

At a regular Meeting of the
Town Board of the Town
of Lysander, held in the
Town Office Building at
8220 Loop Rd. Baldwinsville
New York, on September 3, 2026.

PRESENT:

Town Supervisor Kevin Rode, Councilor Vince Mangan, Councilor Jeff Kudarauskas, and
Councilor Ed Schmitt

IN THE MATTER OF:

The extension of the Clinton Heights Sewer District No. 3
Under Article 12 of the Town Law
Town of Lysander
County of Onondaga
State of New York

RESOLUTION/ORDER AFTER
PUBLIC HEARING CONCERNING THE
EXTENSION OF THE CLINTON
HEIGHTS SEWER DISTRICT NO. 3

WHEREAS, the Lysander Town Board has caused a General Plan/Map, boundary description and estimate of maximum cost related to the extension of the Clinton Heights Sewer District and construction of sanitary sewers and appurtenances for the Clinton Heights Sewer District Extension, made by Plumley Engineering, pursuant to Town Law Article 12; and

WHEREAS, by Order dated September 3, 2026, the Town Board of the Town of Lysander called for, noticed, and conducted a public hearing in connection with the Clinton Heights Sewer District Extension No. 3, which was held on the 3rd day of September, 2026; and

WHEREAS, the Map, Plan and Report prepared by Plumley Engineering, dated August 2026, has been filed in the Office of the Lysander Town Clerk and indicates that this is a “zero cost” extension of the sewer district wherein the affected property owners in said extension area will pay 100% of the costs associated with the extension, and no costs will be imposed upon current district residents; and

A boundary description for the proposed Clinton Heights Sewer District Extension No.3 appears below.

The project improvements include the formation of the aforesaid district and the construction of approximately 140 linear feet of 8 inch Sanitary Sewer Main, 1 manhole, and a 6 inch sewer lateral service connection, at no cost to the Town, as the Petitioner/Developer is paying 100% of the project costs. These facilities would serve approximately 1 EDU's with an average annual flow of 270/gal per day per one EDU; and

The Town wishes to consider whether the formation of the sewer district extension is in the public interest and which is estimated as follows: estimated project cost to taxpayers of \$0.00 and the existence of 1 EDU's in the proposed district extension, results in the following costs: Debt service of \$0.00 per year; \$475.00 fee per EDU for Onondaga County Water Environment Protection; for total first year equivalent cost per EDU of \$ 475 dollars which is below the NYS OSC Estimated Cost Threshold of \$1,010.00.

Connection costs for the single EDU are included in the project cost estimate and are also being paid for 100% by the Petitioner/Developer.

The total estimated capital cost that the Town is expected to be responsible for Clinton Heights Sewer District Extension No.3 is approximately \$0.00.

WHEREAS, the Town Board has given due consideration to the impact that such construction in the District may have on the environment and on the basis of such consideration, the Town Board has determined the environmental impact as set forth below; and

WHEREAS, the Town of Lysander has considered whether said sanitary sewer extension project is in the public interest and which is estimated to be at a maximum cost of ZERO Dollars; and

WHEREAS, based on the maximum estimated project cost of \$Zero Dollars and 1 equivalent unit, results in a \$0.00 (Zero) dollar cost to the present properties in the district; and

WHEREAS, the estimated cost to a typical property within the district extension, from a district levy/standpoint is \$0.00 to hook up to the proposed sewer facilities; and

WHEREAS, as the New York State Comptroller's Office is now using \$1,010.00 per year as the average estimate cost to a "typical property" in determining whether new sewer districts need the Comptroller's approval. The estimated total cost per EDU of \$475.00 is below the Comptroller's threshold amount; and,

WHEREAS, the Town declares itself lead agency for State Environmental Quality Review Act purposes and the Town Board and the Town have complied in every respect with all applicable federal, state and local laws and regulations regarding environmental matters, including compliance with the New York State Environmental Quality Review Act, comprising article 8 of the Environmental Conservation Law and, in connection therewith, a duly processed Negative Declaration and/or other applicable documentation has been filed in the office of the Town Clerk;

NOW, THEREFORE, in accordance with Article 12 of the New York State Town Law, upon the evidence presented at the public hearing and upon the advice and recommendation of the Town Engineers, this Town Board does hereby order and resolve as follows:

The notice of the public hearing described above was posted and published as required by law and in all respects satisfactory and the public hearing was duly held. All the property and the property owner(s) within the proposed district are benefited thereby. All the property and property owners benefited are included within the limits of the proposed district and the establishment of such district is in the public interest.

The Town declares itself lead agency for State Environmental Quality Review Act purposes determines this to be an unlisted action, and hereby makes and declares a Negative Declaration with respect to this project. A duly processed Negative Declaration and any other applicable documentation is filed herewith in the office of the Town Clerk;

The establishment of the proposed District extension is hereby approved, as hereinafter described, and said District extension shall be designated and known as the Clinton Heights Sewer District Extension No. 3 in the Town of Lysander, and shall be bounded and described as follows:

LEGAL DESCRIPTION
CLINTON HEIGHTS SEWER DISTRICT EXTENSION #3
PART OF LOT 97 TOWN OF LYSANDER

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Lysander, County of Onondaga, State of New York, being part of Lot 97 in said Town and being more particularly described as follows:

BEGINNING at the intersection of the common line between lands now or formerly owned by Michael Hanley and Sarah Gaffney as recorded in the Onondaga County Clerk's Office, Instrument No., R-2024-006840 and lands now or formerly owned by Kenneth and April Hanour as recorded in the Onondaga County Clerk's Office in Liber of Deeds 5381, Page #1 with the easterly line of Dewitt Drive, said point also being the intersection of the common line between Lot 7 and Lot 8B, Clinton Heights, Section a & b Amended as recorded in the Onondaga County Clerk's Office, Map #4388 with the easterly line of Dewitt Drive;

Thence S.82°36'00"E., along the common line between said Hanley/Gaffney and Hanour properties and the common line between Lots 7 and 8B, a distance of 170.00 feet to a point in the westerly line of Lot 8 Abbotts Landing, Section 1 as filed in the Onondaga County Clerk's Office, Map #6999;
Thence S07°24'00"W., along the common line between Lot 8B and 9B, Clinton Heights, Section A & B and Lots 8-10, Abbotts Landing, Section 1, a distance of 200.00 feet to a point, said point being the northeasterly corner of Lot 18, Clinton Heights, Section H-2 as filed in the Onondaga County Clerk's Office, Map #9346, said point also being the northeasterly corner of lands now or formerly owned by Sean and Rebecca McClain as recorded in the Onondaga County Clerk's Office, in Liber of Deeds #5059, Page 353;

Thence N.82°36'00"W., along the common line between said Hanley/Gaffney and McClain properties and the common line between Lot 9B and Lot 18, a distance of 170.00 feet to a point in the easterly line of Dewitt Drive;

Thence N.07°24'00"E., along the easterly line of Dewitt Drive and the westerly line of Lots 8B and 9B, a distance of 200.00 feet to the **POINT OF BEGINNING. CONTAINING 0.780 Acre** of land more or less.

The hereinbefore described parcel of land is subject to any and all easements and/or rights of ways of record.

The Town Attorney shall prepare and/or review the necessary documents, and the Town Supervisor shall take whatever further action is necessary to effectuate the formation of the sewer district and construction of the improvements.

Upon this resolution taking effect, the Town Engineer is hereby directed to prepare more definite plans and specifications and with the assistance of the Town Attorney, prepare the contract for the execution of the work.

Dated: September 3, 2026

Kevin A. Rode, Town Supervisor
Town of Lysander