Melvin Farms Subdivision

Application to the Planning Board

For: X Subdivision of Land
Number of Lots 45
____ Controlled Site Use
____ Site Plan Approval

Date: February 2, 2026
____ Information Only
X 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: X

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:

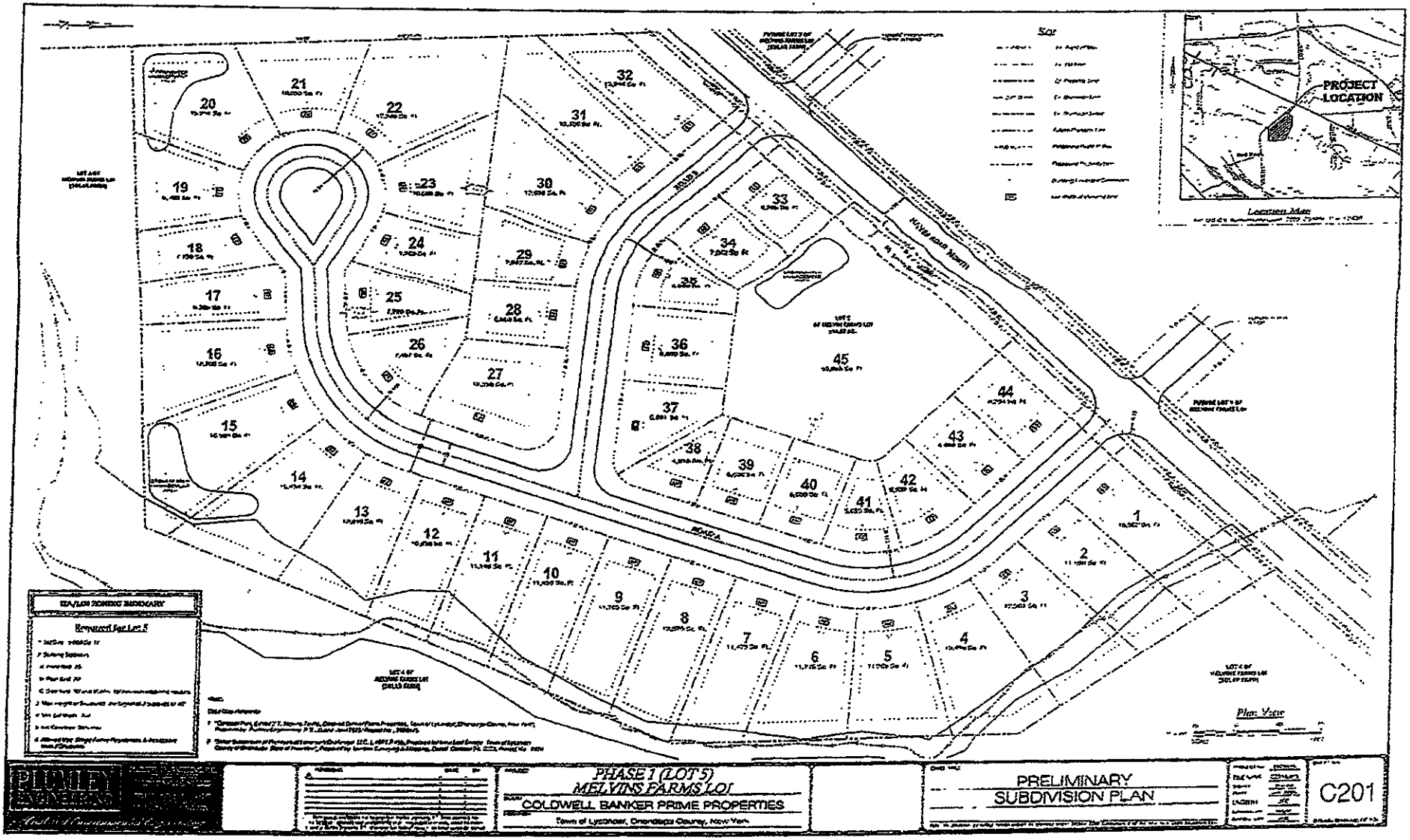
Agricultural/Residential

SEE REVERSE SIDE FOR ADDITONAL SUBMITTAL REQUIREMENTS!

Julian Clark, w/Plumley Engineering

Name of Owner or Representative

Signature


PROJECT LOCATION
Location Map
Key Map
PHASE 1 (LOT 5)
MELVINS FARMS LOT
COLDWELL BANKER PRIME PROPERTIES
Town of Lysander, Onondaga County, New York
PRELIMINARY
SUBDIVISION PLAN
C201

Duger Subdivision

Application to the Planning Board

For: [✓] Subdivision of Land
Number of Lots 3
[ ] Controlled Site Use
[ ] Site Plan Approval

Date: _____
[ ] Information Only
[ ] Preliminary
[✓] Final

Name of proposed development: L. Duger Subdivision

Applicant:

Name LEO R. DUGER JR.

Address 8075 PLAINVILLE ROAD

BALDWINSVILLE, NY 13027

Telephone: 315-744-3494

Owner of record:

Name LEO R. AND PATRICIA A. DUGER JR.

Address 8075 PLAINVILLE ROAD

BALDWINSVILLE, NY 13027

Telephone: 315-744-3494

Proof of ownership attached: Yes

Site Location:
8075 PLAINVILLE ROAD

Plans prepared by:

Name CNY LAND SURVEYING, LLC

Address 2075 CHURCH ROAD

BALDWINSVILLE NY 13027

Telephone: 315-635-4614

Ownership intentions:

DIVIDE EXISTING LOT INTO
3 LOTS

Farm Lot No. 73

Tax Map No. 34-01-1.2

Current Zoning AG, NB

Is site in an Agricultural Tax District? No

Area of land 17.867 acres.

Proposed use (s) of site:
RESIDENTIAL, NEIGHBORHOOD
BUSINESS

Plans for sewer and water connections
WELL AND SEPTIC SYSTEM

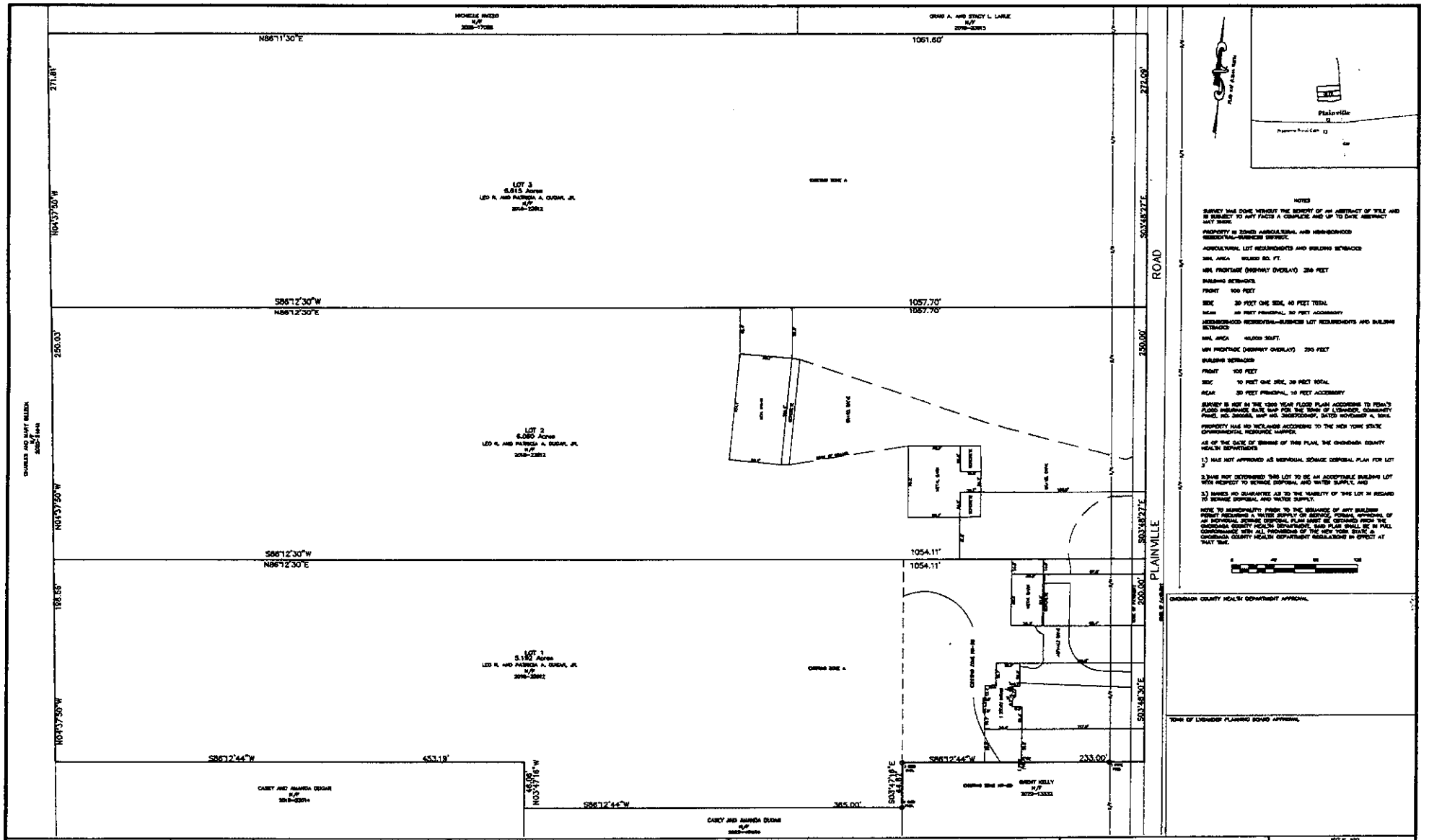
Current use & condition of site:
RESIDENTIAL, NEIGHBORHOOD
BUSINESS

Character of surrounding:
WOODS, AGRICULTURAL AND
RESIDENTIAL

SEE REVERSE SIDE FOR ADDITONAL SUBMITTAL REQUIREMENTS!

LEO R. DUGER, JR.
Name of Owner or Representative

Leo Duger
Signature



NOTES

SURVEY WAS DONE WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY FACTS A COMPLETE AND UP TO DATE ABSTRACT MAY SHOW.

PROPERTY IS ZONED AGRICULTURAL AND NEIGHBORHOOD RESIDENTIAL-BUSINESS DISTRICT.

AGRICULTURAL LOT REQUIREMENTS AND BUILDING SETBACKS:

MIN. AREA 80,000 SQ. FT.

MIN. FRONTAGE (HIGHWAY OVERLAY) 250 FEET

BUILDING SETBACKS:

FRONT 100 FEET

SIDE 20 FEET ONE SIDE, 40 FEET TOTAL

REAR 20 FEET PRINCIPAL, 50 FEET ACCESSORY

NEIGHBORHOOD RESIDENTIAL-BUSINESS LOT REQUIREMENTS AND BUILDING SETBACKS:

MIN. AREA 40,000 SQFT.

MIN FRONTAGE (HIGHWAY OVERLAY) 250 FEET

BUILDING SETBACKS:

FRONT 100 FEET

SIDE 10 FEET ONE SIDE, 30 FEET TOTAL

REAR 30 FEET PRINCIPAL, 10 FEET ACCESSORY

SURVEY IS NOT IN THE 1000 YEAR FLOOD PLAIN ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP FOR THE TOWN OF LYSANDER, COMMUNITY PANEL NO. 3600858, MAP NO. 36067C0534F, DATED NOVEMBER 4, 2016.

PROPERTY HAS NO WETLANDS ACCORDING TO THE NEW YORK STATE ENVIRONMENTAL RESOURCE MAPPER.

AS OF THE DATE OF SIGNING OF THIS PLAN, THE ONONDAGA COUNTY HEALTH DEPARTMENT:

1.) HAS NOT APPROVED AS INDIVIDUAL SEWAGE DISPOSAL PLAN FOR LOT 3.

2.) HAS NOT DETERMINED THIS LOT TO BE AN ACCEPTABLE BUILDING LOT WITH RESPECT TO SEWAGE DISPOSAL AND WATER SUPPLY, AND

3.) MAKES NO GUARANTEE AS TO THE VIABILITY OF THIS LOT IN REGARD TO SEWAGE DISPOSAL AND WATER SUPPLY.

NOTE TO MUNICIPALITY: PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT REQUIRING A WATER SUPPLY OR SEWAGE DISPOSAL APPROVAL OF AN INDIVIDUAL SEWAGE DISPOSAL PLAN MUST BE OBTAINED FROM THE ONONDAGA COUNTY HEALTH DEPARTMENT. SAID PLAN SHALL BE IN FULL CONFORMANCE WITH ALL PROVISIONS OF THE NEW YORK STATE & ONONDAGA COUNTY HEALTH DEPARTMENT REGULATIONS IN EFFECT AT THAT TIME.

ONONDAGA COUNTY HEALTH DEPARTMENT APPROVAL

TOWN OF LYSANDER PLANNING BOARD APPROVAL

Plainville

Surveyed for: D.J. RIETH

Certified to: D.J. RIETH

THE CERTIFICATION HEREBY GIVEN SHALL NOT RUN TO ANY PERSON OR ENTITY OTHER THAN THE PERSON OR ENTITY NAMED IN THE SURVEYOR'S CERTIFICATION.

ONLY COPIES OF THE ORIGINAL OF THIS SURVEY MARKED WITH THE SURVEYOR'S INK SIGNATURE SHALL BE CONSIDERED TO BE VALID AND VALID COPIES.

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP IS MADE FROM AN ACTUAL SURVEY OF THE PROPERTY ABOVE SHOWN.

