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**LYSANDER
NEW
COMMUNITY**

**GENERAL
PROJECT
PLAN**

T H E S T A T E O F N E W Y O R K

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GENERAL PROJECT PLAN
FOR THE
LYSANDER NEW COMMUNITY

April 1, 1971

NEW YORK STATE URBAN DEVELOPMENT CORPORATION

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I. INTRODUCTION

The New York State Urban Development Corporation ("UDC") proposes to develop, or cause to be developed, a new community (referred to herein as the "New Community") on the approximately 2,700 acres of land it has acquired in the Town of Lysander, New York, described herein, with the assistance of private enterprise and in cooperation with other state and local agencies. The purpose of the proposed development is to put this large, vacant and substandard area to productive use. The tract has stood idle for 26 years since the Federal government's abandonment of the Ordnance Works it operated on the site during World War II.

The use proposed is a balanced New Community, designed to make a major contribution to the economic base of the Town of Lysander and to increase substantially the stock of housing available in the area to meet anticipated residential growth. In addition, the new industrial and commercial sites in the New Community will help retain and expand the employment base for the entire County of Onondaga. The New Community will include a full range of supporting commercial, civic and community facilities.

This General Project Plan sets forth the development objectives, proposed development actions, guidelines for development controls and other matters pertinent to the implementation of the Plan. In order to begin the implementation of this Plan, it must first be affirmed by the Directors of UDC as prescribed by the New York State Urban Development Corporation Act.

The Plan provides the framework for a balanced New Community consisting of:

- approximately 825 acres of industrial and commercial development providing employment for up to 12,000 persons;
- approximately 5,000 residential units for an estimated 18,000 persons; and
- related public and community facilities to serve such a population.

The development will be designed to integrate the New Community into the Town of Lysander and other existing governmental and service jurisdictions. Development will be staged in a manner which insures that adequate local tax revenues will be generated by the New Community to pay for normal required municipal services.

II. STATEMENT OF DEVELOPMENT OBJECTIVES

The principal overall goal of UDC in undertaking the development is to create an attractive new community balanced functionally, economically, and socially. The specific objectives of the development are:

1. To develop the greatest possible variety of types and sizes of housing to accommodate a full range of income groups, family types and age groups.
2. To attract and retain industry in sufficient quantity and diversity to provide an adequate employment and tax base for the New Community and the surrounding area.
3. To develop public education facilities of the highest quality to meet the needs of both the New Community and the Baldwinsville Central School District.
4. To develop a high degree of public services needed by residents which can be supported by a tax base within the New Community sufficient at each stage of development so that the tax rates of existing jurisdictions are not adversely affected.
5. To develop the New Community in a way which respects and enhances the ecology and natural beauty of the area especially in relation to the adjacent Three Rivers Game Management Area and the Seneca River.
6. To provide sufficient open space and extensive recreational opportunities for those living and working in the area.
7. To create, through quality architectural design, a harmonious physical environment while preserving opportunities for individual architectural expression.

8. To foster the orderly growth of the New Community Area by eliminating blighting influences, insanitary conditions and other negative characteristics which have tended to prevent or hinder the sound, orderly development of this site and, consequently, have adversely affected the natural growth of the Town of Lysander and the Syracuse Metropolitan Area.

9. To create sound development opportunities that will attract maximum private investment of capital and enable private enterprise to participate to the fullest extent possible in the implementation of the Plan.

III. DESCRIPTION OF PROJECT SITE

A. Project Boundary Map

A property map for the property to which this Plan applies, entitled Project Boundary Map--Part of Farm Lots 61, 70, 71, 81 and 82, Town of Lysander, Onondaga County, N.Y., dated January 18, 1971, prepared for UDC by O'Brien and Gere, Consulting Engineers and Land Surveyors of Syracuse, New York, is included in this document as Exhibit A.

B. Project Boundary Description

A detailed metes and bounds description for the property to which this Plan applies has been prepared for UDC by the aforementioned engineering firm. A copy of this description is filed at each of the following offices: New York State Urban Development Corporation in New York City, Metropolitan Development Association of Syracuse and Onondaga County in Syracuse, New York, and Lysander Town Clerk in Baldwinsville, New York.

A general description of the property follows. The property, located in the Town of Lysander, New York, is composed of six parcels which total 2649.2 acres of land in size.

Parcel I

All that tract or parcel of land situated in the Town of Lysander, County of Onondaga, State of New York, being part of farm lots 61, 70, 71, 80 and 82 of the Town of Lysander, and being more particularly described as follows:

- Beginning at a point at the intersection of the centerlines of Potter Road and Chestnut Ridge Road;
- Running thence, generally southerly along said centerline of Chestnut Ridge Road, a distance of 2541.68 feet to a point;

thence, generally	a distance in feet of	to a point
westerly	5179.04	in the centerline of Sixty Rd;
southerly	7462.67	along the centerline of Sixty Rd;
easterly	329.96	
southerly	263.97	
easterly	967.65	
southerly	203.05	
westerly	1053.56	
southerly	203.05	
easterly	1053.13	
southerly	1783.16	in the northerly boundary of New York State Route 31;

- thence, generally northeasterly along the northern boundary of the New York State Route 31, a distance of approximately 10,742 feet to a point along the northerly boundary of said highway near the Seneca River;
- except for Valley View Tract, Section A and three other small parcels located along the northern boundary of said highway;
- thence, generally, northerly along the west shoreline of the Seneca River a distance of approximately 6,100 feet to a point on said shoreline;
- except for about 20 parcels of varying sizes located along the west shoreline of said River; and along the west side of Phoenix-Belgium Road;

- thence, generally westerly along the northern boundary of Melvin Road a distance of about 1127.47 feet to a point on the centerline of the Phoenix-Belgium Road;
- thence, generally, northerly along the centerline of said road a distance of 1444.04 feet to a point;

