grantee, the heirs or successors and assigns of the grantee forever.

**AND** the grantor, in compliance with Section 13 of the Lien Law, covenants that the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the costs of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

**AND** the grantor covenants as follows:

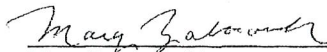
**FIRST.** That said grantor is seized of the said premises in fee simple, and has good right to convey the same;

**SECOND.** That the grantee shall quietly enjoy the said premises;

**THIRD.** That the grantor will forever warrant title to said premises.

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

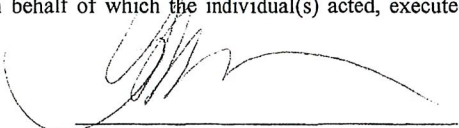
**IN WITNESS WHEREOF**, the grantor has duly executed this deed the day and year first above written.

  
Mary Zaborowski

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

On the 3<sup>rd</sup> day of June, in the year 2024, before me, the undersigned, personally appeared **Mary Zaborowski**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

**PATRICK E. MARTIN**  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 4865814  
Qualified in Onondaga County  
Commission Expires July 21, 2026

  
Notary Public

File Number: 2024-00018849 Seq: 2

## SCHEDULE "A"

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Lysander, County of Onondaga and State of New York, being part of Military Lot 49, bounded and described as follows: Beginning at a point in the easterly line of New York State Route 48 (Oswego Road) at the intersection of said line with the northeasterly line of Con-Rail (formerly D.L. & W Railroad); thence northerly along said easterly line of New York State Route 48, a distance of 600± feet to a point; thence easterly a distance of 1227± feet to a point; thence southerly a distance of 1,185± feet to a point; thence westerly a distance of 895± feet to a point on the northeasterly line of Con-Rail; thence northwesterly along the said northeasterly line of Con-Rail a distance of 655± feet to a point and place of beginning.

The above described premises being more modernly bounded and described on a survey made by Stephen Sehnert, LLS, dated January 9, 2024 as follows:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Lysander, County of Onondaga and State of New York and being part of Lot 49 in said Town, and being more particularly bounded and described as follows:

Beginning at an iron rod with a yellow cap marked SEHNERT SURVEY set at the intersection of the east line of New York State Route No. 48 with the northeasterly line of lands of CSXT (formerly the D.L. & W Railroad); thence N 07° 19' 34" E, along the east line of said highway, a distance of 540.00 feet; thence N 09° 48' 59" E, along said highway line, a distance of 62.00 feet to an iron rod with a yellow cap marked SEHNERT SURVEY set on the north line of a parcel of land described in a deed to David C. and Margaret M. Sampson recorded in the Onondaga County Clerk's Office in Book of Deeds 4937 at Page 145; thence S 81° 56' 15" E, along the north line of said parcel, a distance of 1,242.15 feet to an iron rod with a yellow cap marked SEHNERT SURVEY set on the west line of lands of the People of the State of New York known as the Three Rivers Game Management Area; thence S 07° 50' 00" W, along said west line, a distance of 1,185.00 feet to a Bathey Marker at a corner of said state land; thence N 81° 26' 00" W, along the north line of said state land, a distance of 916.25 feet to a concrete monument on the northeasterly line of said railroad lands; thence N 21° 27' 38" W, along said railroad, a distance of 660.80 feet to the point of beginning. Containing 31.48 acres of land.

(For reference only: Tax Map No.: 024.-01-49.1)





NYS ROUTE No. 48



GRAPHIC SCALE  
1" = 100'

REVISED 8/18/2025 TO ADD CERTIFICATIONS  
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MOSIER  
3376/11

MARING PROPERTIES, LLC  
2024-018849

31.48 ACRES

GRAVEL AREA =  
61,928 SQ. FT.  
1.42 ACRES

GRAVEL LOT

GRAVEL LOT

RIGHT-OF-WAY  
ONG TRANSMISSION CORP.  
3525/76

P.S.N.Y.  
THREE RIVERS  
GAME MANAGEMENT AREA

P.S.N.Y.  
THREE RIVERS  
GAME MANAGEMENT AREA

Unsubstantiated alteration or addition to a survey may bearing a licensed land surveyor's seal is a violation of Section 2020, subdivision 3, of the New York State Education Law.  
Subject to any statement of facts as accurate and up to date as that of the title may show.  
Valid only when marked with the land surveyor's original seal and signature.  
Building location surveys do not include placement of any property corner markers.  
Offsets shown measured from property lines to foundation walls of buildings unless otherwise indicated.  
Certifications indicated herein shall not rely on those who rely on this copy for the specific information for which this survey is prepared and to the wisdom of the landowner.  
Certifications are not transferable for subsequent transactions.