NICHOLAS JAY SMITH
LICENSED LAND SURVEYOR

CNY LAND SURVEYING
2075 CHURCH ROAD
BALDWINSVILLE, NEW YORK
13027
(315) 685-4614

PART OF LOT 73
TOWN OF LYSANDER
COUNTY OF ONONDAGA
STATE OF NEW YORK

DRAWING TITLE
FINAL PLAT
L. DUGER SUBDIVISION

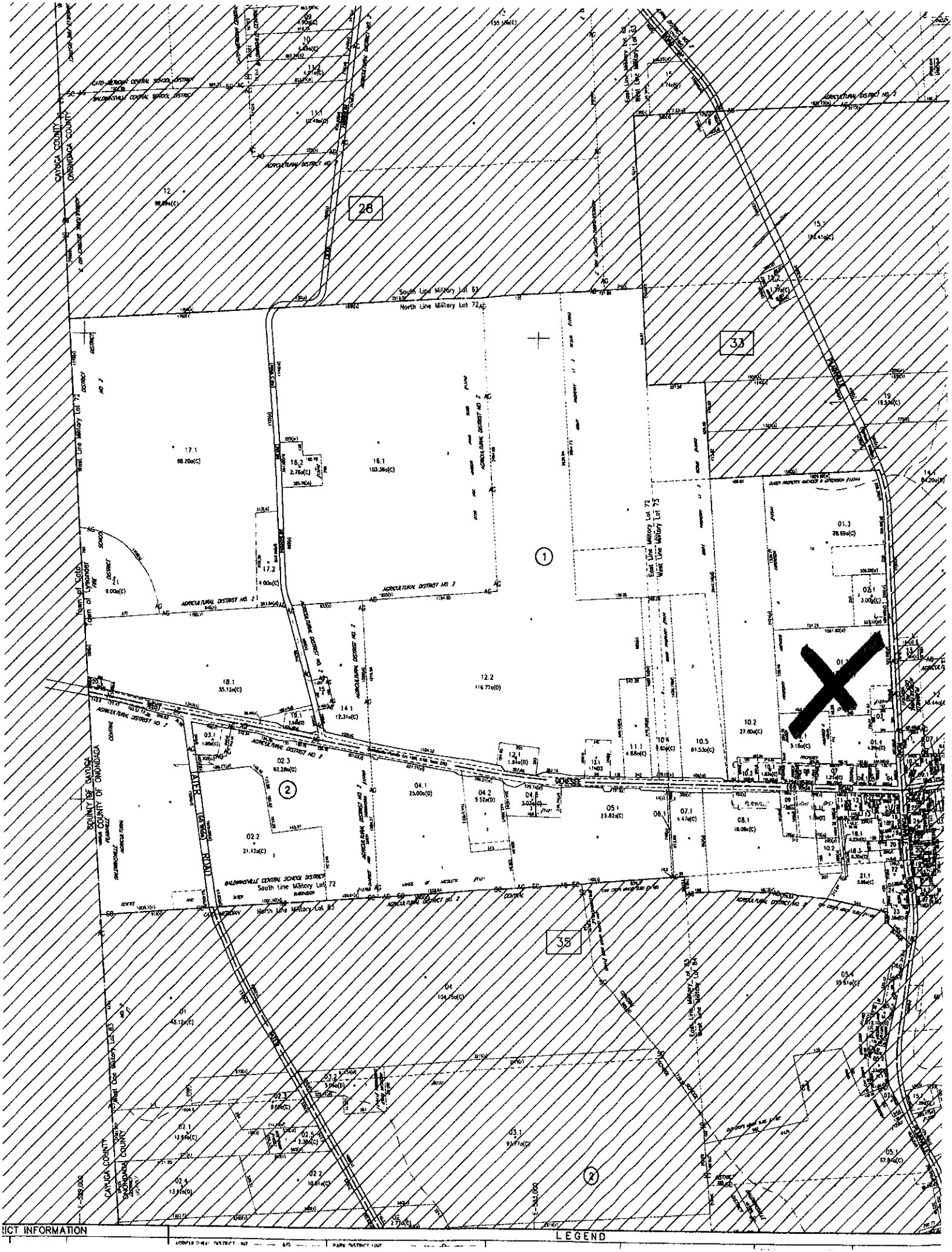
Date Issued: 09/28/26

Revisions:

FILE NO. 26.083

Scale: 1" = 40'

Drawing No. 1 OF 1


CAYUGA COUNTY
ONONDAGA COUNTY
28
33
35
1
2
South Line Military Lot 83
North Line Military Lot 72
West Line Military Lot 72
East Line Military Lot 72
West Line Military Lot 73
Town of Solon
Town of Lysander
AGRICULTURAL DISTRICT NO. 2
BALDWINSVILLE CENTRAL SCHOOL DISTRICT
CAMILLUS CENTRAL SCHOOL DISTRICT
RIVER ROAD
BONESS
LEGEND

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: Leo R. Duger Jr.

Mailing address: 8075 Plainville Road

Baldwinsville, NY 13027

B. Description of the proposed project: Divide existing lot into 3 lots

C. Project location: 8075 Plainville Road, Baldwinsville, NY 13027

D. Tax Map number: 34-01-1.2

E. Number of acres involved with project: 17.867

F: Is project with Agricultural District? Yes _____ No X
Is project within 500 feet of an Agricultural District? Yes X No _____

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

Yes _____ If so, how much? _____ Acres
No X

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

Scott S Sutphen, 8084 Plainville Rd, Baldwinsville, NY 13027

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

Residential, neighborhood business

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

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:

Woods, rural residential

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 date statement.

M. Description of farm operation: ______

~ ~

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.

~ ~

Leo R. Duger Jr.

Name and Title of Person Competing Form   Date

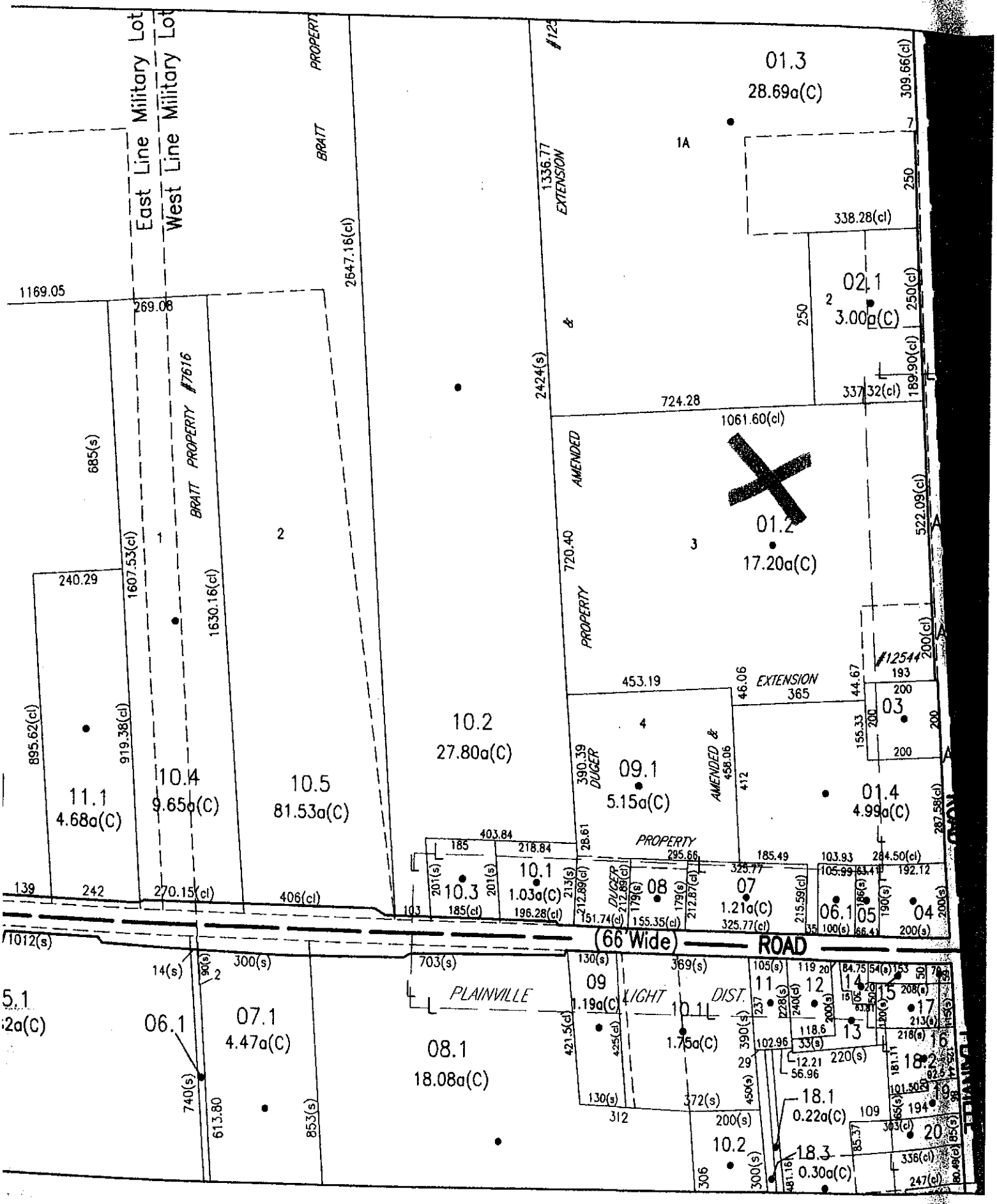
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FOR TOWN USE ONLY --- Has this Agricultural Data Statement been referred to the Onondaga County Planning Agency? Yes ______ No ______

If yes, please give date of referral: ______

If yes, please give County Referral Number: ______

If no, please state reason: ______


East Line Military Lot
West Line Military Lot
BRATT PROPERTY #7616
BRATT PROPERTY
AMENDED & EXTENSION
PROPERTY
DUGER PROPERTY
#12544
#12312
01.3
28.69a(C)
02.1
3.00a(C)
01.2
17.20a(C)
10.2
27.80a(C)
10.4
9.65a(C)
10.5
81.53a(C)
11.1
4.68a(C)
09.1
5.15a(C)
01.4
4.99a(C)
10.3
10.1
1.03a(C)
08
07
1.21a(C)
06.1
05
04
03
09
1.19a(C)
10.1
1.75a(C)
06.1
07.1
4.47a(C)
08.1
18.08a(C)
18.1
0.22a(C)
18.3
0.30a(C)
(66 Wide) ROAD
PLAINVILLE
LIGHT DIST.
1169.05
269.08
2647.16(cl)
1336.77
2424(s)
1061.60(cl)
724.28
720.40
453.19
46.06
365
44.67
522.09(cl)
309.66(cl)
338.28(cl)
337.32(cl)
189.90(cl)
250(cl)
685(s)
1607.53(cl)
1630.16(cl)
895.62(cl)
919.38(cl)
240.29
139
242
270.15(cl)
406(cl)
1012(s)
703(s)
403.84
218.84
185
185(cl)
196.28(cl)
213(s)
212.89(cl)
179(s)
212.87(cl)
325.77
325.77(cl)
215.59(cl)
295.66
155.35(cl)
151.74(cl)
390.39
458.06
412
155.33
287.58(cl)
284.50(cl)
192.12
105.99
63.41
100(s)
66.41
200(s)
190(s)
193
200
365
130(s)
369(s)
421.5(cl)
425(cl)
390(s)
450(s)
372(s)
312
306
300(s)
613.80
740(s)
853(s)
300(s)
14(s)
90(s)
105(s)
119
84.75
54(s)
153
208(s)
213(s)
218(s)
220(s)
102.96
118.6
33(s)
12.21
56.96
181.11
101.50
194
109
303(cl)
336(cl)
247(cl)
85.37
481.18
1A
2
3
4

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:

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

Address 8321 DECOY RUN

MANLIUS, NEW YORK 13104

EMAIL: RSHANAHAN@GMAIL.COM

Telephone: (315) 569-0739

Plans prepared by:

Name PLUMLEY ENGINEERING, P.C. / RAMSGARD ARCHITECTS

Address 8232 LOOP ROAD / 61 EAST GENESEE STREET

BALDWINSVILLE, NEW YORK 13027 / SKANEATELES, NEW YORK 13152

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

Owner of record:

Name SAME

Address ____

Telephone: ____

Ownership intentions:

Name SAME

Address ____

Telephone: ____

Proof of ownership attached: X

Farm Lot No. ____

Site Location:

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

Tax Map No. 082.-04-10.0

Current Zoning PUD

Is site in an Agricultural Tax District? NO

Area of land ±22.7 acres.

Proposed use (s) of site:

RESIDENTIAL (APARTMENTS)

Plans for sewer and water connections

PUBLIC

Current use & condition of site:

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

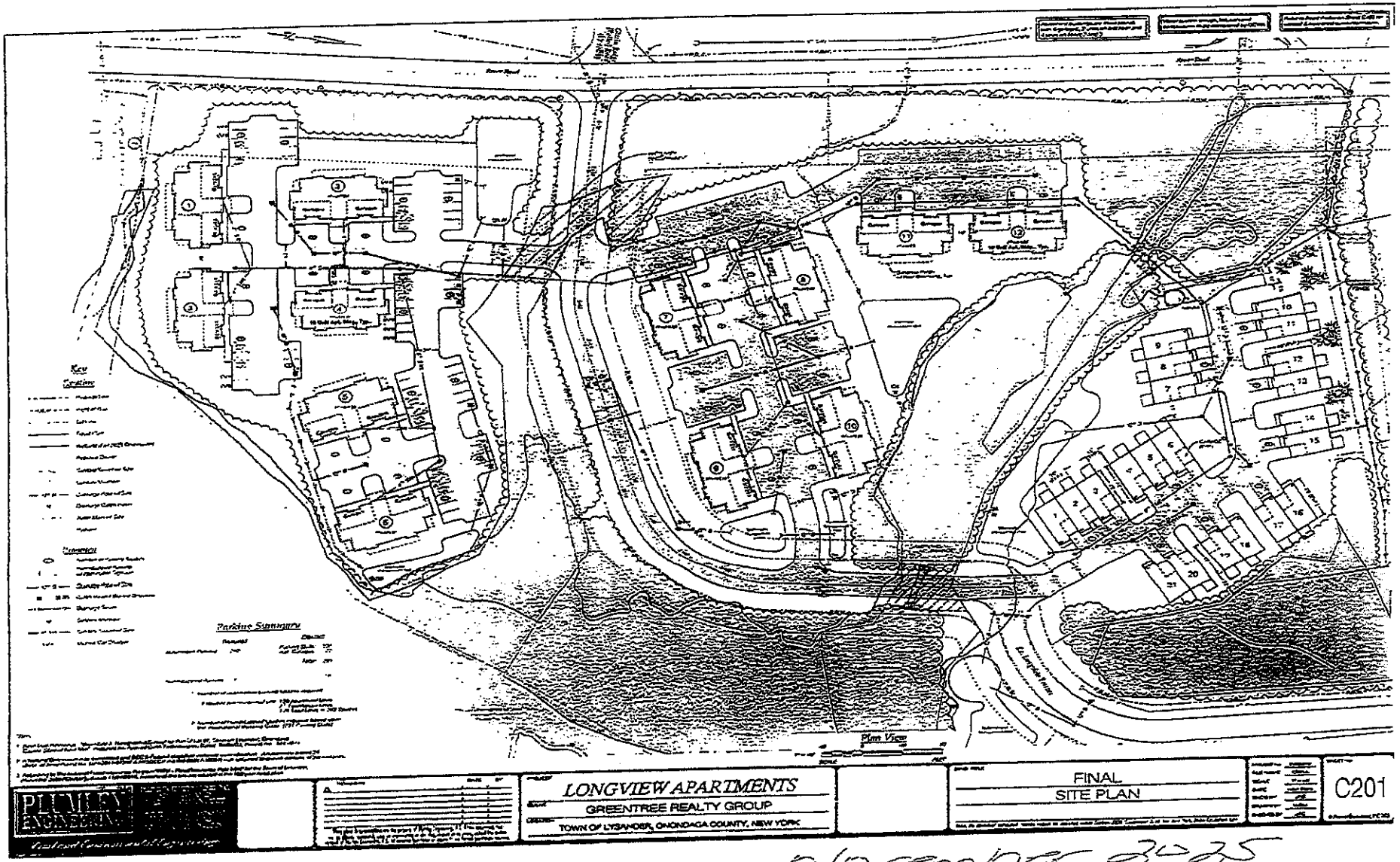
Character of surrounding:

RESIDENTIAL

SEE REVERSE SIDE FOR ADDITONAL SUBMITTAL REQUIREMENTS!

JULIAN P. CLARK, P.E.
Name of Owner or Representative

Signature



November 2025

Landmark Site Plan

Application to the Planning Board

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

Date: June 19, 2026

____ Information Only
__X__ Preliminary
____ Final

Name of proposed development: Phase 2 (Lot 1 & Lot 3) 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: X

Site Location:

West 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. 060.-01-16.2 & 060.-01-14.1

Current Zoning Melvin Farms LOI

Is site in an Agricultural Tax District? No

Area of land +/- 89 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 ADDITONAL SUBMITTAL REQUIREMENTS!