<u>thence,</u> <u>generally</u>	<u>a distance</u> <u>in feet of</u>	<u>to a point</u>
westerly	1417.32	
northerly	347.30	
easterly	1118.22	
northerly	400.70	
westerly	623.19	
northerly	468.04	
easterly	585.53	
northerly	99.99	
westerly	24.80	
northerly	99.99	
easterly	274.75	on centerline of Phoenix-Belgium Rd;
northerly	161.93	along centerline of said road;
easterly	440.00	on the west shoreline of the Seneca River;
northerly	2890.00	along the west shore- line of said River;
westerly	4083.00	
southerly	2187.01	on the centerline of Potter Road;
westerly	1496.87	along the centerline of said Road to the point of beginning

Except For:

- (1) Exception 1 - 1.027 acres along Potter Rd;
- (2) Exception 2 - .520 acres along Sabin Rd;
- (3) Exceptions 3 through 9 - parts of ROW of the Phoenix-Belgium Road.

Parcel II

All that tract or parcel of land situated in the Town of Lysander, County of Onondaga and State of New York being part of Farm Lot 81 of the Town of Lysander and being more particularly described as follows:

- Beginning at a point where the east-west boundary meets the north-south boundary of the Village of Baldwinsville, a distance of about 561 feet generally east of the centerline of Phillips Street;
- running thence, generally southerly along the north-south Village boundary a distance of about 479 feet to a point along said boundary;
- thence, generally easterly a distance of about 294 feet to a point;
- thence, generally northerly a distance 479.17 feet to a point;
- thence, generally westerly a distance of about 294 feet to the point of beginning.

Parcel III

All that tract or parcel of land situated in the Town of Lysander, County of Onondaga, and State of New York, being part of Farm Lot 81 of said Town and being all those lands described in "Parcel B, Tract No. 1" of the deed from 1001 East Genesee Corporation, dated June 9, 1969 and recorded in the Onondaga County Clerk's Office 6/9/69, Book 2405 of Deeds at Page 302, and being more particularly described as follows:

- Beginning at a point along the southerly boundary of New York Route 31, said point being the northeast corner of said "Parcel B, Tract No. 1",
- running thence, generally southerly a distance of 624.60 feet to a point;
- thence, generally westerly a distance of 1100.09 feet to a point;
- thence, generally northerly a distance of 199.98 feet to a point on the southerly boundary of New York Route 31;

- thence, generally northeasterly along the boundary of said highway, a distance of 1187.41 to the point of beginning.

Parcel IV

All that tract or parcel of land situated in the Town of Lysander, County of Onondaga and State of New York being part of Farm Lot 82 of said Town and being all those lands conveyed in "Parcel C, Tract No. 1" of the deed from 1001 East Genesee Corporation dated June 9, 1969 and recorded in the Onondaga County Clerk's Office 6/9/69, Book 2405 of Deeds at page 302, and being more particularly described as follows:

- Beginning at a point in the original centerline of New York Route 31 said point being of about 1976 feet northeasterly from where said centerline intersects the centerline of Chestnut Ridge Road;
- running thence, generally northeasterly along said centerline a distance of 2445.08 feet to a point therein;
- thence, generally southerly a distance of 1483.03 feet to a point;
- thence, generally westerly a distance of 2325.08 feet to a point;
- thence, generally northerly a distance of 739.37 feet to a point of beginning.

Parcels V and VI

Two tracts of land, Parcel V of .07 acres and Parcel VI of .01 acres, situated in the Town of Lysander, County of Onondaga and State of New York, being part of Farm Lot No. 82 of said Town, both parcels located between the eastern boundary of the Phoenix-Belgium Road and the Western shoreline of the Seneca River. Parcel V is located approximately 1220 feet generally north of the northern boundary of New York Route 31. Parcel VI is located approximately 1860 feet generally north of the northern boundary of New York Route 31.

C. Physical Characteristics and Constraints

The development potentials and constraints of the New Community site have been investigated in detail by consultants specializing in soils analysis, engineering and land use planning. It has been found by such consultants that the physical characteristics of the site impose numerous and substantial obstacles to its comprehensive development.

The most extensive study of the site was undertaken by the planning firm of Raymond, May, Parish and Pine. The firm's report to UDC, entitled Lysander New Community: An Analysis of its Site Characteristics and Regional Context, completed in April 1970, sets forth detailed information leading it to conclude that the site is a substandard or insanitary area, which in the absence of comprehensive development, tends to impair the sound growth of the Town of Lysander. The report notes, for example, that:

"Combinations of such factors as poor soil conditions, high water table, poor drainage and heavy vegetation, as well as abandoned structures and existing major power transmission lines, make many locations difficult, expensive, or totally undesirable for building. Interesting topography and dense existing vegetation, however, give the site an aesthetic potential suitable for pleasant residential development."

Copies of the report are available from UDC. The problems described above make comprehensive and rational development difficult. The physical features of the site have been one of the principal considerations in determining the location of various land uses which constitute the project.

IV. PROPOSED DEVELOPMENT ACTIONS

This section of the General Project Plan describes in detail the nature of the residential, industrial, community and other facilities which, taken together, will constitute the New Community.

A. Land Use Plan

The following is a summary of the geographic location of major land uses as set forth on the Land Use Map attached as Exhibit B hereto.

The town center, to be built on high ground slightly to the southwest of the center of the site, will be the focus of the New Community. The center will be the principal location of community services and activities. It will be designed to concentrate the life of the New Community in a small, lively, well defined pedestrian center including shops, offices, community facilities and residences. In addition, it will include the higher density residential development in the New Community, including apartments and townhouses for the elderly and for small families, and a central open common.

Major school facilities will be adjacent to the town center.

Industrial research and office facilities may also be included in the town center or developed nearby.

A subcenter with minor commercial facilities will be located in the northeast quadrant of the site.