To Greater Syracuse Business Development Corporation,  
its successors and/or assigns and U.S. Small  
Business Administration, its successors and or assigns

THE UNDERSIGNED HEREBY CERTIFY THAT THIS MAP WAS MADE FROM AN  
ACTUAL SURVEY OF THE PROPERTY'S BOUNDARIES

LICENSED LAND SURVEYOR

61049

LOCATION SURVEY

PART OF LOT 49

TOWN OF LYSANDER  
ONONDAGA COUNTY, NEW YORK

JEFFREY J. SCHULTZ  
LAND SURVEYING & MAPPING PLLC

Marcellus, New York  
(315) 378-8660

|       |                |
|-------|----------------|
| DATE  | JUNE 17, 2025  |
| SCALE | 1" = 100'      |
| BOOK  | 255/59 SS      |
| FILE  | 2484.3 SS REV2 |

*Butler Private Campground*  
Application to the Planning Board

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

Date: 08/26/2026  
X \_\_\_\_\_ Information Only  
\_\_\_\_\_ Preliminary  
\_\_\_\_\_ Final

Name of proposed development: \_\_\_\_\_

**Applicant:**

Name Zachary Butler

Address 2464 Lamson Road

Phoenix, NY 13135

Telephone: 315-898-6166

**Owner of record:**

Name Zachary Butler

Address 2464 Lamson Road

Phoenix, NY 13135 shared use

Telephone: 315-898-6166

**Proof of ownership attached:** XX

Site Location:

2464 Lamson Road

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

Private recreational campsites for family and friends.

Three non-permanent camping units, with a barn structure containing bathrooms and a shared use kitchen.

**Current use & condition of site:**

undeveloped woods with trails and pond  
stream

**Plans prepared by:**

Name Margaret Butler

Address 2464 Lamson Road

Phoenix, NY 13135

Telephone: 315-396-4008

**Ownership intentions:**

Name \_\_\_\_\_

Address \_\_\_\_\_

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

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

**Tax Map No.** 024.-02-03.1

**Current Zoning** agriculture

Is site in an Agricultural Tax District? X

Area of land 43.91 acres.

**Plans for sewer and water connections**

private septic and drilled well for shared use  
barn.

**Character of surrounding:**

woods with driveable trails. Pond and  
connecting stream

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

Margaret Butler  
Name of Owner or Representative

Margaret Butler  
Signature



# Proposal to Lysander Planning Board

## Private Family Recreational Campsites

**Property Owner:** Zachary Butler

**Property Address:** 2464 Lamson Rd, Phoenix, NY | Tax Map #: 3024.-02-03.1 | 44.67 acres

## Project Summary

We are requesting approval to establish a small number of private, non-permanent recreational campsites on our property for use by family and friends. This is a private, non-commercial use intended to provide simple, temporary lodging for visiting relatives and select guests. No campsites will be rented, advertised, or made available to the general public.

## Purpose and Use

We have family members who live out of the area and visit two to three times per year, and our property also hosts an annual family reunion drawing relatives from Texas, North and South Carolina, Tennessee, Ohio, Arizona, and Louisiana. Currently, guests must find lodging elsewhere. These campsites will give visiting family a comfortable place to stay on the property during visits and the reunion.

Additionally, we have connections with professors and graduate students who have expressed interest in a quiet retreat setting to work on writing projects such as novels and dissertations. The campsites would occasionally be available to them for this purpose.

## Proposed Improvements

### 1. Non-Permanent Campsite Structures (3 total)

Three non-permanent structures for private, occasional use by visiting family, friends, and the individuals described above. These are not intended as permanent residences or rental units.

### 2. New Barn — Shared Support Facility

As part of this proposal, we will construct a new barn on the property to include:

- Bathroom facilities
- A shared-use kitchen
- A common gathering area for use by guests, including during inclement weather

To support the barn's bathroom and kitchen facilities, we will install a county-approved septic system and drill a private well.