Julian Clark, w/Plumley Engineering

Name of Owner or Representative

Julian F. Clark

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, Baldwinsvile, NY 13027 [060.-01-14.1]

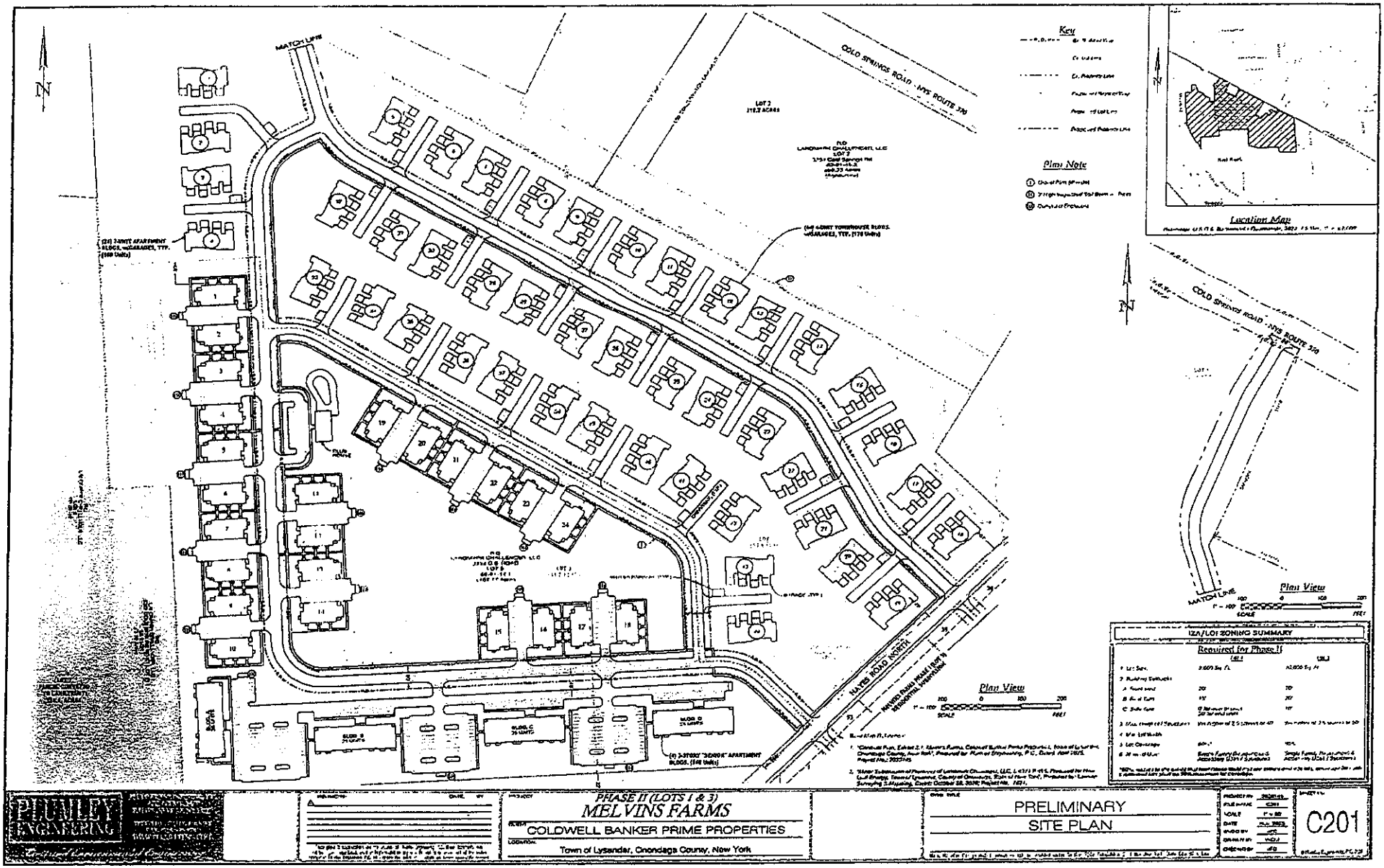
I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above.

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


N
MATCH LINE
COLD SPRINGS ROAD - NYS ROUTE 370
LOT 2
112.2 ACRES
(84) 4-UNIT TOWNHOUSE BLDGS. W/GARAGES, TYP. (336 Units)
(22) 3-UNIT APARTMENT BLDGS. W/GARAGES, TYP. (66 Units)
(6) 3-STORY "SCHOOL" APARTMENT BLDGS. (198 Units)
CLUB HOUSE
POOL
DRAINAGE (TYP.)
MAYER ROAD
MAYER ROAD NORTH
PAVED PUBLIC PHASE I ROAD TO BE RECONSTRUCTED
SIGN
BLDG. A 24 UNITS
BLDG. B 24 UNITS
BLDG. C 24 UNITS
BLDG. D 24 UNITS
Key
Plan Note
Location Map
Plan View
SCALE
FEET
VIA/LOT ZONING SUMMARY
Required for Phase II
2,000 Sq. Ft.
10,000 Sq. Ft.
PHASE II (LOTS 1 & 3)
MELVINS FARMS
COLDWELL BANKER PRIME PROPERTIES
Town of Lysander, Onondaga County, New York
PRELIMINARY
SITE PLAN
C201

Timber Banks.

Application to the Planning Board

For: X Subdivision of Land
Number of Lots 157
___ Controlled Site Use
___ Site Plan Approval

Date: 9-8-04
___ Information Only
X Preliminary
___ Final

Name of proposed develolpment: Timber Banks Section 4 Phase II

Applicant:

Name The Timbers LLC

Address 3536 Timber Banks pkwy

Baldwinsville NY 13027

Telephone: 315-546-0027

Plans prepared by:

Name CHA Consulting

Address 300 S. State St #600

Syracuse NY 13202

Telephone: 315-257-7258

Owner of record:

Name The Timbers LLC

Address 3699 Patchett Rd

Telephone:

Proof of ownership attached: ___

Ownership intentions:

Name The Timbers LLC

Address

Telephone:

Farm Lot No.

Tax Map No. 072.-01-08.4

Current Zoning PUD

Site Location:

Timber Banks

Is site in an Agricultural Tax District?

Area of land 231 acres.

Proposed use(s) of site:

Residential Subdivision

Plans for sewer and water connections:

Public extensions

Current use & condition of site:

Farmland

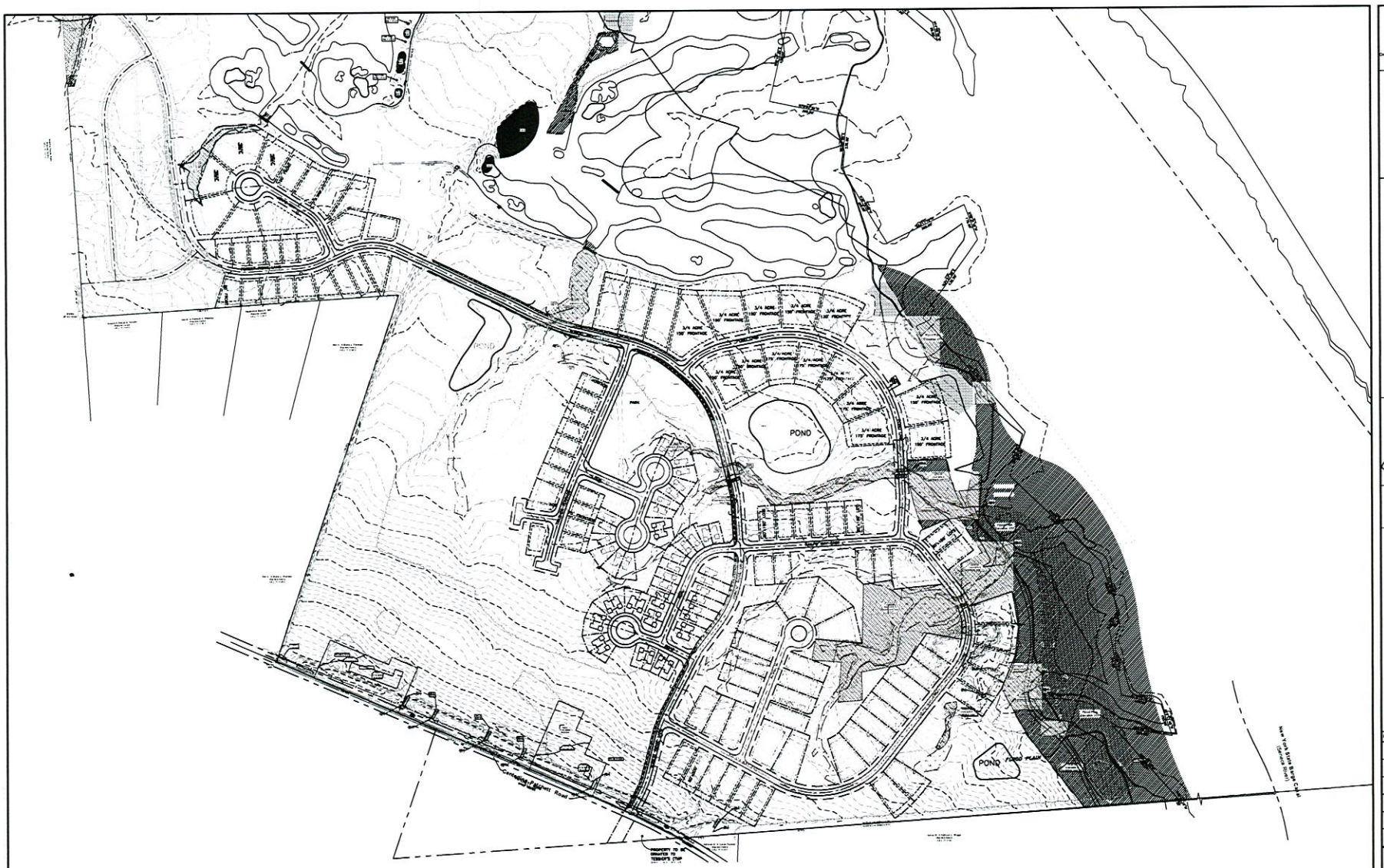
Character of surrounding

Rural & Farmland

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Ben Harrell on behalf of owner
Name of Owner or Representative

Signature



ZONING REGULATIONS

PROPOSED ZONING	PUD
NUMBER OF LOTS:	157

Drawing Copyright © 2026

CHA
One Park Place, 300 South State Street, Suite 600
Syracuse, NY 13202
315.471.3920 . www.chasolutions.com

N

0 200 400
Scale in feet

THE TIMBERS, LLC.
3536 Timber Banks Parkway
Baldwinsville, NY 13027

CERTIFICATE OF AUTHORIZATION NUMBER

STATE OF NEW YORK
FRANCIS J. BOLAND
LICENSED PROFESSIONAL ENGINEER
No. 075128
9/4/2026

REGISTRATION EXPIRES 09-30-2027

TIMBER BANKS PHASE 4
SECTION 11
TOWN OF LYSANDER

No.	Submittal / Revision	Apv.	By	Date

SECTION 4 PHASE 11
PRELIMINARY PLAT

Designed By:	Drawn By:	Checked By:
BGH	BGH	JFT
Issue Date:	Project No.:	Scale:
09/4/26	0716.89	AS SHOWN

Drawing No.:
C-100

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: The Timbers, LLC

Mailing address: 3536 Timber Banks Parkway
Baldwinsville, NY 13027

B. Description of the proposed project: Project includes the next phase of the Timber Banks development which will include 157 lots as an extension of Forest Ridge Lane and new streets

C. Project site address: 3699 Patchett Rd. Town: Lysander

D. Project site tax map number: 072.-01-08.4

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: +/-114 Acres (Total Project Site 231 Acres)

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.

Property Address	Owner's Name(s)	Owner's Address
3571 Patchett Road	Jerald Hole & Susan Hole	3551 Patchett Road
3551 Patchett Road	Jerald Hole, Susan Hole, Hole Living Trust	3551 Patchett Road

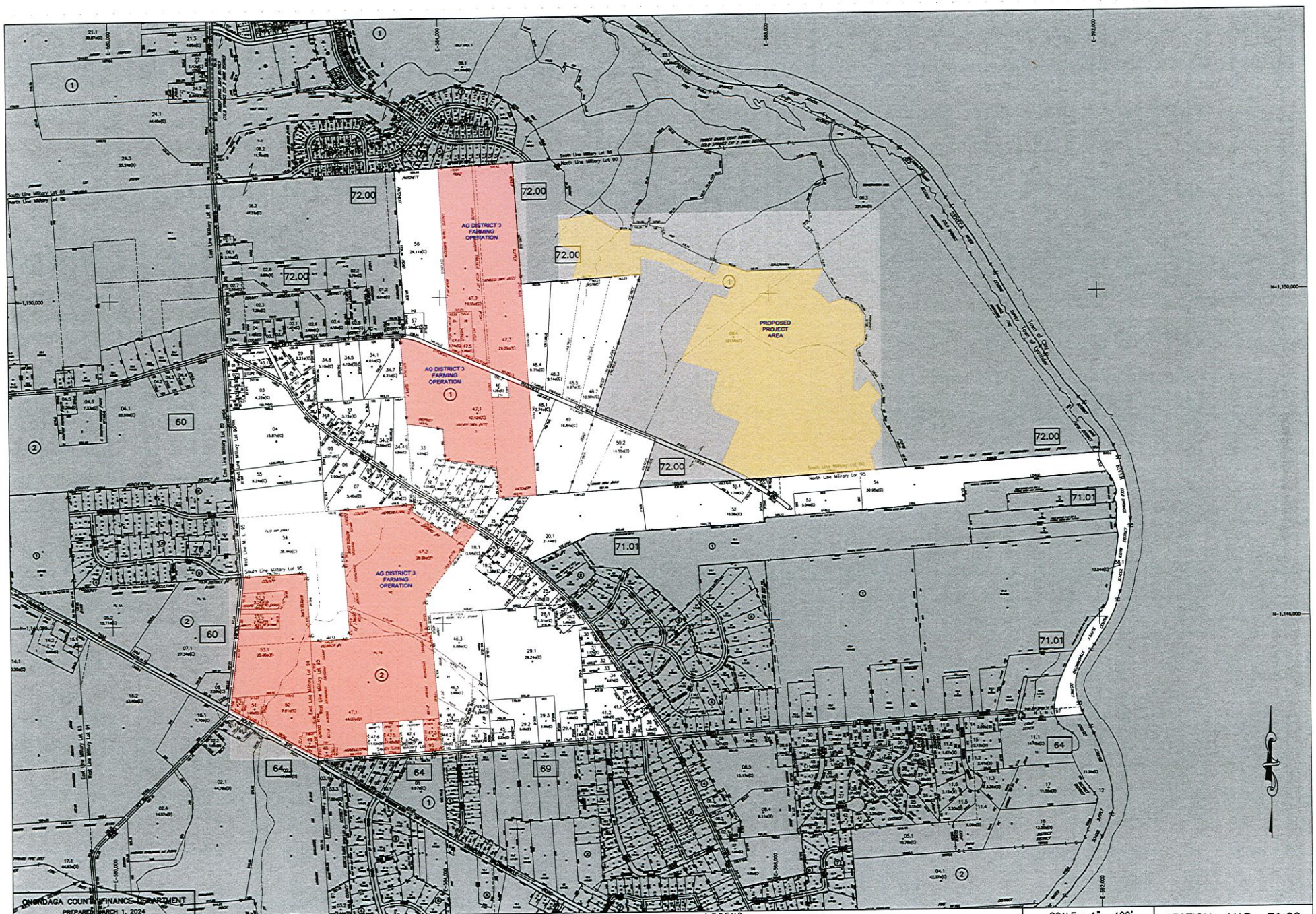
I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above.