Residential areas will be located to the north, east and southeast of the town center. High rise apartments will be built primarily for the elderly and for families without children. Additional school facilities and natural area parks will be developed as part of the residential area. In general, residential densities will be greatest in the town center and decrease toward the boundaries of the site.

Major park and recreation facilities, including the marina and golf course, will occupy substantial portions of the northeast quadrant of the site along with residences and the sub-center. Other major park facilities, including a man-made lake, will be located in the northwest quadrant of the site. The park system will include locally scaled open spaces associated with residential development.

Industrial development will be generally located to the northwest and southwest of the Town Center. Approximately 800 acres have been allocated for industry.

B. Basic Program

1. Residential Development

Residential development in the New Community will consist of approximately 5,000 dwelling units on about 910 acres providing housing for an estimated 18,000 persons. The following table establishes the goals for the provision of housing by income ranges for families who will populate the New Community. The income ranges are expressed in general categories as defined in Federal and State housing programs which will vary depending on family size and regulations in effect at the time of financing.

<u>Income Level</u>	<u>Percent of Dwelling Units</u>
Upper Income	25%
Middle Income	25%
Moderate Income	20%
Lower Income Families	20%
Lower Income Elderly	10%

Housing in the New Community will generally be privately owned, either by individuals who purchase single-family units or parts of multi-family units through cooperative or condominium arrangements, or by builders, developers, or investors who own multi-family developments. Housing which is financed by UDC mortgage loans will be owned

by State regulated private corporations which are subsidiaries of UDC. No publicly owned or managed housing is planned for the project.

A variety of government housing subsidy programs will be used to ensure that housing in the New Community is available to persons of all income levels. Presently available programs include the State Mitchell-Lama program to provide rental and cooperative housing for middle income persons; the Federal 235 and 236 programs to provide homeownership, rental, and cooperative housing for moderate income persons; and the State Capital Grant and Federal Rent Supplement Programs to provide rental housing for low-income persons.

2. Industrial Development

The primary role of UDC with respect to industrial development in the New Community is to provide desirable, fully improved sites to private industries. Approximately 800 acres of the New Community has therefore been designated for development as an industrial park. When all of this land has been developed for industrial use, it is anticipated that up to 12,000 industrial jobs could exist within the New Community.

The New Community will offer industries the prospect of a pleasant, well-planned environment with housing available at prices and rents which workers can afford.

The development will be designed for the most appropriate users, including manufacturing, warehousing, distribution and research. Uses sought will be consistent with the high quality of development intended for the community as a whole. Industrial development will be started first to provide the sound economic base necessary for the New Community. Every industrial development will be required to pay its share of applicable taxes. If UDC retains ownership of any industrial use, the lease agreement will require the tenant-industry to make payments to the appropriate taxing bodies equal to full taxation.

In addition to making industrial sites available, UDC may, in appropriate cases, construct and assist in the financing of industrial buildings within the New Community for sale or rental to private firms.

3. Commercial Development

Commercial facilities in the New Community will be designed primarily to serve the needs of the residents.

Commercial development will be concentrated in the Town Center and Subcenter. Approximately 25 acres of land is reserved for these two shopping areas. Within the Town Center, it is estimated that approximately 135,000 gross square feet of retail space, will be provided for the sale of food, drugs and other convenience goods and services. In addition, an estimated 45,000 gross square feet of private office space is planned for occupancy by dental, medical, law and other professional offices, as well as additional office space for public use. The subcenter may contain up to 40,000 gross square feet of retail and office space.

4. Community Facilities

Community facilities will include structures to house schools, fire and police stations, neighborhood centers, libraries, health clinics, religious institutions, cultural activities and other public, or quasi-public, uses necessary to serve a community of this size.

A program for construction of community facilities related to population growth will be developed in order that facilities such as schools will be ready when the need arises. With respect to other kinds of community activities -- for instance, performing arts and adult education -- the types of programs and buildings will depend greatly on the desires, needs and attitudes of the New Community's population and cannot be accurately forecast at this time. Sufficient sites have been allocated for development of whatever kinds of such facilities are later desired. It is anticipated that a total of about 150 acres will be developed for community facility type uses by 1980.

Community facilities will be developed and operated in various ways. Some, such as neighborhood centers, will be built by UDC and turned over to a community corporation for operation.

Others, such as schools and fire stations, will be built in conformity with this Plan on land obtained from UDC by public bodies which have taxing power. In order to minimize the impact of the substantial initial development costs of such facilities on these jurisdictions before a large New Community tax base exists, UDC will cooperate with the various districts to offset any financial burdens which such development may impose on the district.

Other facilities are expected to be built and operated by existing organizations such as churches and medical institutions. Still others, such as some types of day care centers and club meeting rooms, will be provided by private developers in separate structures, or as part of the housing, commercial or industrial development they are intended to serve.

5. Recreational Facilities and Open Space

An extensive open space system is one of the most important amenities provided for the New Community's residents. The system consists of recreation areas linked by pedestrian and cycle paths segregated from heavily traveled streets.

Active recreation will be provided by major facilities such as the marina, golf course, school playfields and recreation centers and by numerous smaller facilities including local playgrounds. The kind, size and frequency of these smaller facilities will vary from area to area depending on the density of population and other factors. Large open areas of unusual character will be retained in their natural state as much as possible, for more passive recreation. Such areas include the Beaver Pond along Sixty Road, the northwest face of the drumlin and important natural drainage channels. In addition, several new ponds and lakes will be built.

Most of the major facilities, (the marina, golf course, Town Center common, swimming pool and major playgrounds) will be built by UDC and turned over to a community corporation for ownership, operation and maintenance. Where appropriate, these facilities will be constructed in stages so that their use is available at an early date to residents of the New Community as well as residents of the area.

Smaller playfields, playscapes and other minor recreation areas will either be provided by UDC or required as part of the development of the specific project they would serve.

In all cases, Federal or State financial aid will be sought for any projects that are eligible.