## Summary

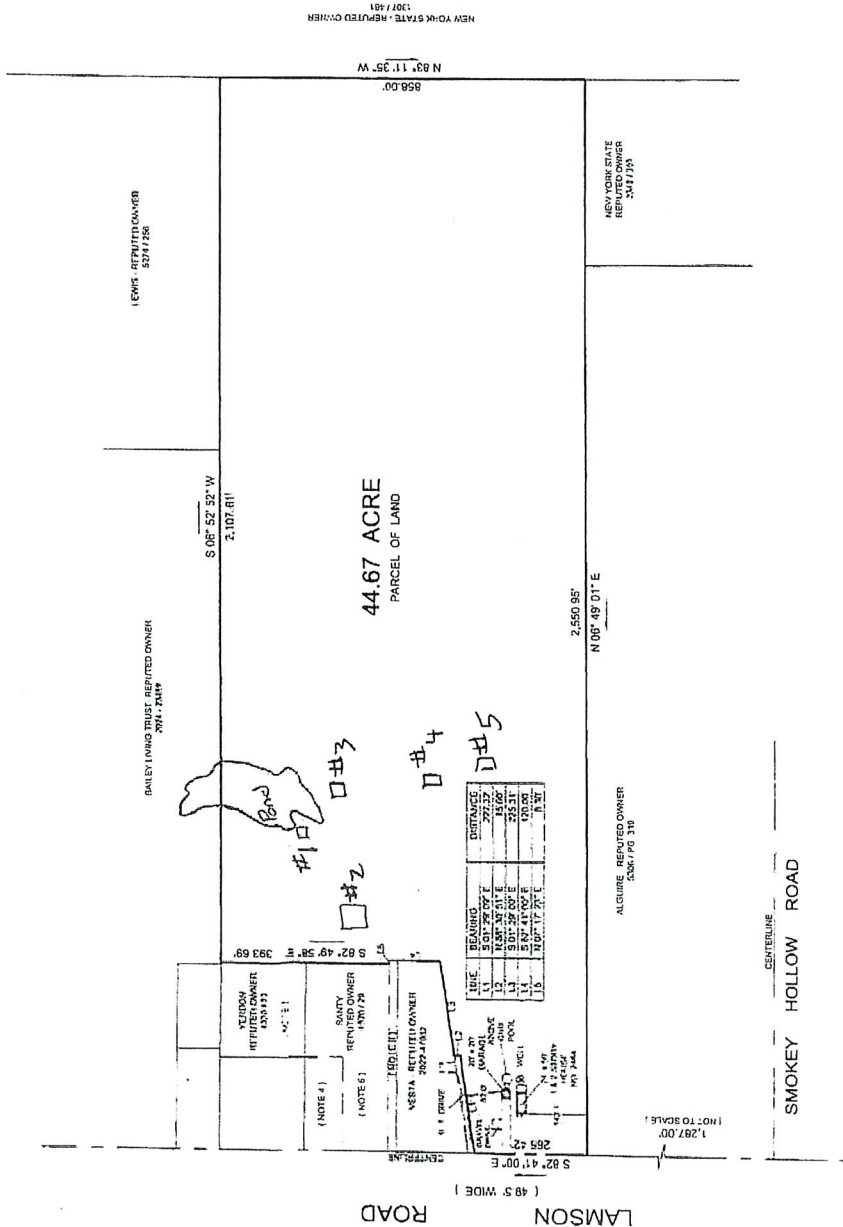
This project is intended solely for private family and personal guest use, supporting existing family visits, our annual reunion, and occasional writing retreats. We appreciate the Board's consideration of this proposal.







#1 current cabin  
#2 barn  
#3-5 yurt, tent, bunky



DEANNE R. MCCLELLAN  
(DEANNE R. CLARY)  
PROPERTY LOCATION  
2464 LAMSON ROAD, PHOENIX, N. Y 13135  
BOOK 4819 OF DEEDS, PAGE 837  
TAX MAP ID 024 - 02 - 03 1

--- BOUNDARY SURVEY MAP ---

PART OF LOT 50  
TOWN OF LYSANDER  
COUNTY OF ONONDAGA  
STATE OF NEW YORK

|       |                     |
|-------|---------------------|
| SCALE | ONE INCH = 200 FEET |
| DATE  | MAY 5, 2025         |
| FILE  | 90 944 - 8 001      |

ROBERT M. BURLEIGH  
LICENSED LAND SURVEYOR  
10 CLARK ROAD  
FULTON, NEW YORK 13069  
PHONE (315) 593-2231  
FAX (315) 593-2235