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.

Benjamin Harrell
Engineer IV, P.E.
(CHA Consulting Inc.)
Name and Title of Person Completing Form

9/8/26
Date



ONONDAGA COUNTY FINANCE DEPARTMENT
PREPARED: MARCH 1, 2024

DATE	BLOCK	REVISION	DATE	BLOCK	REVISION

SPECIAL DISTRICT INFORMATION

SCHOOL	BALDWINSVILLE CENTRAL
FIRE	BELGIUM – COLD SPRINGS
WATER	COUNTY
WATER SUPPLY	COLD SPRING
WATER SUPPLY	PATCHETT RD
SANITARY	ONONDAGA COUNTY
AGRICULTURAL	COUNTY DISTRICT 4

LEGEND

AGRICULTURAL DISTRICT LINE — AG —
AMBULANCE DISTRICT LINE — A —
DRAINAGE DISTRICT LINE — D —
FIRE DISTRICT LINE — F —
HYDRANT DISTRICT LINE — H —
LIGHTING DISTRICT LINE — L —
PARK DISTRICT LINE — P —
REFUSE DISTRICT LINE — R —
SANITARY DISTRICT LINE — SD —
SCHOOL DISTRICT LINE — SC —
SEWER DISTRICT LINE — S —
WATER DISTRICT LINE — W —

PROPERTY PARCEL LINE
ORIGINAL LOT LINE
ROAD OR RAILROAD RIGHT-OF-WAY LINE
STREAM
RAILROAD TRACK

COUNTY LINE
TOWN LINE
VILLAGE LINE
BLOCK BOUNDARY
STREAM AND PARCEL LINE

PARCEL NUMBER 24
DEED AREA (D)
CALCULATED AREA (C)
DEED DIMENSION (d)
SCALED DIMENSION (s)
DEED LOT NUMBER #

BLOCK NUMBER 1
DEED BLOCK NUMBER 2
PROPERTY CONNECTION SYMBOL
ADJACENT SECTION MAP 25

SCALE : 1"= 400'
400' 0 400'
GRAPHIC SCALE
FOR TAXING PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCE

SECTION MAP 71.00
TOWN OF LYSANDER
ONONDAGA COUNTY, NY

Application to the Planning Board

For: X Subdivision of Land
Number of Lots 2
____ Controlled Site Use
____ Site Plan Approval

Date: ____
____ Information Only
____ Preliminary
____ Final

Name of proposed develolpment: Gerace

Applicant:

Name John Gerace

Address 8922 Prine road

Baldwinsville NY 13027

Telephone: 315-416-8281

Owner of record:

Name Deborah Gerace

Address 8922 Prine road

Baldwinsville NY 13027

Telephone: 315-416-8282

Proof of ownership attached: ____

Site Location:

8922 Prine Rd

Baldwinsville NY 13027

Tax Map - 026-03-14.1

Proposed use(s) of site:

Development

Current use & condition of site:

Agricultural

Plans prepared by:

Name Doug Reith

Address 2075 Church Road

Baldwinsville NY 13027

Telephone: 635-4614

Ownership intentions: Minor Subdivison

Name John Gerace

Address 8922 Prine road

Baldwinsville NY 13027

Telephone: 315-416-8281

Farm Lot No. 45

Tax Map No. 026-03-14.1

Current Zoning Ag

Is site in an Agricultural Tax District? yes

Area of land 20± acres.

Plans for sewer and water connections:

Septic and Well

Character of surrounding

Agricultural / grasslands

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

John Gerace
Name of Owner or Representative

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: John Gerace
Mailing address: 8988 prine Road Baldwinsville NY 13027

B. Description of the proposed project: Minor subdivision

C. Project site address: 8988 prine Road Town: Baldwinsville

D. Project site tax map number: 026-03-14.1

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: N/A

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.

Tim Reeves Lamson Road Phoenix NY

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.

John Gerace
Name and Title of Person Completing Form

06 OCT 2026
Date

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: Gerace Minor Sub divison

Project Location (describe, and attach a location map): 8922 Prine road Baldwinsville NY 13027 tax map 026-03-14.1

Brief Description of Proposed Action: Sub-divide a section of land for development

Name of Applicant or Sponsor:	Telephone: 315-416-8381
John Gerace	E-Mail: JohnGerace15@gmail.com

Address: 8922 Prine road

City/PO:	State:	Zip Code:
Baldwinsville	NY	13027

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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 government Agency? If Yes, list agency(s) name and permit or approval:	☒	☐

3. a. Total acreage of the site of the proposed action? 19.07 acres
   b. Total acreage to be physically disturbed? 1.99 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)
   ☐ Forest ☒ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐

	NO	YES
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?	☒	☐
b. Are public transportation services available at or near the site of the proposed action?	☒	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐

	NO	YES
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: Well	☒	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: Septic	☒	☐

	NO	YES
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?	☒	☐
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?	☒	☐

	NO	YES
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?	☐	☒
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

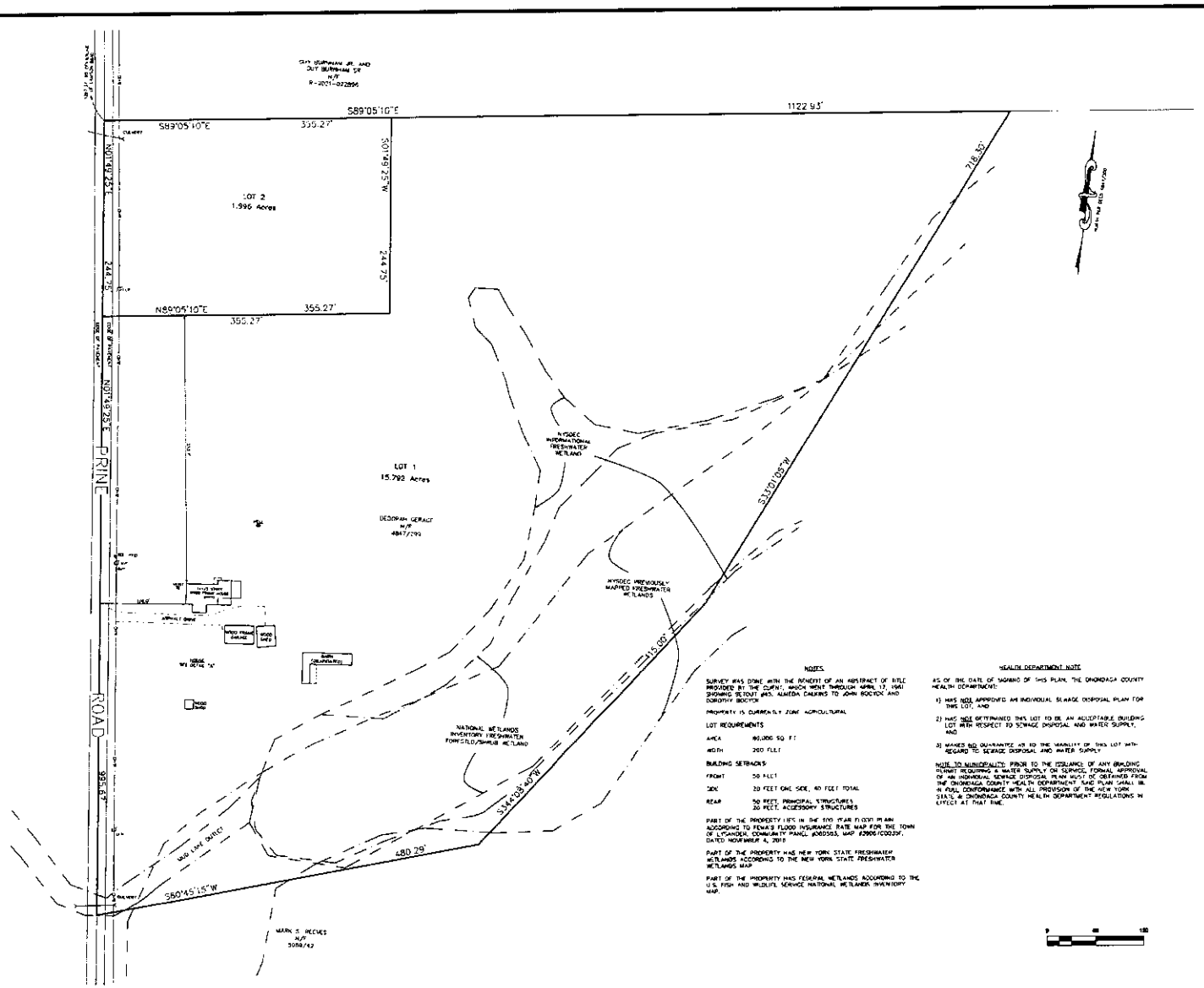
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Indiana bat, not on Proposed lot	☐	☒
16. Is the project site located in the 100-year flood plan? See map for Proposed lot	☒	☐
17. 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?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	☐	☐
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)? 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? 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? If Yes, describe: _____	☒	☐

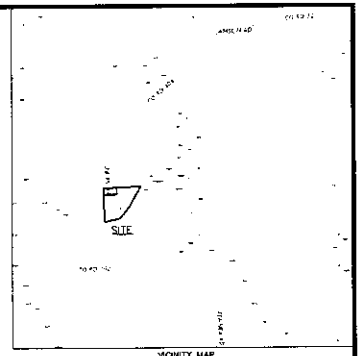
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: John Gerace Date: 06 OCT 2026

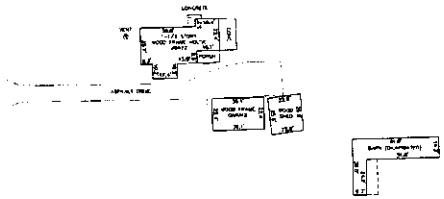
Signature: _____ Title: _____

PRINT FORM





VICINITY MAP
N.T.S.



DETAIL "A"
1" = 40'

NOTES

SURVEY WAS DONE WITH THE BENEFIT OF AN ABSTRACT OF TITLE PROVIDED BY THE CLIENT, WHICH WENT THROUGH APRIL 17, 1961 SHOWING TITLE WAS ALAMEDA CALKINS TO JOHN BOCYCK AND DOROTHY BOCYCK

PROPERTY IS CURRENTLY ZONE AGRICULTURAL

LOT REQUIREMENTS

AREA	40,000 SQ. FT.
WIDTH	200 FEET

BUILDING SETBACKS

FRONT	50 FEET
SIDE	20 FEET ONE SIDE, 40 FEET TOTAL
REAR	50 FEET, PRINCIPAL STRUCTURES 20 FEET, ACCESSORY STRUCTURES

PART OF THE PROPERTY LIES IN THE 100 YEAR FLOOD PLAIN ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP FOR THE TOWN OF LYSANDER, COMMUNITY PANEL #080083, MAP #3900/C0035F, DATED NOVEMBER 4, 2010

PART OF THE PROPERTY HAS NEW YORK STATE FRESHWATER WETLANDS ACCORDING TO THE NEW YORK STATE FRESHWATER WETLANDS MAP

PART OF THE PROPERTY HAS FEDERAL WETLANDS ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY MAP.

HEALTH DEPARTMENT NOTE

AS OF THE DATE OF SIGNING OF THIS PLAN, THE ONONDAGA COUNTY HEALTH DEPARTMENT:

1) HAS NOT APPROVED AN INDIVIDUAL SEWAGE DISPOSAL PLAN FOR THIS LOT, AND

2) HAS NOT DETERMINED THIS LOT TO BE AN ACCEPTABLE BUILDING LOT WITH RESPECT TO SEWAGE DISPOSAL AND WATER SUPPLY, AND

3) MAKES NO GUARANTEE AS TO THE SUITABILITY OF THIS LOT WITH REGARD TO SEWAGE DISPOSAL AND WATER SUPPLY.

NOTE TO MUNICIPALITY: PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT REQUIRING A WATER SUPPLY OR SERVICE, FORMAL APPROVAL OF AN INDIVIDUAL SEWAGE DISPOSAL PLAN MUST BE OBTAINED FROM THE ONONDAGA COUNTY HEALTH DEPARTMENT AND PLAN SHALL BE IN FULL CONFORMANCE WITH ALL PROVISION OF THE NEW YORK STATE & ONONDAGA COUNTY HEALTH DEPARTMENT REGULATIONS IN EFFECT AT THAT TIME.

ONONDAGA COUNTY HEALTH DEPARTMENT APPROVAL

TOWN OF LYSANDER APPROVAL

Drawn by S.M. MORRIS
Checked by D.J. REITH

NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW

ONLY COPIES OF THE ORIGINAL OF THIS SURVEY MARKED WITH THE EMBOSSED LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE TRUE AND VALID COPIES.

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP IS MADE FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON.