C. Infrastructure

In order to provide for the orderly, efficient development of the New Community it will be necessary for UDC to stage the installation of certain important infrastructure systems -- circulation, sewage disposal, water supply, electricity, gas and communication -- so that adequate accessibility and services are available to development as the need arises. A description of what these systems are composed of and how they are to be provided follows:

1. Circulation System

a. Vehicle

The primary element in the vehicular circulation system is the limited access expressway which will connect new north-south routes I-481 (57) and I-690 (48) and will traverse the New Community in an approximate east-west alignment, passing through the residential, Town Center and industrial portions with interchanges located to service each portion. The construction of this roadway, an accepted official corridor incorporated into the Syracuse Metropolitan Transportation Study, is the responsibility of the New York State Department of Transportation.

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b. Pedestrian

A network of pedestrian paths and walkways is planned for the New Community to permit travel by foot and bicycle throughout the project area with a minimum amount of conflict with motor vehicular movement. The principal pedestrianway will be along the "shelf" of the drumlin connecting the higher density housing with the Town Center and major educational and other community facilities.

Secondary walkways will be built to act as collectors for the local pathways. UDC will build all major pedestrian ways and either build or require developers to build minor pathways within specific developments.

The maintenance of the walkway system will be assumed by a community corporation established for this purpose.

c. Railroad

Railroad spurs leading into the industrial areas from an Erie-Lackawanna Railway north-south branch line connecting Binghamton and Oswego located west of the project site will be reconditioned, and added to if required, by UDC to serve those industries needing rail service as part of their operation. It is proposed to transfer operation of these lines to the Erie-Lackawanna Railway Company.

2. Sewage Disposal

The portion of the New Community site lying east of a central ridge line will be served by the Clay Sanitary District of Onondaga County; the portion west of that line is within the newly formed Baldwinsville-Seneca Knolls Sanitary District of Onondaga County. As a result there will be two separate sewer line systems within the New Community.

The Clay Sanitary District will construct an interceptor sewer line from the southeast corner of the New Community to the Morgan Road Treatment Plant which will be enlarged and upgraded to include tertiary treatment facilities.

The Baldwinsville-Seneca Knolls Sanitary District will construct interceptors from the New Community to a new treatment plant presently under design. During the early stages of development such temporary sewage disposal services as may be required will be provided.

UDC will finance the construction of all major sewer lines and appurtenant facilities within the New Community. Lateral sewer lines will be provided and financed by developers of specific parcels.

3. Water Supply

The plans of the Metropolitan Water Board, administrative body for the Onondaga County Water District, call for extending the District's 36" trunk line westward from a point about 4,000 feet south of the site along River Road, where it now terminates, to Baldwinsville.

The Onondaga County Water Authority has agreed to purchase water from the District and transport it into the site at two points from the south, build the distribution system and sell water retail to users within the project. UDC will contract with the Authority for payment of its share of the cost of these facilities and service in accordance with the normal operating procedures of the Authority.

4. Electric and Gas Service

The Niagara Mohawk Power Corporation will supply electricity and gas to the New Community. The Corporation has high voltage (115 KVA) power sources both east and west of the site, both of which can be extended into the site if necessary, to service large consumers. All electric and gas service lines will be placed underground and, where possible, in utility corridors, along with sewer and water pipes and telephone cable, for purposes of efficient distribution and ease of maintenance.

A public lighting district may be established in cooperation with Town of Lysander to purchase power for street and other public space lighting.

5. Communication

Telephone service will be supplied by the New York Telephone Company. All telephone lines will be located underground and in utility corridors where possible for purposes of efficient distribution and ease of maintenance. To increase communication versatility, consideration will be given to the installation of coaxial cable when the telephone lines are laid.

6. Storm Drainage

Poor drainage and a high water table are factors which have helped impede development of much of this site to the present time. Comprehensive site-wide corrective action in the form of storm sewers, proper grading of land, improved natural waterways and installation of retention basins will be taken by UDC, and private developers under UDC supervision, to eliminate as much as possible these impediments and make possible development of the entire site as proposed herein. UDC will take whatever actions are necessary to prevent runoff from the New Community from causing water problems to adjacent properties downstream from the project. Such actions will include the improvement of Tannery Creek to prevent flooding in the Village of Baldwinsville.

7. Solid Waste Disposal

The Onondaga County Solid Waste Disposal Authority will receive, process and dispose of all solid wastes produced in the New Community. The Authority's charges to UDC for processing normal waste products will be commensurate with its charges to municipalities for similar services. The cost of treatment of unusual wastes requiring special facilities will be negotiated separately as the need arises.

Responsibility for collecting wastes and delivering them to the Authority's transfer station will lie with UDC. It is intended either to contract for this service with a private collection firm or to assign this function to a community corporation.

D. Relationship of Proposed Land Uses to Local Zoning

Proposed land uses in the New Community, as set forth on the Land Use Map attached as Exhibit B, do not conform with existing local zoning for the site. UDC will explore with appropriate local officials the possibility of amending such existing zoning to accommodate the proposed New Community land uses. However, in the event that it should prove impossible or unduly difficult, because of state law limitations or for any other reasons, for such a zoning change to be promptly secured and implemented, UDC would anticipate exercising the power granted to it by law to supersede local zoning with respect to the New Community site. Whether or not the Project is carried out under local zoning, UDC intends to work closely with local authorities, including the Town Planning Board, in its execution.

E. Staging

UDC plans to begin development of the New Community in 1971. The first phase of this development will be the installation of the infrastructure roads, sewers, water and other utilities. Industrial development is also scheduled to begin in 1971. During the period 1971-1974, industrial development will be initiated southwest of the Town Center in the area which is bounded by the proposed expressway, Route 31 and the Town Road. Industrial development will then be extended northward in two additional stages during the decade of the 70's and into the 1980's.