THE UNDERSIGNED LAND SURVEYOR HEREBY CERTIFIES THAT  
THE PROPERTY SHOWN HEREON WAS SURVEYED BY THE  
PROPERTY SHOWN HEREON COMPLETED MAY 5, 2025  
AND THAT BOTH SURVEY AND MAP ARE CORRECT

ROBERT M. BURLEIGH, LICENSED LAND SURVEYOR  
NEW YORK STATE LICENSE NO. 049727

- REFERENCE
1. SURVEY MAP BY ROBERT M. BURLEIGH, L.S. DATED JULY 18, 2012
  2. ABSTRACT OF TITLE BY BRADY LUCIAN REAL PROPERTY SERVICES  
DATED APRIL 10, 2025 (NO. 217364)



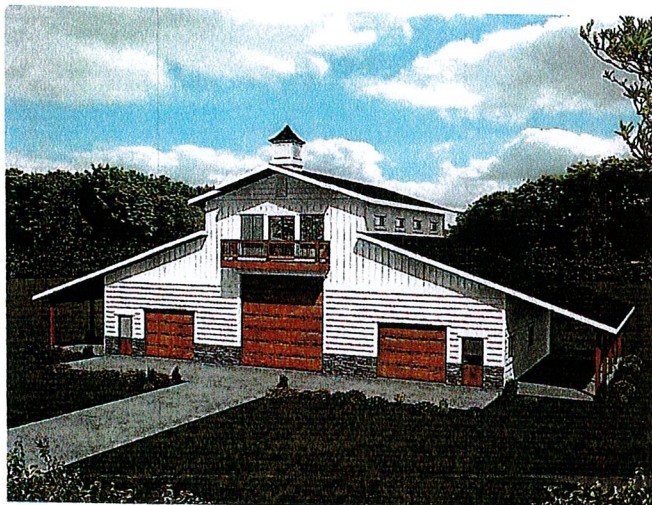
- NOTES
1. ALTERATIONS OR ADDITIONS TO THIS SURVEY MAP ARE PROHIBITED EXCEPT AS PROVIDED IN SECTION 1209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
  2. IF THIS SURVEY MAP IS NOT EMBOSSED WITH THE LAND SURVEYOR'S ORIGINAL RAISED SEAL AND SIGNED WITH RED INK, IT IS ILLEGAL AND VOID.
  3. NO WETLANDS - BURIED UTILITIES OR CONTOURS SHOWN.
  4. JANSTROM TO GREENE (BK 142, PG 12)
  5. JANSTROM TO RUBBS (BK 142, PG 265)
  6. JANSTROM TO CLARY (BK 2613, PG 316)
  7. SCHENCK TO RUBBS (BK 2613, PG 318)

**Current and Proposed structures – numbers correspond to numbers on map.**

1. Current cabin structure that was present when property was purchased.

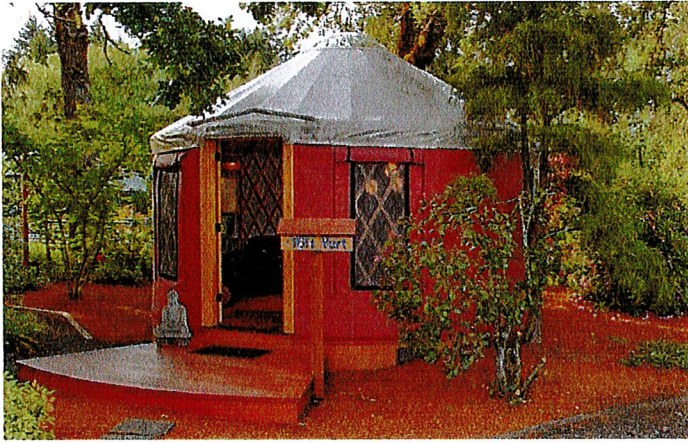


2. Proposed permanent monitor style barn. Livestock will utilize the 1<sup>st</sup> floor, and the 2nd floor would house the bathrooms and shared kitchen, along with a common area. 60' x 60' footprint.





3. Pacific yurt. 16' diameter. Non-permanent.



4. Safari Tent. Approx. 12 x 12. Non-permanent.



5. Bunkie – approx. 9' x 12' footprint. Non-permanent.