DOUGLAS JAY REITH
LICENSED LAND SURVEYOR

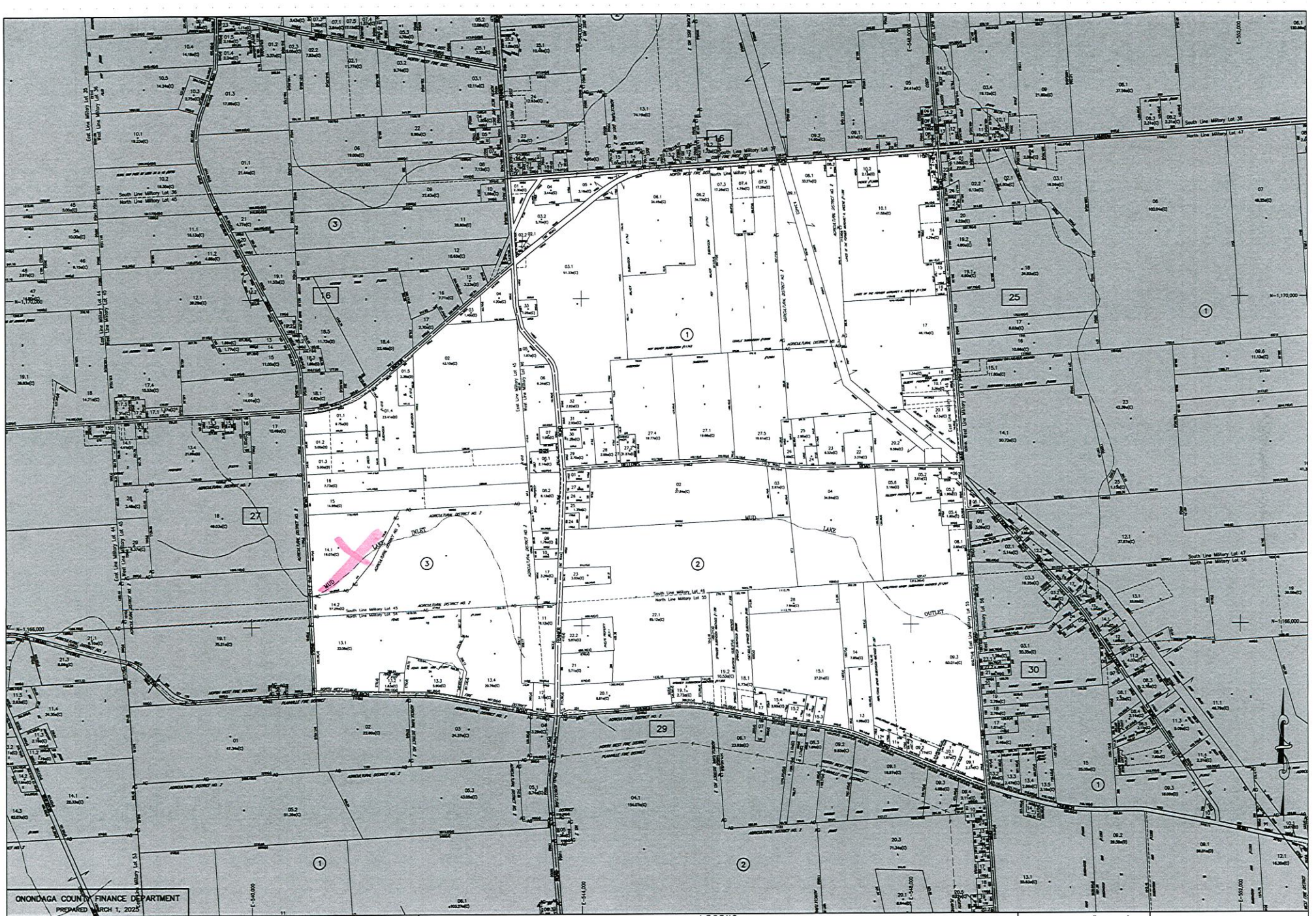
CNY LAND SURVEYING
207S CHURCH ROAD
BALDWINSVILLE, NEW YORK
13027
(315) 635-4614

PART OF LOT 45, SUBDIVISION NUMBER 6
TOWN OF LYSANDER
COUNTY OF ONONDAGA
STATE OF NEW YORK

DRAWING TITLE
DEBORAH GERACE SUBDIVSION

Date Issued 7/31/26
Revisions

FILE NO. 25.076
Scale 1" = 60'
Drawing No. 1 OF 1



ONONDAGA COUNTY FINANCE DEPARTMENT
PREPARED MARCH 1, 2025

DATE	BLOCK	REVISION	DATE	BLOCK	REVISION

SPECIAL DISTRICT INFORMATION

SCHOOL	BALDWINSVILLE CENTRAL
FIRE	NORTH WEST
WATER	COUNTY
AGRICULTURAL	COUNTY DISTRICT 2

LEGEND

AGRICULTURAL DISTRICT LINE — AG —
AMBULANCE DISTRICT LINE — A —
DRAINAGE DISTRICT LINE — D —
FIRE DISTRICT LINE — F —
HYDRANT DISTRICT LINE — H —
LIGHTING DISTRICT LINE — L —
PARK DISTRICT LINE — P —
REFUSE DISTRICT LINE — R —
SANITARY DISTRICT LINE — SD —
SCHOOL DISTRICT LINE — SD —
SEWER DISTRICT LINE — S —
WATER DISTRICT LINE — W —
PROPERTY PARCEL LINE
ORIGINAL LOT LINE
ROAD OR RAILROAD RIGHT-OF-WAY LINE
STREAM
RAILROAD TRACK
COUNTY LINE
TOWN LINE
VILLAGE LINE
BLOCK BOUNDARY
STREAM AND PARCEL LINE
PARCEL NUMBER 24
DEED AREA (D)
CALCULATED AREA (C)
DEED DIMENSION (d)
SCALED DIMENSION (s)
DEED LOT NUMBER #
BLOCK NUMBER 6
DEED BLOCK NUMBER 6
PROPERTY CONNECTION SYMBOL
ADJACENT SECTION MAP 25

SCALE : 1"= 400'
400' 0 400'
GRAPHIC SCALE
FOR TAXING PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCE

SECTION MAP 26
TOWN OF LYSANDER
ONONDAGA COUNTY, NY

Application to the Planning Board

For: [✓] Subdivision of Land
Number of Lots 3
[ ] Controlled Site Use
[ ] Site Plan Approval

Date: _____
[ ] Information Only
[ ] Preliminary
[✓] Final

Name of proposed development: _____

Applicant:

Name Raul Alvarez

Address 1049 Lamson Rd.

Phoenix, NY 13135

Telephone: _____

Owner of record:

Name Raul Alvarez

Address 1049 Lamson Rd.

Phoenix, NY 13135

Telephone: _____

Proof of ownership attached: Yes

Site Location:
1049 Lamson Rd.
Phoenix, NY 13135

Proposed use (s) of site:
Division of land into residential lots

Current use & condition of site:
Residential/tree brush

Plans prepared by:

Name CNY Land Surveying LLC

Address 2072 Church Rd.

Baldwinsville, NY 13027

Telephone: 315-635-4614

Ownership intentions:
Take existing lot to divide into three lots

Farm Lot No. 45

Tax Map No. 15.-04-16.0

Current Zoning Agricultural

Is site in an Agricultural Tax District? No

Area of land 15.384 acres.

Plans for sewer and water connections
Well, Septic system

Character of surrounding:
Agricultural, suburban

SEE REVERSE SIDE FOR ADDITONAL SUBMITTAL REQUIREMENTS!

Raul Alvarez
Name of Owner or Representative


Signature

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: Raul Alvarez

Mailing address: 1049 Lamson Rd.
Phoenix, NY 13135

B. Description of the proposed project: Taking existing lot to divide into three lots

C. Project location: 1049 Lamson Rd., Town of Lysander

D. Tax Map number: 15.-04-16.0

E. Number of acres involved with project: _____

F: Is project with Agricultural District? Yes _____ No X
Is project within 500 feet of an Agricultural District? Yes X No _____

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

Yes _____ If so, how much? _____ Acres
No X

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

Gary M Minde
9115 Prine Rd

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

To remain as residential lot

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

Current owner, until sold

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:

Existing land cover is wooded/shrub, no known drainage, stream at southwest corner

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 date statement.

M. Description of farm operation: N/A

~ ~

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.

~ ~

Raul Alvarez — 11/03/2024

Name and Title of Person Competing Form — 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: _____

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.

Part 1 – Project and Sponsor Information

Name of Action or Project:

Project Location (describe, and attach a location map):
1049 Lamson Rd., Town of Lysander

Brief Description of Proposed Action:
Taking existing lot to divide into three lots

Name of Applicant or Sponsor:	Telephone:
Raul Alvarez	E-Mail:

Address:
1049 Lamson Rd.

City/PO:	State:	Zip Code:
Phoenix	NY	13135

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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 government Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3. a. Total acreage of the site of the proposed action? 15.384 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? 15.384 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☐ Urban ■ Rural (non-agriculture) ☐ Industrial ☐ Commercial ■ Residential (suburban)
   ■ Forest ■ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
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?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐

	NO	YES
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: _____ Served by wells	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ Septic systems	☐	☑

	NO	YES
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?	☑	☐
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?	☑	☐

	NO	YES
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?	☐	☑
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

	NO	YES
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? Indiana Bat	☐	☑
16. Is the project site located in the 100-year or 500-year flood plain?	☐	☑
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?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☑	☐
If Yes, briefly describe: _____		
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)? 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? 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? If Yes, describe: _____	☑	☐
21. Is the project located within, or within ½ mile of, a disadvantaged community?	☑	☐
If No, could impacts from the project affect a disadvantaged community?	☑	☐
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):		

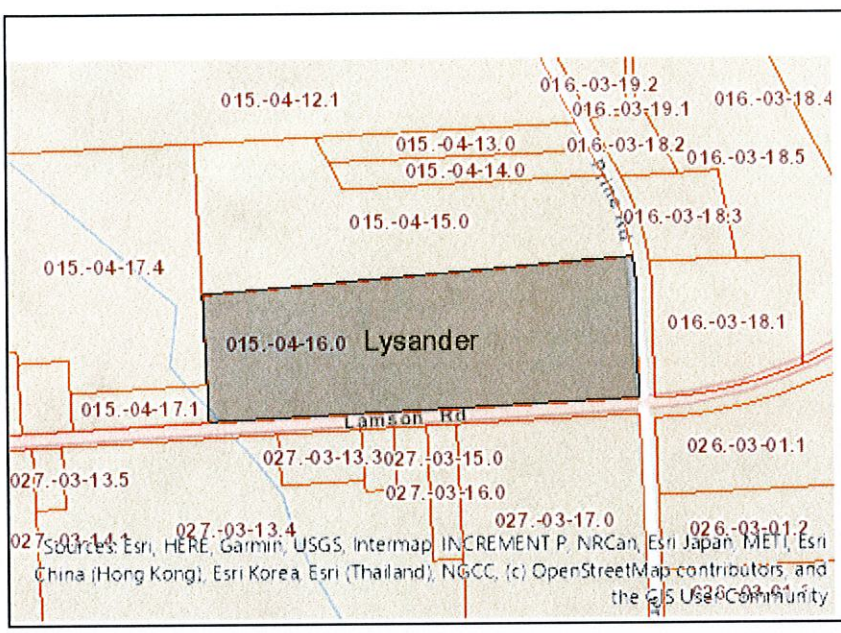
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Raul Alvarez Date: 11/03/2026