Residential development will be carried out in four stages with the first stage of the program to be developed in an area extending northeast of the Town Center toward the golf course and the marina. During this first stage, nine holes of an ultimate 18-hole golf course and the marina will be built so that these two major amenities will be functioning during the initial marketing period of the housing in the Lysander New Community. Also during this first stage, some elements of the Town Center will be developed. These elements will include part of the educational complex, some commercial facilities to serve the growing market, and some housing within the boundaries of the Town Center.

The second residential stage will be clustered generally about the first stage and the Town Center.

The third stage of housing will be developed generally in two areas: one directly south of the Town Center along the Town Road and the express-way; and the other around the golf course. During the building of the third stage of residential development, the sub-center and the balance of the golf course will be built. The final and fourth stage of residential development will take place along the periphery of the Lysander New Community adjacent to the Seneca River.

It is expected that the first residential occupancy will take place during the years 1973-1974; and the second, third and fourth stages roughly in two year increments following 1974.

The infrastructure required to serve the needs of both the industrial and residential development will be built concurrently with the development requirements. Additionally, as the need for community facilities in the form of educational, recreational, religious and health facilities arises, these will be incorporated into the staged development.

V. DEVELOPMENT CONTROLS

A. Nature

All development carried out in the New Community will be required to conform to development controls to be established and/or enforced by UDC. These will be of three kinds: land use controls, environmental performance standards and building codes.

1. Land use controls will define and limit the kinds of development which are permitted with respect to each particular parcel of land disposed of for development. Such controls, at a minimum, will incorporate and implement the broad land use pattern set forth on the Land Use Map (see Exhibit B). In addition, such controls will impose more detailed restrictions on the nature of physical development of specific parcels, by, for example, explicitly defining permissible density, floor area ratios, parking requirements, and similar matters. Such controls will also establish broad architectural and aesthetic guidelines for development within the New Community. Further information concerning the proposed nature of land use controls is set forth in an Appendix to this Chapter.
2. Environmental performance standards will apply to the entire New Community and will be designed to ensure that no development within the New Community affects neighboring areas or the New Community as a whole adversely or creates hazards or nuisances with respect to a variety of subjects. The specific subjects governed by these standards are:

- Toxic Substances
- Fire
- Explosion
- Radioactivity
- Wastes
- Smoke
- Particulate Matter
- Odors
- Noise
- Vibrations
- Heat
- Glare
- Electromagnetic Interference

Standards will be based upon the most current thinking in the environmental protection field.

3. A Building Construction Code, either that locally in force in the Town of Lysander or the New York State Building Construction Code, will apply to all construction within the New Community. It will govern construction quality and building safety.

B. Establishment and Enforcement of Controls

Land use controls and environmental performance standards will be established by UDC and enforced by means of provisions of land sale contracts, lease agreements and deeds between UDC and purchasers or lessees of New Community land for development. Such development controls will be administered, interpreted and enforced by UDC, acting directly or through a UDC subsidiary or other appropriate designee.

UDC or its subsidiary will examine plans for all private development within the New Community to ensure compliance with all controls before construction commences, during construction, and during operation of completed facilities.

Development within the New Community carried out by UDC or other public bodies (rather than by private developers) will also be required to conform to such controls as UDC would impose upon private developers in performing similar work.

APPENDIX TO SECTION V: LAND USE CONTROLS

The following material indicates the nature of the subject matter of proposed New Community land use controls. The text of controls will be made available by UDC at a subsequent date.

1. Land Use Controls

a. Residential Areas

(1) Purpose and Intent

The land use controls shall be designed to make possible the provision of a variety of residential opportunities, both in terms of a broad range of house types and a choice of neighborhood environments.

(2) Uses Permitted

- (a) Single, two and multiple-family residences.
- (b) Accessory uses and facilities, e.g. garages and swimming pools.
- (c) Special uses, approved by UDC or its subsidiary as primary project developer, including but not limited to:
 - Medical and educational institutions.
 - Community services such as day care center, care homes, etc.
 - Religious institutions.
 - Recreational uses, both public and private.
 - Neighborhood commercial uses.
 - Teaching, as a home occupation, of music, dance or other similar types of instruction.

(3) Density

Density requirements will be designed to vary from location to location as a reflection of overall development relationships within the New Community, (dense development near the proposed town center; less dense development in other places); as a response to ecological criteria; and as density affects the visual form of buildings. "Clustering" of building units will be encouraged to achieve efficient and balanced utilization of land parcels.

The degree of intensity at which the land designated for residential use may be utilized for development will be related to the ranges of density indicated on the Land Use Map included in this Plan.

(4) Other Controls

Appropriate regulations regarding setback requirements, parking criteria, landscaping, signs, lighting and street furniture, drainage facilities and off-street loading requirements will be developed by UDC and imposed on all residential development within the New Community.

Use of the natural topographic changes in level and the imaginative use of screening and landscaping will be encouraged. Landscaping will be regarded as an essential feature in order to enhance the appearance and marketability of housing and to provide a visually attractive environment. Natural features, such as lakes, streams and top soil will be preserved and incorporated into the final landscaping of each development whenever possible.

Residential developments will be expected to provide adequate off-street parking to accommodate all resident-owned cars.

Only those types of signs necessary to and compatible with permitted uses in residential areas will be allowed. Off-street loading requirements will apply to multi-family buildings only.

b. Industrial Areas

(1) Purpose and Intent

The purpose of the land use controls shall be to enable the development of all types of industry in such a manner that it will be compatible with adjacent residential, commercial, and industrial uses, preserve open space, minimize any adverse impact on the environment and provide flexibility in parcelization.

(2) Uses Permitted

All manufacturing and industrial uses shall be permitted which can be made to conform to the environmental performance standards and other provisions of this Plan which pertain to the zones in which the use is to be located.

