

TOWN OF LYSANDER - ZONE CHANGE APPLICATION

Municipality Information

Municipality: Lysander

Application Number: 2-2086

Date Received: 6-4-2024

APPLICANT INFORMATION

Applicant Name: Leo R. Duger, Jr.

Mailing Address: 8075 Plainville Rd
BUILD 13027

Phone Number: 315-744-3494

Email Address: pattynkids@aol.com

Applicant Is:

☒ Property Owner

☐ Contract Purchaser

☐ Authorized Agent

☐ Other: _____

PROPERTY OWNER INFORMATION (If different from Applicant)

Owner Name: _____

Mailing Address: _____

Phone Number: _____

Email Address: _____

PROPERTY INFORMATION

Property Address: 8075 Plainville Rd

Tax Parcel Number(s): 034.-01-01.2

Total Acreage: 17.87

3

Current Zoning District: NRBD / AG
Requested Zoning District: NRBD extension

Current Use of Property:
residential / farm / office

Proposed Use of Property:
extend NRBD DISTRICT
200 x 278

SURROUNDING LAND USES

Direction	Existing Land Use	Existing Zoning
North	<u>Res + Ag</u>	<u> </u>
South	<u> </u>	<u> </u>
East	<u> </u>	<u> </u>
West	<u> </u>	<u> </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.

Part of the business
is on the Ag parcel

UTILITIES AND ACCESS

Public Water Available: ☐ Yes ☒ No

Public Sewer Available: ☐ Yes ☒ No

private

Road Frontage/Access Description:

existing

REQUIRED SUBMITTALS

☒ Completed Application Form

☒ ~~Application Fee~~

☒ 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: [Signature]

Date: 6-4-26

OFFICE USE ONLY

Date Application Deemed Complete: 6-4-26

Planning Board Referral Date: 7-16-26

County Referral Required: ☒ Yes ☐ No

Public Hearing Date: 6-18-26

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 which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Zone Change			
Project Location (describe, and attach a location map): 8075 Plainville Rd, Baldwinsville 13027			
Brief Description of Proposed Action: extend MRBD			
Name of Applicant or Sponsor: Leo R. Dugger		Telephone: 315-744-3494 E-Mail: pathymias@aol.com	
Address: 8075 Plainville Rd Baldwinsville 13027			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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.		☒	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		☒	☐
3.a. Total acreage of the site of the proposed action?		17.87	acres
b. Total acreage to be physically disturbed?		0	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		17.87	acres
4. Check all land uses that occur on, adjoining and near the proposed action.			
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☒ Agriculture ☐ Aquatic ☐ Other (specify): _____ ☐ Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO ☐	YES ☒	N/A ☒
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO ☒	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO ☒	YES ☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO ☒	YES ☐	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>existing</u>	NO ☐	YES ☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO ☒	YES ☐	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO ☒	YES ☐	
b. Is the proposed action located in an archeological sensitive area?	☒	☐	
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 ☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☒	☐	
14. Identify the typical habitat types that occur on or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☒ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ 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 ☒	YES ☐	
16. Is the project site located in the 100 year flood plain?	NO ☒	YES ☐	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☒ NO ☐ YES	NO ☒	YES ☐	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	☒ NO ☐ YES		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	☒	☐
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Leo Duger</u> Date: <u>6-8-26</u> Signature: <u>Leo Duger</u>		

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: Leo R. DUGER, JR

Mailing address: 8075 Plainville Rd
Baldwinsville NY 13027

B. Description of the proposed project: extend NRBD DISTRICT

C. Project site address: 8075 Plainville Rd Town: Lysander

D. Project site tax map number: 034.-01-01.2

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: 17.87

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.

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.

Leo Duger Jr
Name and Title of Person Completing Form

7/16/2026
Date

03/20/2012		313689	Lysander	Active	R/S: 1	School:	Baldwinsville			
Duger, Leo R Jr		Roll Year:	2027	Curr Yr:	1-Family Res	Land AV:	30,000			
8075 Plainville Rd		Land Size:	17.20 acres	Total AV: 310,000						
Owner Total: 2				Site Total: 1						
Name: Leo R Duger Jr				Pipels:	Nbhd Cd:	Sewer:	Water:	Utilities:		
Add Addr:				1-Family R:	21	Private	Private	Electric		
Street: 8075 Plainville Rd										
PO Box:										
City: Baldwinsville, NY				Zip:	13027-8635					
Taxable Value		Miscellaneous		Land		Total: 2				
County:	280,000	Book:	2018	Type:	FF	Depth:	Acres:	Sqft:		
Muni:	280,000	Page:	23512	Primary:	0	0	1.80	0		
School:	280,000	Mortg:		Residual:	0	0	15.40	0		
Schl after Star: 258,610		Bank:								
		Acct No:								
Sale Total: 1				Building		Total: 1				
Book:	Page:	Sale Date:	Sale Price:	Owner:	Bldstyle:	01	Ranch	Ext Wall:	01	
2018	23512	03/23/18		1 Duger, Leo R Jr	Sfla:	1368		Yr Built:	1991	
				Baths:	2	1/2 Baths:	0	Eff Yr Blt:	0	
				Beds:	3	Cond:	Normal			
Exemption Total: 2				Improvement		Total: 6				
Code:	Amount:	Term:	Yr:	Dwn:	Type:	Name:	Dim1:	Dim2:	SQFT:	Yr Built:
41700 AGRIC BLDG	30,000	2028		0	GP6	Canpy-w/sl	4.00	6.00		00 1991
41854 BAS STAR	21,390	0		0	FB7	Barn-pole	0	0	3900	00 2018
					FB7	Barn-pole	40.00	100.00		00 2022
					FB7	Barn-pole	50.00	70.00		00 2024
					RG1	Gar 1.0 att	22.00	23.00		00 1991
					RG4	Gar 1.0 de	30.00	50.00		00 1987
Special District Total: 3										
Code:	Units:	Pct:	Type:	Value /						
CWR40 County water	00	00		Move Tax:						
FR020 Plainville fire	00	00								
LT029 Plainville lot	00	00								