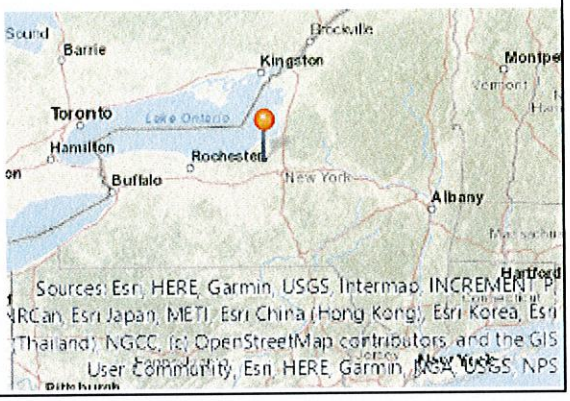
Signature: _____ Title: Owner

EAF Mapper Summary Report

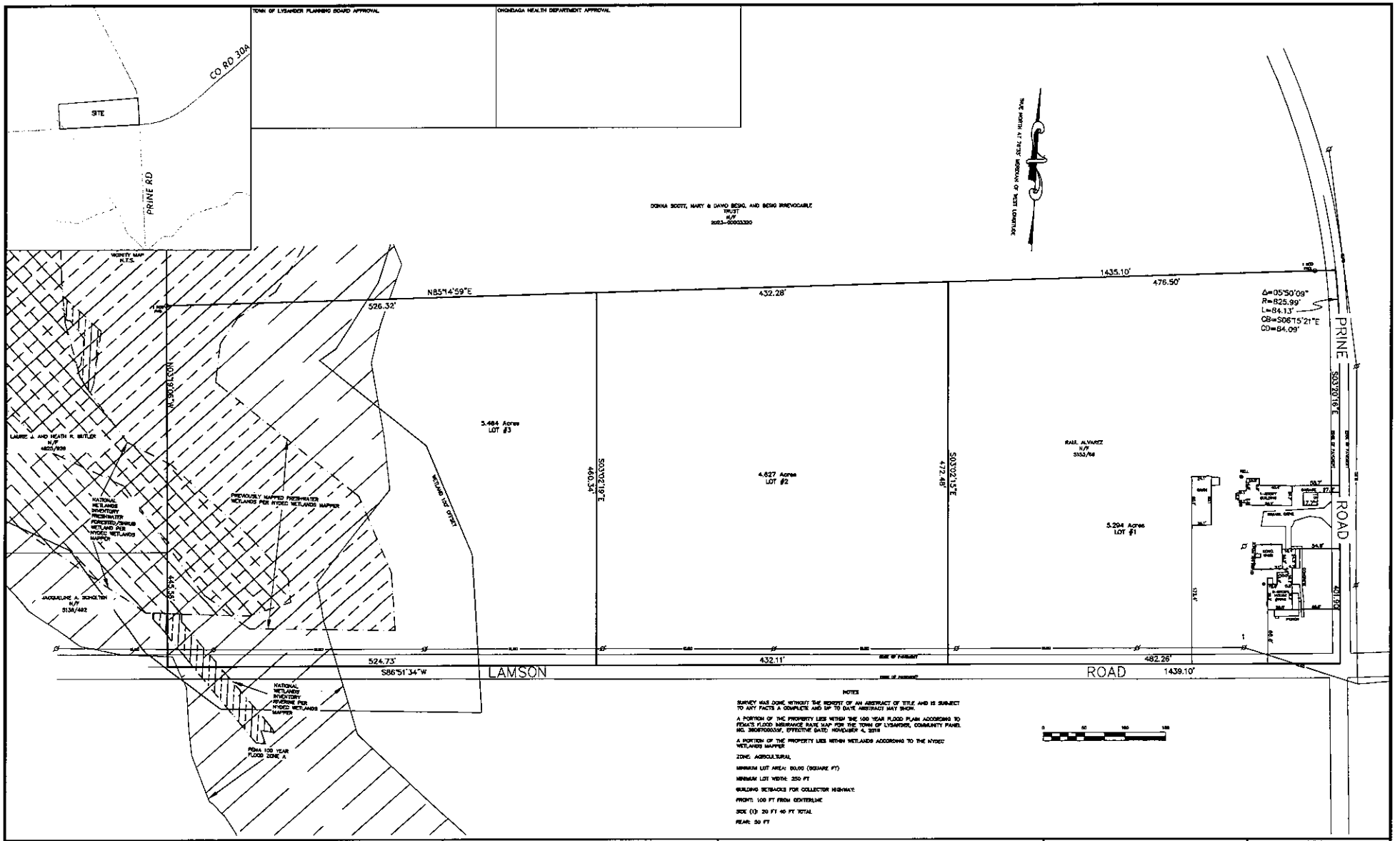
Thursday, September 24, 2026 3:19 PM

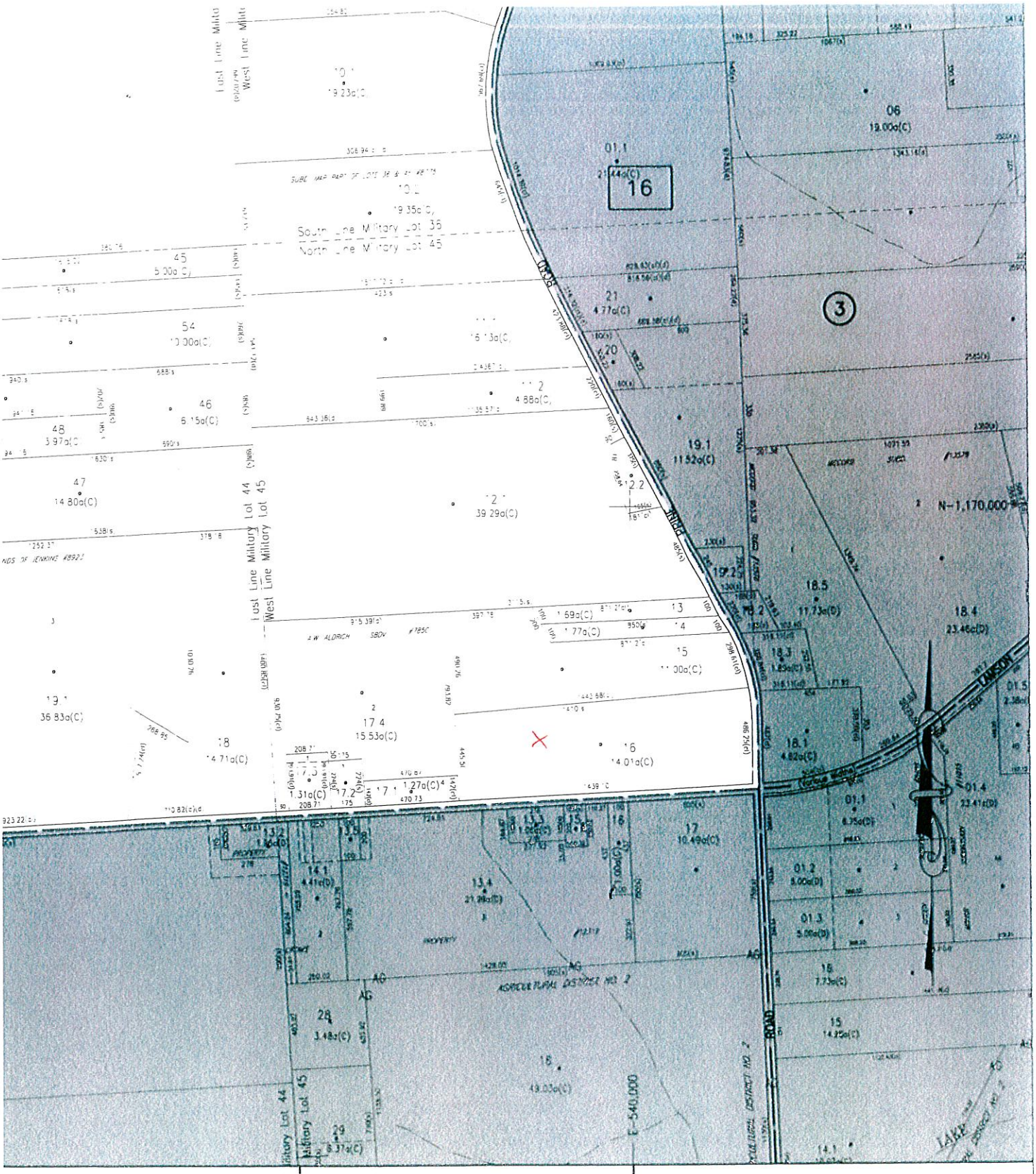


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the 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]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 or 500 Year Floodplain]	Yes
Part 1 / Question 20 [Remediation Site]	No
Part 1 / Question 21 [Disadvantaged Community]	No


TOWN OF LYSANDER PLANNING BOARD APPROVAL
ONONDAGA HEALTH DEPARTMENT APPROVAL
CO RD 30A
SITE
PRINE RD
DONNA SCOTT, MARY & DAVID BEDIG, AND BEDIG IRREVOCABLE TRUST
N/F
2023-00033330
NORTH MAP
N.T.S.
N85°14'59"E
526.32'
432.28'
1435.10'
476.50'
Δ=05°30'09"
R=825.99'
L=84.13'
CB=S06°15'21"E
CD=84.09'
PRINE
ROAD
S05°30'16"E
N 90°00'00"W
LAURIE J. AND HEATH R. BUTLER
N/F
4825/939
3.484 Acres
LOT #3
4.627 Acres
LOT #2
5.204 Acres
LOT #1
RAUL ALVAREZ
N/F
5152/84
460.34'
S05°03'13"E
472.48'
3,612,200 SQ FT
NATIONAL WETLANDS INVENTORY FRESHWATER FORESTED/SHRUB WETLAND PER NYDEC WETLANDS MAPPER
PREVIOUSLY MAPPED FRESHWATER WETLANDS PER NYDEC WETLANDS MAPPER
WETLAND 100' OFFSET
JACQUELINE A. SCHOLTON
N/F
3138/462
524.73'
S86°51'34"W
432.11'
482.26'
LAMSON
ROAD
1439.10'
NATIONAL WETLANDS INVENTORY RIVERINE PER NYDEC WETLANDS MAPPER
FEMA 100 YEAR FLOOD ZONE A
NOTES
SURVEY WAS DONE WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY FACTS A COMPLETE AND UP TO DATE ABSTRACT MAY SHOW.
A PORTION OF THE PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP FOR THE TOWN OF LYSANDER, COMMUNITY PANEL NO. 36067C0035F, EFFECTIVE DATE: NOVEMBER 4, 2016
A PORTION OF THE PROPERTY LIES WITHIN WETLANDS ACCORDING TO THE NYDEC WETLANDS MAPPER
ZONE: AGRICULTURAL
MINIMUM LOT AREA: 80,00 (SQUARE FT)
MINIMUM LOT WIDTH: 250 FT
BUILDING SETBACKS FOR COLLECTOR HIGHWAY:
FRONT: 100 FT FROM CENTERLINE
SIDE (1): 20 FT 40 FT TOTAL
REAR: 50 FT
0 50 100 150
Drawn by D.J. REITH
Checked by D.J. REITH
NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
ONLY COPIES OF THE ORIGINAL OF THIS SURVEY, MARKED WITH THE EMBOSSED LAND SURVEYOR'S SEAL, SHALL BE CONSIDERED TO BE TRUE AND VALID COPIES.
THE UNDERSIGNED SURVEY CERTIFIES THAT THIS MAP IS MADE FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON.
DOUGLAS JAY REITH
LICENSED LAND SURVEYOR
CNY LAND SURVEYING
2075 CHURCH ROAD
BALDWINSVILLE, NEW YORK
13027
(315) 635-4614
PART OF LOT 45
TOWN OF LYSANDER
COUNTY OF ONONDAGA
STATE OF NEW YORK
DRAWING TITLE
FINAL PLAT
RAUL ALVAREZ SUBDIVISION
Date Issued 11/2/26
Revisions
FILE NO. 26.138
Scale 1" = 50'
Drawing No. 1 OF 1



BLOCK NUMBER	2
DEED BLOCK NUMBER	
PROPERTY CONNECTION SYMBOL	
ADJOINING SECTION MAP	25

SCALE : 1"= 400'

400' 0 400'

GRAPHIC SCALE

FOR TAXING PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCE

SECTION MAP 15
TOWN OF LYSANDER
ONONDAGA COUNTY, NY

Application to the Planning Board

For: X Subdivision of Land
Number of Lots 2
_____ Controlled Site Use
_____ Site Plan Approval

Date: _____
_____ Information Only
_____ Preliminary
X Final

Name of proposed development: 2088 Church Road Subdivision

Applicant:

Name Niagara Mohawk Power Corporation d/b/a National Grid

Address 300 Erie Blvd W, Syracuse, NY 13202

Attn: James Zuccolotto

Telephone: 929-928-0966

Plans prepared by:

Name Niagara Mohawk Power Corporation d/b/a National Grid

Address 300 Erie Blvd W, Syracuse, NY 13202

Attn: Jason McCadden

Telephone: 315-246-4811

Owner of record:

Name Timber Tree LLC

Address 2088 Church Road, Baldwinsville, NY 13027

Telephone: 716-417-0253

Ownership intentions:

Name To be purchased by Niagara Mohawk Power Corporation d/b/a National Grid

Address 300 Erie Blvd W, Syracuse, NY 13202

Attn: Jessica Leis

Telephone: 929-928-0966

Proof of ownership attached: Deed

Farm Lot No. _____

Site Location:

2088 Church Road, Baldwinsville, NY 13027

Tax Map No. 31-02-21.1

Current Zoning Agricultural District

Is site in an Agricultural Tax District? yes

58.462 acre subdivision of 145.305

Area of land _____ acres.

Proposed use (s) of site:

Provided in transmittal letter.

Plans for sewer and water connections

Not applicable to proposed subdivision

Current use & condition of site:

Vacant forested/grasslands.

Character of surrounding:

Agricultural, residential, commercial

SEE REVERSE SIDE FOR ADDITONAL SUBMITTAL REQUIREMENTS!

("Timber Tree - Stan Dombroski")
Name of Owner or Representative

Signature

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.

Part 1 – Project and Sponsor Information

Niagara Mohawk Power Corporation d/b/a National Grid (hereinafter "National Grid")

Name of Action or Project:

Town of Lysander Subdivision

Project Location (describe, and attach a location map):

2088 Church Road, Baldwinsville, NY 13027

Brief Description of Proposed Action:

National Grid proposes to subdivide 58.426± acres from a 145.305± acre parcel located at 2088 Church Road, Town of Lysander (Baldwinsville), New York. The proposed subdivision will create a separate parcel to facilitate development of the Emerick Substation Project. The subdivision application is limited solely to the division of land and does not include approval, construction, or operation of the substation or any associated electric transmission facilities. The Emerick Substation Project is being reviewed separately pursuant to Article VIII of the New York Public Service Law by the New York State Office of Renewable Energy Siting and Electric Transmission (ORES). Because the substation project is subject to Article VIII jurisdiction, it is not subject to review under the New York State Environmental Quality Review Act (SEQRA). Accordingly, the environmental review conducted as part of this Short Environmental Assessment Form relates only to the proposed subdivision of land.

Name of Applicant or Sponsor:	Telephone: 315.420.2306
National Grid	E-Mail: James.Zuccolotto@nationalgrid.com

Address:

300 Erie Blvd W

City/PO:	State:	Zip Code:
Syracuse; Attn:James Zuccolotto	NY	13202

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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 government Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3. a. Total acreage of the site of the proposed action? 145.305± 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? 58.426 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

☐ Urban ■ Rural (non-agriculture) ☐ Industrial ■ Commercial ■ Residential (suburban)

☐ Forest ■ Agriculture ☐ Aquatic ☐ Other(Specify):

☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☐	☑
b. Consistent with the adopted comprehensive plan?	☐	☐	☑

	NO	YES
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?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐

	NO	YES
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: _____ Proposed action does not require existing public/private water supply.	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ Proposed action does not require connection to existing wastewater utilities.	☑	☐

	NO	YES
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?	☑	☐
This response is based on a review of the Cultural Resource Information System, which is a system provided by the Office of Park, Recreation and Historic Preservation's State Historic Preservation Office.		
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?	☑	☐

	NO	YES
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?	☐	☑
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: _____ Impacts to wetlands for the underlying project will be addressed through the Article VIII process.		

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

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year or 500-year flood plain?	☑	☐
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?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☐
If Yes, briefly describe:		
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)? 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? 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? If Yes, describe:	☑	☐
21. Is the project located within, or within ½ mile of, a disadvantaged community?	☑	☐
If No, could impacts from the project affect a disadvantaged community?	☑	☐
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):		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

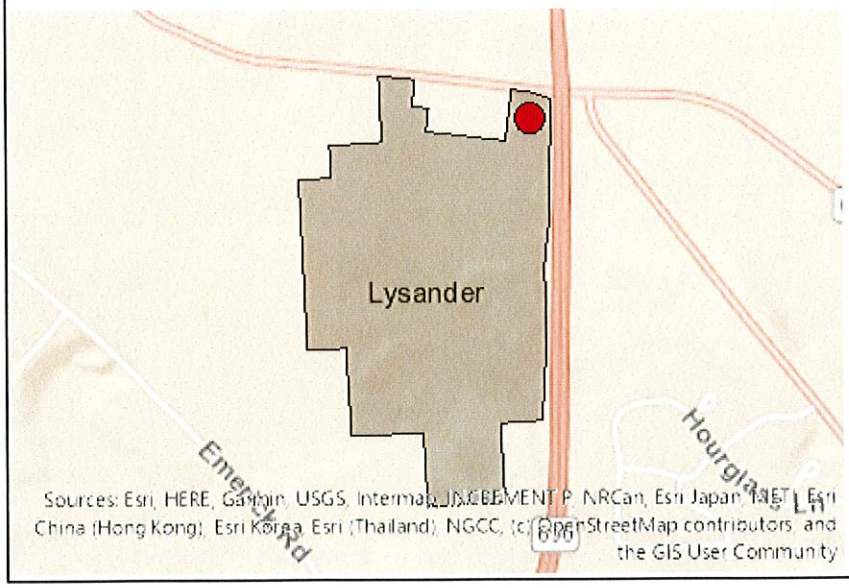
Applicant/sponsor name: National Grid, By: James Zuccolotto Date: 10/30/2026

Signature: James Zuccolotto (16A4E87584044DE...) Title: Director- Land Management

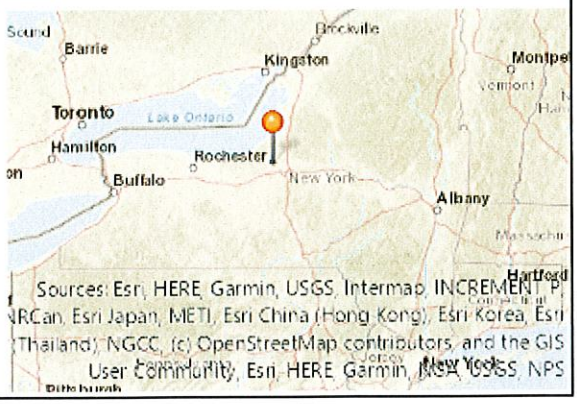
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EAF Mapper Summary Report