(3) Other Controls

Appropriate regulations regarding ground coverage, setbacks, landscaping, lighting, signs, drainage systems, open storage, parking and loading requirements will be established by UDC and imposed on all industrial developments within the New Community.

Adequate off-street parking facilities for employees and visitors must be provided within each industrial area. Provisions must be made for handling all freight and for waiting vehicles in such a manner that the impact on the view from public rights of way and open spaces shall be minimized.

Open storage of bulk commodities and other offensive materials shall be located and treated so as to minimize its impact on adjacent uses and public areas.

c. Commercial Areas - Community Center and Subcenter

(1) Purpose and Intent

The purpose of the land use controls for these areas shall be to ensure that retail service and convenience uses serve the needs of the people living and working in the New Community.

(2) Permitted Uses Include:

- (a) Retail trade. Food, drugs and liquor dealers; eating and drinking establishments; general merchandise retailers; apparel and accessories retailers; furniture, furnishings and appliance stores; hardware stores, vehicle accessories stores; art dealers; antique dealers, book stores, stationery and art suppliers, sporting good stores; mail-order houses; toy and hobby shops, camera and photographic supply dealers; optical goods stores; cigar stores; news dealers, gift, novelty, souvenir stores; and other compatible retail uses.

- (b) Services. Private and public administrative office headquarters; finance, insurance, and real estate services; business services; professional services; photographic studios; beauty and barber shops; shoe repair shops; instructional services; hotels and residential hotels; theaters; travel bureaus; and other compatible service uses.

(3) Other Controls

Appropriate regulations regarding density and bulk controls, maximum lot coverages, parking requirements, landscaping, signs, displays, marquees, canopies, exterior lighting, off-street loading and outside storage requirements will be established by UDC and imposed on all commercial development within the New Community.

Signs will be restricted to those which identify businesses or firms located on, or services or goods obtainable from, the premises.

d. Recreation and Community Facilities

Recreation

(1) Purpose and Intent

The purpose of the land use controls shall be to integrate major land uses and stimulate high quality development through the construction of a system of recreation and community facilities.

(2) Categories of Uses

- (a) Major Open Space including golf courses, drainage control areas, land use buffers, marinas and major street rights-of-way.
- (b) Other Recreation Areas

School playfields
Neighborhood recreation centers
Local recreation facilities
Minor recreation facilities

(3) Controls

Adequate drainage, landscaping and lighting, where appropriate, shall be provided for each recreational facility.

Recreation facilities should be located in areas easily accessible to dwelling units, where they do not impair the view and privacy of living units. In addition, developers will be encouraged to integrate such facilities with the pathway system.

Street sidewalks and on-site walks shall be provided for convenient and safe access to all recreation facilities.

Adequate parking facilities shall be provided at the Neighborhood Recreation Centers and at other recreation facilities where needed to accommodate the requirements of all visitors and employees. Proper screening, drainage and lighting shall be provided.

Community Facilities

Adequate community facilities, as specified in Section IV "Proposed Development Actions" will be constructed. In the event it is infeasible to construct such facilities in the early stages of development, land to accommodate them will be put in reserve and distributed across the New Community site.

Community facilities will be built in accordance with the relevant provisions of this Plan regarding aesthetics; overall development objectives; and such general and special regulations as may be formulated.

Circulation System

(1) Vehicular Circulation

A road system shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular and pedestrian traffic.

The design of each street should reflect its function in the total street system; conform to and harmonize with the design of the surrounding structures and landscape; and be properly related to the land uses to be served. These design principles and standards take into consideration not only traffic and economic factors, but also the impact that such streets will have on residential development.

Traffic generated by industrial uses shall be carefully handled so as to minimize its impact on adjacent users and the larger community alike.

Vehicular access to streets from off-street parking and service areas shall be so combined, limited, located, designed and controlled as to channel traffic from and to such areas conveniently, safely, and in a manner which minimizes traffic problems and promotes free traffic flow on streets without excessive interruptions.

(2) Pedestrian Circulation

The walkways will be designed to:

- provide a continuous network for pedestrian circulation with easy access from each dwelling unit;
- provide access for emergency or service vehicles where necessary;
- permit the installation and maintenance of underground utilities;
- minimize the number of road crossings;
- maximize the areas within the system which may be readily seen by any public safety officers moving along regular pathways and roadways in their normal course of duty.

VI. FINANCING

Financial aspects of development of the New Community have been analyzed for UDC by the consulting firm of Gladstone Associates, who have concluded that development of the New Community will not only provide attractive opportunities for substantial private investment, but will also ultimately prove a sound financial investment for UDC as well. By 1980 total investment, both public and private, in the New Community is expected to be in excess of \$300 million. (All figures herein are expressed in 1971 dollars.)

A. UDC Investment

UDC investment in the New Community will be of three kinds: investment for (1) land acquisition and infrastructure development, (2) recreational facilities development and (3) specific project development.

UDC expects to derive funds for such investment from proceeds of bonds issued or to be issued by UDC. To the maximum extent practicable, UDC also contemplates making use of various federal programs which provide assistance for new community development.

The basic UDC investment in the New Community will be for land acquisition and infrastructure development. Also included in this category are the costs of planning studies and management of the New Community project during development. It is estimated that UDC expenditures for these items will be approximately \$30 million over the development period, with the greatest portion of this amount attributable to the construction of roads, water lines, sewer lines and similar major capital improvements. UDC will recover these investment costs through the sale of New Community land to private developers. Especially important in this respect is the expectation of the Gladstone firm and of UDC that as development of the New Community proceeds, the value and price of the land within the New Community will rise substantially. UDC's economic model, which translates expense and revenue elements into annual and overall cash flows, forecasts that returns from land sales will more than offset development costs including interest charges.

Additional UDC investment will finance development of the system of pathways, recreational facilities and improvement of open space which are the basic amenities contemplated for the New Community. Major recreational facilities include the 18-hole golf course, marina and swimming pool. Other recreational facilities include neighborhood facilities, such as playgrounds. Total investment for these facilities is expected to exceed \$3 million, much of which will be concentrated in the early years of New Community development.

A separate economic model is being established to guide more precisely the terms and conditions of the financing and disposition of these facilities by UDC. Control of the open space and recreational facilities may be transferred to a community corporation which will collect funds from residential, commercial and industrial occupants of the New Community and other users of the various facilities to pay for their operation and maintenance. Federal and State grants will be used to cover part of the costs of developing these facilities.

Finally there will be additional UDC development activity in the New Community in the form of financing for such UDC residential, industrial or civic facilities as UDC itself develops. The amount of such development cannot be precisely determined at present. Costs associated with such development will be recovered by UDC as they are from other UDC projects in the State -- by a combination of (1) fees paid to UDC by developers, (2) repayment of principal and interest on mortgage loans made by UDC, or (3) payments derived from the lease or sale to private parties of completed projects.

B. Private Investment

Private investment will constitute the major source of financing for the New Community. Such investment will be provided primarily by or on behalf of developers who purchase or lease land within the New Community from UDC for development in accord with UDC's plan and controls. It is expected that such developers will obtain mortgages and other private financing from lending institutions in the traditional manner. By 1980 private investment for industry within the New Community is expected to total approximately \$50 million; for commercial facilities, approximately \$12 million; and for housing, approximately \$100 million. Certain privately financed housing may benefit from various governmental subsidies which will lower rents without changing the private nature of the investment. Industrial and commercial developers will, of course,

be free to seek financing for private development from such governmental agencies as the Federal Small Business Administration and the New York State Job Development Authority.

Additional investment will be made in the New Community by utility companies in the form of power lines, gas lines, and telephone lines. Residents and businesses in the New Community will pay for such services in the normal manner.

C. Public Investment and Local Tax Impact

In certain cases local governmental agencies are expected to invest directly in the New Community by constructing and financing such facilities as public schools and fire stations. Funds for these purposes will be raised by district bond issues pursuant to referendum if required by law. It is expected that the real property taxes yielded by development within the New Community will more than offset the annual costs resulting from the construction and operation of such facilities.

The impact of the New Community on taxing jurisdictions will be favorable. A detailed study of each of the local taxing jurisdictions was prepared for UDC by Gladstone Associates; it concluded that "the Lysander New Community will, indeed pay its own way -- with service costs being more than offset by projected tax revenues." This report was made public in November 1970. The favorable tax impact results from the fact that much of the housing to be developed in the New Community and all of the industrial and commercial facilities will pay full taxes.

VII. UDC AND DEVELOPER OBLIGATIONS

The execution of this plan will be undertaken by UDC in the manner provided for by the New York State Urban Development Corporation Act applicable to projects of UDC in consultation with all local governmental and service agencies within whose jurisdiction the site falls, as well as with the Lysander Community Advisory Committee established by UDC pursuant to law.

The role of UDC relieves private enterprise of initial "front end" costs and risks which normally make development of this scope and quality infeasible for private builders. UDC has accordingly acquired the site and prepared the development plan. In furtherance of this role UDC will undertake initial site preparation work and provide or obtain provision of roads and utilities, to the extent necessary to permit private developers to proceed with industrial, residential and commercial construction. In addition, UDC will be responsible for the construction of the contemplated major pedestrian, recreation and drainage control systems; marina; golf course; and buffer areas. UDC, will initially market the proposed development and will seek maximum investment of private capital. Thereafter, UDC will supervise development execution to insure that it conforms to this Plan and meets the high standards for safety and amenity set for new community development.

In the event private developers find it economically infeasible to undertake certain portions of the development proposed herein, UDC will itself assume the responsibility of undertaking development of various residential, industrial and commercial facilities to the extent required to meet the objectives of the General Project Plan and to attract the private investment necessary to effectuate completion of this development program.

UDC will solicit and coordinate the investment required by the New Community from other agencies of the State of New York as well as agencies of the Federal government.

It is the obligation of all developers to comply with the General Project Plan, controls and restrictions which will be incorporated in agreements between the developer and UDC, and covenants contained in deeds to land within the New Community. All proposed construction by developers will be subject to design review, comment and approval by UDC. The developer will be obliged to carry out improvements within a reasonable period of time as set forth in his contract with UDC.

Development of the New Community will take place under the control and supervision of UDC, and UDC will assume ultimate responsibility for ensuring that such development proceeds according to schedule and in accord with this General Project Plan.

Early in the course of development of the New Community, UDC will establish a subsidiary corporation, accountable to UDC, for the sole purpose of accomplishing and coordinating such development on a day-to-day basis. Local officials and residents of the Lysander area will be given the opportunity to serve on the governing board of this subsidiary, which will thus be cognizant of and responsive to local needs and problems. It is expected that the staff of such a subsidiary would operate from offices located within the New Community at the earliest possible date. In the event that a private corporation with demonstrated large-scale development capabilities desires to participate financially and administratively in the overall development of the New Community and is approved to do so by UDC, one possible means of such participation would be for it to work through such a UDC subsidiary.

A community corporation, or possibly the UDC subsidiary referred to above, is expected to be responsible for the management and operation of such community facilities as the golf course, marina and other recreation areas after their completion.

VIII. RELATIONSHIPS WITH LOCAL GOVERNMENT

The Lysander New Community will be an integral part of the Town of Lysander and existing governmental and service jurisdictions, such as the Baldwinsville Central School District and the Belgium Cold Springs Fire District. Studies conducted by UDC and submitted to these jurisdictions indicate that adequate taxes will be generated by the New Community to pay for normal services and that therefore the construction of the New Community will not have an adverse affect on local taxing levels. In addition, it is the intention of UDC to work closely with all local governing bodies with the intent of solving problems as they arise and minimizing any impact construction of the Community might have on surrounding areas.