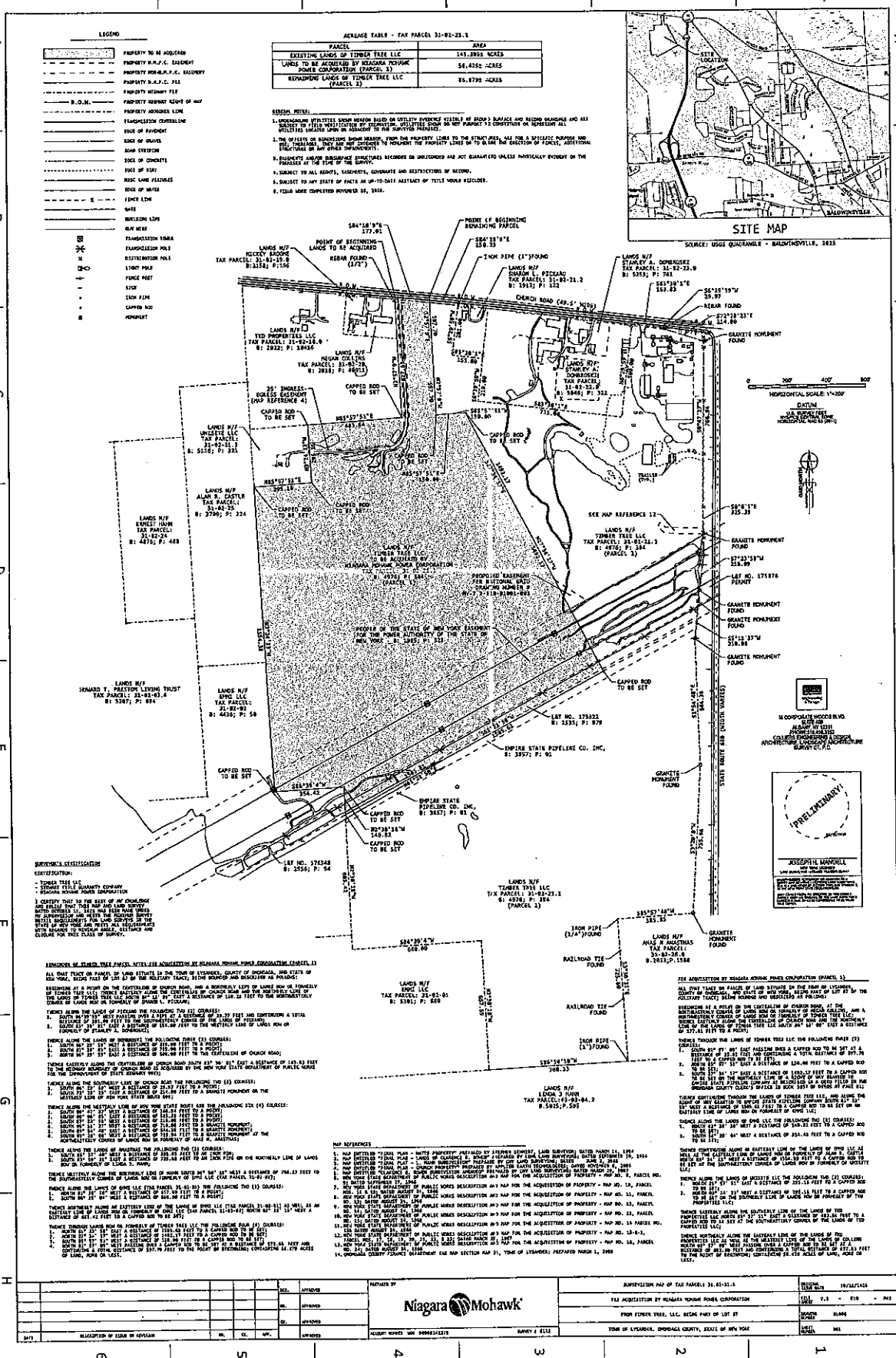
Friday, October 23, 2026 10:23 AM



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


LEGEND
PROPERTY TO BE ACQUIRED
PROPERTY R.M.P.C. EASEMENT
PROPERTY NON-R.M.P.C. EASEMENT
PROPERTY R.M.P.C. FEE
PROPERTY HIGHWAY FEE
PROPERTY HIGHWAY RIGHT OF WAY
PROPERTY ADVANCED LINE
TRANSMISSION CENTERLINE
EDGE OF PAVEMENT
EDGE OF GRAVEL
ROAD SYMBOLOGY
EDGE OF CONCRETE
TOES OF DIRT
MISC LAND FEATURES
EDGE OF WATER
FENCE LINE
GATE
BUILDING LINE
GUY WIRE
TRANSMISSION TOWER
TRANSMISSION POLE
DISTRIBUTION POLE
LIGHT POLE
FENCE POST
STOP
IRON PIPE
CAPPED ROD
MONUMENT
ACREAGE TABLE - TAX PARCEL 31-02-23.1
PARCEL
AREA
EXISTING LANDS OF TIMBER TREE LLC
145.3856 ACRES
LANDS TO BE ACQUIRED BY NIAGARA MOHAWK POWER CORPORATION (PARCEL 1)
58.4556 ACRES
REMAINING LANDS OF TIMBER TREE LLC (PARCEL 2)
86.8700 ACRES
GENERAL NOTES:
1. UNDERGROUND UTILITIES SHOWN HEREON BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND RECORD DRAWINGS AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES.
2. THE OFFSETS OR WITNESSING SHOWN HEREON, FROM THE PROPERTY LINES TO THE STRUCTURES, ARE FOR A SPECIFIC PURPOSE AND WILL TERMINATE. THEY ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO DENOTE THE DIRECTION OF FENCES, ADDITIONAL STRUCTURES OR ANY OTHER IMPROVEMENTS.
3. EASEMENTS AND/OR ENCUMBRANCE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY.
4. SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
5. SUBJECT TO ANY STATE OF FACTS AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
6. FIELD WORK COMPLETED NOVEMBER 10, 2020.
SITE MAP
SOURCE: USGS QUADRANGLE - BALDWINSVILLE, 2023
POINT OF BEGINNING REMAINING PARCEL
POINT OF BEGINNING LANDS TO BE ACQUIRED
REBAR FOUND (1/2")
IRON PIPE (1") FOUND
CHURCH ROAD (49.5' WIDE)
LANDS N/F RICKEY BADGE TAX PARCEL: 31-02-15.0 B: 3158; P: 196
LANDS N/F TTO PROPERTIES LLC TAX PARCEL: 31-02-18.0 B: 2832; P: 3045
LANDS N/F MEGAN COLLINS TAX PARCEL: 31-02-28 B: 3038; P: 4001
LANDS N/F UNIDATE LLC TAX PARCEL: 31-02-16.3 B: 5158; P: 331
LANDS N/F ALAN R. CASTLE TAX PARCEL: 31-02-35 B: 3790; P: 324
LANDS N/F ERNEST HAHN TAX PARCEL: 31-03-24 B: 4878; P: 469
LANDS N/F HOWARD T. PRESTON LIVING TRUST TAX PARCEL: 31-03-03.4 B: 5387; P: 894
LANDS N/F EPPG LLC TAX PARCEL: 31-02-32 B: 4435; P: 50
LANDS N/F SHARON L. PICKARD TAX PARCEL: 31-02-21.2 B: 5913; P: 112
LANDS N/F STANLEY A. DOMBROSKI TAX PARCEL: 31-02-23.0 B: 5353; P: 761
LANDS N/F STANLEY A. DOMBROSKI TAX PARCEL: 31-02-22.0 B: 5846; P: 923
LANDS N/F TIMBER TREE LLC TO BE ACQUIRED BY NIAGARA MOHAWK POWER CORPORATION (PARCEL 1) B: 4878; P: 384
LANDS N/F TIMBER TREE LLC TAX PARCEL: 31-02-21.1 B: 4878; P: 384 (PARCEL 2)
LANDS N/F TIMBER TREE LLC T/A PARCEL: 31-02-23.1 B: 4878; P: 384 (PARCEL 3)
LANDS N/F ERNIE LLC TAX PARCEL: 31-03-01 B: 5381; P: 868
LANDS N/F LEDGA 3 HAHN TAX PARCEL: 43-03-04.3 B: 5815; P: 595
LANDS AKA N ANASTAS TAX PARCEL: 31-02-26.0 B: 2813; P: 1558
POINT OF BEGINNING LANDS TO BE ACQUIRED
POINT OF BEGINNING REMAINING PARCEL
PROPOSED EASEMENT FOR NATIONAL GRID DRAWING NUMBER 8 (M/P 3-118-81981-0001)
PEOPLE OF THE STATE OF NEW YORK EASEMENT FOR THE POWER AUTHORITY OF THE STATE OF NEW YORK - D. 1965; P. 533
EMPIRE STATE PIPELINE CO. INC, B: 3057; P: 92
EMPIRE STATE PIPELINE CO. INC, B: 3657; P: 82
LOT NO. 175878 PENNEY
LOT NO. 175932 B: 1535; P: 879
LOT NO. 176348 B: 3556; P: 54
SEE MAP REFERENCE 12
GRANITE MONUMENT FOUND
CAPPED ROD TO BE SET
RAILROAD TIE FOUND
IRON PIPE (3/4") FOUND
HORIZONTAL SCALE: 1"=200'
DATUM
U.S. SURVEY FEET
NAD83 (2011) NEW YORK CENTRAL ZONE
HORIZONTAL: NAD 83 (NSRS)
VERTICAL: NAVD 88 (GEOID 18)
STATE ROUTE 48 (VARIES WIDTHS)
CHURCH ROAD (49.5' WIDE)
10 COOPERMAN WOODS BLVD.
SUITE 100
MANLIUS, NY 13104
(315) 682-8110
COLLIERS ENGINEERING & DESIGN
ARCHITECTURE | LANDSCAPE ARCHITECTURE
SURVEY | P.C.
PRELIMINARY
JOSEPH M. MANDELL
LAND SURVEYOR
SURVEYOR'S CERTIFICATION
CERTIFICATION:
- TIMBER TREE LLC
- STEWART TITLE GUARANTY COMPANY
- NIAGARA MOHAWK POWER CORPORATION
I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS MAP AND LAND SURVEY WITHIN SECTIONS 31, 2020 WAS TAKEN MADE UNDER MY SUPERVISION AND THAT IT WAS CONDUCTED IN ACCORDANCE WITH THE CODE OF PRACTICE FOR LAND SURVEYS AND THAT IT MEETS THE REQUIREMENTS WITH REGARD TO RELATIVE ANGULAR, DISTANCE AND CLOSURE FOR THIS CLASS OF SURVEY.
DESCRIPTION OF TIMBER TREE PARCEL BEING FOR ACQUISITION BY NIAGARA MOHAWK POWER CORPORATION (PARCEL 1)
ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF LYSANDER, COUNTY OF ONONDAGA, AND STATE OF NEW YORK, BEING PART OF LOT 87 OF THE MILITARY TRACT, BEING BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE CENTERLINE OF CHURCH ROAD, AND A NORTHERLY LOT OF LANDS NOW OR FORMERLY OF TIMBER TREE LLC; THENCE EASTERLY ALONG THE CENTERLINE OF CHURCH ROAD AND THE NORTHERLY LOT OF THE LANDS OF TIMBER TREE LLC SOUTH 84° 51' 04" EAST A DISTANCE OF 1,191.31 FEET TO THE NORTHWESTERLY CORNER OF LANDS NOW OR FORMERLY OF SHARON L. PICKARD;
THENCE ALONG THE LANDS OF PICKARD THE FOLLOWING TWO (2) COURSES:
1. SOUTH 04° 58' 57" WEST PASSING OVER A PIPE AT A DISTANCE OF 29.20 FEET AND CONTINUING A TOTAL DISTANCE OF 281.98 FEET TO THE SOUTHWESTERLY CORNER OF THE LANDS OF PICKARD;
2. SOUTH 84° 51' 04" EAST A DISTANCE OF 1,014.88 FEET TO THE WESTERLY LINE OF LANDS NOW OR FORMERLY OF STANLEY A. DOMBROSKI;
THENCE ALONG THE LANDS OF DOMBROSKI THE FOLLOWING THREE (3) COURSES:
1. SOUTH 04° 58' 57" WEST A DISTANCE OF 1,320.00 FEET TO A POINT;
2. SOUTH 84° 51' 04" EAST A DISTANCE OF 660.00 FEET TO A POINT;
3. SOUTH 04° 58' 57" WEST A DISTANCE OF 660.00 FEET TO THE CENTERLINE OF CHURCH ROAD;
THENCE EASTERLY ALONG THE CENTERLINE OF CHURCH ROAD SOUTH 84° 51' 04" EAST A DISTANCE OF 143.82 FEET TO THE NORTHERLY BOUNDARY OF CHURCH ROAD AS ACQUIRED BY THE NEW YORK STATE DEPARTMENT OF PUBLIC WORKS FOR THE IMPROVEMENT OF STATE HIGHWAY 9W51;
THENCE ALONG THE SOUTHERLY LINE OF CHURCH ROAD THE FOLLOWING TWO (2) COURSES:
1. SOUTH 84° 51' 04" EAST A DISTANCE OF 52.93 FEET TO A POINT;
2. SOUTH 79° 18' 33" EAST A DISTANCE OF 511.04 FEET TO A GRANITE MONUMENT ON THE WESTERLY LINE OF NEW YORK STATE HIGHWAY 9W;
THENCE ALONG THE WESTERLY LINE OF NEW YORK STATE ROUTE 48B THE FOLLOWING SIX (6) COURSES:
1. SOUTH 04° 41' 37" WEST A DISTANCE OF 106.92 FEET TO A POINT;
2. SOUTH 04° 46' 35" EAST A DISTANCE OF 101.82 FEET TO A POINT;
3. SOUTH 04° 58' 57" WEST A DISTANCE OF 1,000.00 FEET TO A POINT;
4. SOUTH 04° 51' 37" WEST A DISTANCE OF 214.96 FEET TO A GRANITE MONUMENT;
5. SOUTH 04° 51' 37" WEST A DISTANCE OF 214.96 FEET TO A GRANITE MONUMENT;
6. SOUTH 04° 51' 37" WEST A DISTANCE OF 214.96 FEET TO A GRANITE MONUMENT AT THE NORTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF ANAS N. ANASTAS;
THENCE ALONG THE LANDS OF ANASTAS THE FOLLOWING TWO (2) COURSES:
1. SOUTH 84° 51' 04" WEST A DISTANCE OF 208.25 FEET TO AN IRON PIPE;
2. SOUTH 85° 57' 38" EAST A DISTANCE OF 208.66 FEET TO AN IRON PIPE ON THE NORTHERLY LINE OF LANDS NOW OR FORMERLY OF LANDS N/F TIMBER TREE LLC T/A PARCEL 3 (P/O LOT 87);
THENCE WESTERLY ALONG THE NORTHERLY LINE OF NOW OR FORMERLY OF TIMBER TREE LLC T/A PARCEL 3 (P/O LOT 87) SOUTH 84° 51' 04" WEST A DISTANCE OF 796.13 FEET TO THE SOUTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF ERNIE LLC (TAX PARCEL 31-03-01);
THENCE ALONG THE LANDS OF ERNIE LLC (TAX PARCEL 31-03-01) THE FOLLOWING TWO (2) COURSES:
1. NORTH 04° 58' 57" EAST A DISTANCE OF 660.00 FEET TO A POINT;
2. SOUTH 84° 51' 04" WEST A DISTANCE OF 660.00 FEET TO A POINT;
THENCE NORTHERLY ALONG AN EASTERLY LINE OF THE LANDS OF ERNIE LLC (TAX PARCEL 31-03-01) AS WELL AS AN EASTERLY LINE OF LANDS NOW OR FORMERLY OF ERNIE LLC (TAX PARCEL 31-03-02) NORTH 04° 58' 57" EAST A DISTANCE OF 667.42 FEET TO A CAPPED ROD TO BE SET;
THENCE CONTINUING ALONG SAID NOW OR FORMERLY OF TIMBER TREE LLC THE FOLLOWING FOUR (4) COURSES:
1. SOUTH 84° 51' 04" EAST A DISTANCE OF 1303.43 FEET TO A CAPPED ROD TO BE SET;
2. SOUTH 04° 51' 37" WEST A DISTANCE OF 1082.37 FEET TO A CAPPED ROD TO BE SET;
3. SOUTH 84° 51' 04" EAST A DISTANCE OF 728.96 FEET TO A CAPPED ROD TO BE SET;
4. SOUTH 85° 57' 38" WEST PASSING OVER A CAPPED ROD TO BE SET AT A DISTANCE OF 372.66, FEET AND CONTINUING A TOTAL DISTANCE OF 397.79 FEET TO THE POINT OF BEGINNING; CONTAINING 58.456 ACRES OF LAND, MORE OR LESS.
MAP REFERENCES
1. MAP ENTITLED "FINAL PLAN - WATTS PROPERTY" PREPARED BY STEPHEN SCHWEIZ, LAND SURVEYOR) DATED MARCH 14, 1994
2. MAP ENTITLED "FINAL PLAN - LANDS OF COLLINS, T. & SON" (COLLINS, T. AND SURVIVORS) DATED SEPTEMBER 29, 1994
3. MAP ENTITLED "SUBDIVISION PLAT" PREPARED BY CHR LAND SURVEYING, DATED JUNE 7, 2018
4. MAP ENTITLED "SUBDIVISION PLAT" PREPARED BY CHRISTIAN EARTH TECHNOLOGIES, DATED NOVEMBER 6, 2003
5. MAP ENTITLED "ALLIANCE 8, ROME SUBDIVISION OVERLOT PLAT" PREPARED BY LAND LAND SURVEYING, DATED MARCH 29, 1983
6. NEW YORK STATE DEPARTMENT OF PUBLIC WORKS DESCRIPTION AND MAP FOR THE ACQUISITION OF PROPERTY - MAP NO. 8, PARCEL NO. 8, DATED SEPTEMBER 17, 1948
7. NEW YORK STATE DEPARTMENT OF PUBLIC WORKS DESCRIPTION AND MAP FOR THE ACQUISITION OF PROPERTY - MAP NO. 13, PARCEL NOS. 11 & 12, DATED AUGUST 31, 1948
8. NEW YORK STATE DEPARTMENT OF PUBLIC WORKS DESCRIPTION AND MAP FOR THE ACQUISITION OF PROPERTY - MAP NO. 13, PARCEL NO. 12A DATED AUGUST 31, 1948
9. NEW YORK STATE DEPARTMENT OF PUBLIC WORKS DESCRIPTION AND MAP FOR THE ACQUISITION OF PROPERTY - MAP NO. 13, PARCEL NO. 13, DATED AUGUST 31, 1948
10. NEW YORK STATE DEPARTMENT OF PUBLIC WORKS DESCRIPTION AND MAP FOR THE ACQUISITION OF PROPERTY - MAP NO. 15, PARCEL NO. 15, DATED AUGUST 31, 1948
11. NEW YORK STATE DEPARTMENT OF PUBLIC WORKS DESCRIPTION AND MAP FOR THE ACQUISITION OF PROPERTY - MAP NO. 15 PARCEL NO. 15A DATED AUGUST 31, 1948
12. NEW YORK STATE DEPARTMENT OF PUBLIC WORKS DESCRIPTION AND MAP FOR THE ACQUISITION OF PROPERTY - MAP NO. 18-B-3, PARCEL NOS. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13, DATED MARCH 31, 1957
13. NEW YORK STATE DEPARTMENT OF PUBLIC WORKS DESCRIPTION AND MAP FOR THE ACQUISITION OF PROPERTY - MAP NO. 18, PARCEL NO. 18, DATED AUGUST 31, 1948
14. ONONDAGA COUNTY TAX MAP SECTION MAP 31, TOWN OF LYSANDER; PREPARED MARCH 1, 2009
FOR ACQUISITION BY NIAGARA MOHAWK POWER CORPORATION (PARCEL 1)
ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF LYSANDER, COUNTY OF ONONDAGA, AND STATE OF NEW YORK, BEING PART OF LOT 87 OF THE MILITARY TRACT; BEING BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE CENTERLINE OF CHURCH ROAD, AT THE NORTHEASTERLY CORNER OF THE LANDS OF TIMBER TREE LLC; THENCE EASTERLY ALONG THE CENTERLINE OF CHURCH ROAD AND THE NORTHERLY LOT OF THE LANDS OF TIMBER TREE LLC SOUTH 84° 51' 04" EAST A DISTANCE OF 1,191.31 FEET TO THE NORTHWESTERLY CORNER OF LANDS NOW OR FORMERLY OF SHARON L. PICKARD;
THENCE THROUGH THE LANDS OF TIMBER TREE LLC THE FOLLOWING FOUR (4) COURSES:
1. SOUTH 04° 58' 57" WEST A DISTANCE OF 29.20 FEET TO A CAPPED ROD TO BE SET AT A DISTANCE OF 281.98 FEET AND CONTINUING A TOTAL DISTANCE OF 897.78 FEET TO A CAPPED ROD TO BE SET;
2. NORTH 84° 51' 04" EAST A DISTANCE OF 124.44 FEET TO A CAPPED ROD TO BE SET;
3. SOUTH 37° 34' 17" EAST A DISTANCE OF 1,033.12 FEET TO A CAPPED ROD TO BE SET ON THE NORTHERLY LINE OF A RIGHT OF WAY DEEDED TO NEW YORK STATE PIPELINE COMPANY AS RECORDED IN A DEED FILED IN THE ONONDAGA COUNTY CLERK'S OFFICE IN BOOK 3057 OF DEEDS AT PAGE 82;
4. SOUTH 85° 57' 38" WEST A DISTANCE OF 1,303.12 FEET TO A CAPPED ROD TO BE SET ON THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY OF ERNIE LLC;
THENCE CONTINUING THROUGH THE LANDS OF TIMBER TREE LLC, AND ALONG THE RIGHT OF WAY ESTATED TO NEW YORK STATE PIPELINE COMPANY SOUTH 85° 57' 38" WEST A DISTANCE OF 1,505.61 FEET TO A CAPPED ROD TO BE SET ON THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF ERNIE LLC;
THENCE ALONG THE LANDS OF ERNIE LLC THE FOLLOWING TWO (2) COURSES:
1. NORTH 04° 58' 57" EAST A DISTANCE OF 149.81 FEET TO A CAPPED ROD TO BE SET;
2. NORTH 04° 58' 57" EAST A DISTANCE OF 354.43 FEET TO A CAPPED ROD TO BE SET;
THENCE CONTINUING ALONG AN EASTERLY LINE OF THE LANDS OF ERNIE LLC AS WELL AS THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF ALAN R. CASTLE NORTH 04° 51' 37" EAST A DISTANCE OF 1,504.39 FEET TO A CAPPED ROD TO BE SET AT THE SOUTHWESTERLY CORNER OF LANDS NOW OR FORMERLY OF NIAGARA MOHAWK (LANDS TO BE ACQUIRED BY NIAGARA MOHAWK POWER CORPORATION (PARCEL 1) B: 4878; P: 384);
THENCE ALONG THE LANDS OF NIAGARA MOHAWK THE FOLLOWING TWO (2) COURSES:
1. NORTH 84° 51' 37" EAST A DISTANCE OF 225.15 FEET TO A CAPPED ROD TO BE SET;
2. NORTH 84° 51' 37" EAST A DISTANCE OF 380.14 FEET TO A CAPPED ROD TO BE SET ON THE SOUTHERLY LINE OF LANDS NOW OR FORMERLY OF TTO PROPERTIES LLC;
THENCE EASTERLY ALONG THE SOUTHERLY LINE OF THE LANDS OF TTO PROPERTIES LLC SOUTH 85° 57' 38" EAST A DISTANCE OF 402.64 FEET TO A CAPPED ROD TO BE SET AT THE SOUTHEASTERLY CORNER OF THE LANDS OF TTO PROPERTIES LLC;
THENCE NORTHERLY ALONG THE EASTERLY LINE OF THE LANDS OF TTO PROPERTIES LLC AS WELL AS THE EASTERLY LINE OF THE LANDS OF COLLINS NORTH 04° 37' 39" WEST PASSING OVER A CAPPED ROD TO BE SET AT A DISTANCE OF 281.98 FEET AND CONTINUING A TOTAL DISTANCE OF 372.83 FEET TO THE POINT OF BEGINNING; CONTAINING 58.456 ACRES OF LAND, MORE OR LESS.
DES. APPROVED
DR. APPROVED
CK. APPROVED
APP. APPROVED
DATE DESCRIPTION OF ISSUE OR REVISION NO. CK. APP.
PREPARED BY
Niagara Mohawk
ACCOUNT NUMBER 100 50006143329 SURVEY # 6132
SUBDIVISION MAP OF TAX PARCEL 31.02-23.1
FEE ACQUISITION BY NIAGARA MOHAWK POWER CORPORATION
FROM TIMBER TREE, LLC. BEING PART OF LOT 87
TOWN OF LYSANDER, ONONDAGA COUNTY, STATE OF NEW YORK
ORIGINAL ISSUE DATE 10/12/2021
SCALE 1" = 200' DRAWING NUMBER 81006
SHEET NUMBER 001


DINGLEHOLE RD
ontown
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OSWEGO RD
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COUNTRY LN
CHAUCER CIR
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631
48
OSWEGO RD
HOURGLASS LN
COUNTRY LN
CHAUCER CIR
EMERICK RD
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500

BOND SCHOENECK & KING

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P: 315-218-8329

November 2, 2026

VIA EMAIL AND HAND DELIVERY

Chairperson John Corey
Town of Lysander Planning Board
Town Hall / Court
8220 Loop Road
Baldwinsville, NY 13027

Re: *Application for Subdivision of Tax Parcel No. 31.-02-21.1*
Niagara Mohawk Power Corporation d/b/a National Grid as Applicant

Dear Chairman Corey and Members of the Planning Board:

We represent Niagara Mohawk Power Corporation d/b/a National Grid ("National Grid" or the "Applicant") in connection with the enclosed application (the "Application") for a minor subdivision of real property fronting on 2088 Church Road, Baldwinsville, NY, designated as tax parcel 31.-02-21.1 (the "Property") currently owned by Timber Tree LLC (the "Fee Owner"). As required by the Town of Lysander Town Code (the "Town Code") and the application form (the "Application Form") of the Town of Lysander Planning Board (the "Planning Board"), the following items are enclosed:

1. Planning Board Application form for minor subdivision[1];
2. Final Plan, dated October 21, 2026;
3. Map (USGS) showing location of property;
4. Short Environmental Assessment Form;
5. Proof of ownership of property (copy of deed or tax bill); and
6. Planning Board fee.

Description of Premises

The Applicant is proposing to subdivide 58.426 ± acres from a 145.305±-acre parcel, as shown on the enclosed Final Subdivision Plan, dated October 21, 2026. The subdivided parcel is located within the Agricultural ("A") District according to the Town of Lysander Zoning Map. The Property currently consists primarily of vacant land. The proposed subdivision is provided in the Final Plans and complies with the applicable design and dimensional requirements for a subdivided parcel in accordance with Town Code Chapter 270 and Town Code § 320-22(B)(1). The width of

[1] The landowner has signed this form, but the Application is being made by National Grid with the owner's consent.

the driveway (which is not a through street) into the subdivided lot off of Church Road will be 30' wide with 10' grading on each side for a total width of 50'. Additionally, given the nature of the Project for which subdivision approval is sought, we request the Planning Board waive the Chapter 270, Article V Design Standard in Zoning Code § 270-14(B)(1), since the lot to be created is not four sided and the width varies at different points.[2]

Since the Applicant proposes to subdivide the Premises into two lots, it qualifies as a minor subdivision[3] under the Town Code and is therefore subject to the Town's minor subdivision review process rather than its major subdivision review process.

Background and Context

The Applicant is pursuing this minor subdivision application in order to facilitate construction of a new substation on the Property as part of the Emerick Road Substation Project (the "Project"), to be filed as part of an Article VIII Proceeding before the New York State Office of Renewable Energy Siting and Electric Transmission ("ORES"). The new substation is adjacent to an existing National Grid electric transmission facility (known as the Oswego-Lafayette #17 line) and two New York Power Authority transmission facilities. In part, the purpose of the new substation is required based on a New York Independent System Operator ("NYISO") study that found the need for this substation for the Micron Semiconductor Facility being constructed in Clay, NY, and more particularly for Fabrication Unit #2.

Because the Project will be interconnecting with an existing major electric transmission facility, National Grid's substation will be subject to the jurisdiction of the ORES pursuant to Article VIII of the New York Public Service Law ("PSL"). Article VIII establishes a consolidated state permitting process for the siting, design, construction, and operation of major electric transmission facilities. As part of that process, ORES reviews the Project's environmental and community impacts and determines compliance with applicable laws and regulations. While applicants must generally comply with applicable local laws and ordinances, ORES may elect not to apply a local law or ordinance, in whole or in part, if it determines that the requirement is unreasonably burdensome. *See* PSL § 143(7). When National Grid files its application with ORES, the Town will receive a copy of the application and it will include an exhibit which outlines any potentially applicable laws and how the Project will comply with such local laws.

However, under Section 144(2) of the PSL, Article VIII provides that no local approvals (e.g., site plan) or permits are required as they are generally superseded by the ORES permitting process. The Public Service Commission has held, however, that this preemption does not extend to subdivision approval[4] since such an approval relates to a property right and the Article VIII process does not in and of itself authorize the acquisition of property rights.

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[2] Town Code § 270-30 permits the Planning Board to waive regulations.

[3] Minor subdivision: "A subdivision, or a subdivision and a resubdivision or resubdivisions within a ten-year period, dividing a parcel of land into four or fewer lots or sub-parcels each containing at least the minimum frontage on existing public streets required by Chapter 320, Zoning, of the Code of the Town of Lysander." Town Code § 270-4B.

[4] National Grid would also require MS4 approval from the Town for its Stormwater Pollution Prevention Plan that is required prior to construction under NYSDEC's State Pollutant Discharge Elimination System ("SPDES") General Permit for Stormwater Discharges from Construction Activity.

The Project will go through a rigorous review and approval process with ORES and New York State Department of Environmental Conservation (the "DEC") and other agencies (*e.g.*, New York State Department of Agriculture and Markets, New York State Office of Parks, Recreation and Historic Preservation) to ensure that the environmental and other impacts are identified and where they may exist, they are minimized to the extent practicable. The Town will have the opportunity to review and comment on any environmental matters and National Grid's Article VIII application in connection with the construction and operation and maintenance of the substation.

State Environmental Quality Review Act Review

As noted above, the proposed subdivision is intended solely to create a separate parcel to facilitate development of the Emerick Road Substation Project. The subdivision application is limited to the division of land and does not seek approval for the construction, operation, or development of the substation or any associated electric transmission facilities. The Project is being reviewed separately by the ORES pursuant to Article VIII of the New York Public Service Law. Because the substation project is subject to Article VIII jurisdiction, it is not subject to review under the New York State Environmental Quality Review Act ("SEQRA"). See 6 NYCRR § 617.5(b)(44). Accordingly, the environmental review associated with this Short Environmental Assessment Form is limited solely to the proposed subdivision.

A Short Environmental Assessment Form has been prepared for the proposed action. Because the application involves a minor subdivision resulting in two-lots, the action should be classified as an Unlisted Action under SEQRA. The proposed subdivision will not result in any significant adverse environmental impacts and should be granted a Negative Declaration, thereby concluding the SEQRA review process.

Conclusion

We respectfully request that this matter be placed on the November 12th Planning Board meeting agenda. On behalf of National Grid, we sincerely appreciate your review of the subdivision materials. If you have any questions, please feel free to contact me or my colleague, Dominique G. Albano at dalbano@bsk.com or (518) 533-3238.

Respectfully submitted,

BOND, SCHOENECK & KING, PLLC

Kevin Bernstein

Kevin M. Bernstein, Esq.

Enclosures

cc: Nolan Kokkoris, Esq., BSK
National Grid

24360992