The nature and extent of many of the services to be provided to the New Community are expected to be agreed upon contractually or by other means between UDC and the local government or public agency involved.

Information relating to specific services is set forth below.

Fire protection - Agreement has been reached with the Belgium-Cold Springs Fire District to provide fire protection services from a temporary fire station to be developed within the New Community by UDC. The Fire District will thereafter construct a permanent fire station on land provided by UDC.

Police protection - Police services, including protection against crime, control of traffic, emergency calls and general enforcement of law will be provided by the Onondaga County Sheriff's office, as agreed upon by UDC and the County Sheriff.

Schools - UDC expects public school facilities to be developed within the New Community by the Central School District No. 1 of the Towns of Lysander, Van Buren and Clay. Sites have been designated on the Land Use Map for neighborhood elementary schools as well as for a large educational complex near the town center.

Road Maintenance, Snow Removal and Other General Municipal Services - UDC expects such services to be provided by the Town of Lysander except with respect to State or County Roads.

Sewage Treatment and Disposal - UDC expects the Clay Sanitary District and the Baldwinsville-Seneca Knolls Sanitary District to provide the facilities and services described in Section IV-C. Maintenance of sewer lines within the New Community is expected to be the responsibility of special districts to be formed by the Town of Lysander.

Solid Waste Disposal - Agreement has been reached with the Onondaga County Solid Waste Disposal Authority to implement arrangements described in detail in Section IV-C.

Water Supply - Agreement has been reached with the Onondaga County Water Authority to implement arrangements described in Section IV-C. Hydrant and other public water service is expected to be supplied by a special district to be formed by the Town of Lysander.

Water supply, solid waste and a portion of the sewage treatment services outlined above will be paid for by user charges assessed against benefiting property. Police services and services provided by the Fire District, the School District and the Town of Lysander will be paid for by ad valorem taxes levied by such jurisdictions. In these cases, the cost of providing such services is expected to be more than offset by taxes derived from property to be located in the New Community.

IX. EQUAL OPPORTUNITY

UDC will take all appropriate actions, including those required by State and Federal law, to ensure that there is equal opportunity for all persons, and no discrimination on account of race, creed, color, sex, or national origin, in the New Community with respect to (1) housing opportunities, (2) use of community facilities, (3) employment in the operations of businesses and industries located in the New Community, and (4) employment related to the development and construction of the New Community.

In addition, as required by the UDC Act, UDC will take affirmative action in connection with the construction of the New Community to ensure that residents of the area are afforded priority in such construction work.

X. PROCEDURE FOR MODIFYING GENERAL PROJECT PLAN

This General Project Plan, including the accompanying Land Use Map, will be amended from time to time by UDC. Through such amendments, it may be changed or brought up to date to reflect progress in the development of the New Community or changed conditions affecting such development.

Advance public notice of all changes in the General Project Plan will be published in a local newspaper of general circulation. Furthermore, UDC or its subsidiary will hold a public hearing with respect to major modifications to the General Project Plan. These will include (1) changes in the boundaries of the project and (2) changes which significantly alter the program for or the character of the New Community, such as changes in the amount of land devoted to industrial uses or the number of residential units in the development program.

Public hearings will not be held to consider relatively minor changes to the General Project Plan. If there is a reasonable question as to whether a specific change is major or minor, UDC will resolve the issue by holding a public hearing.

XI. UDC FINDINGS

Certified copies of five (5) resolutions adopted by the Directors of the New York State Urban Development Corporation on March 19, 1971, containing the necessary project findings required by Section 10 of the New York State Urban Development Corporation Act of 1968, as amended, with respect to the Lysander New Community Multi-Purpose Project are attached hereto.

RESOLUTION 420

Lysander New Community
Multi-Purpose Project
Section 10 (a) (1)
Residential Project Finding

New York State
Urban Development Corporation

1345 Avenue of the Americas, New York, New York 10019/212 974-7000

Arthur Q. Funn
Secretary of the Corporation

CERTIFICATION OF RESOLUTION

The Directors of the New York State Urban Development Corporation at a meeting held on the 19th day of March, 1971, considered and passed the following resolution, a majority of the Directors being present and a majority of said Directors voting in favor of the resolution, as follows:

RESOLVED, that on the basis of the materials presented to this meeting and ordered filed with the records of the Corporation, and in addition on the basis of materials relating to housing need in the Syracuse Metropolitan Area submitted to the Directors on September 23, 1969, and filed with the records of the Corporation, the Corporation hereby finds pursuant to Section 10(a)(1) of the New York State Urban Development Corporation Act that there exists in the area in which the Lysander New Community Multi-Purpose Project is to be located a need for safe and sanitary housing accommodations for persons or families of low income which the operations of private enterprise cannot provide."

I, ARTHUR Q. FUNN, Secretary of the New York State Urban Development Corporation, hereby certify that the above is a true copy of the Resolution duly passed by the Directors, and further certify that the same has not been amended, superseded or repealed.

Dated this 2nd day of April, 1971.



ARTHUR Q. FUNN, Secretary

RESOLUTION 421

Lysander New Community
Multi-Purpose Project
Section 10 (b) (1), (2), (3), (4) and (5)
Industrial Project Findings

New York State
Urban Development Corporation

1345 Avenue of the Americas, New York, New York 10019/212 974-7000

Arthur Q. Funn
Secretary of the Corporation

CERTIFICATION OF RESOLUTION

The Directors of the New York State Urban Development Corporation at a meeting held on the 19th day of March, 1971, considered and passed the following resolution, a majority of the Directors being present and a majority of said Directors voting in favor of the resolution, as follows:

"RESOLVED, that on the basis of the materials presented to this meeting and ordered filed with the records of the Corporation, and in addition on the basis of a report prepared by Raymond, May, Parish & Pine entitled, "Lysander New Community: An Analysis of its Site Characteristics and Regional Context", which has previously been filed with the records of the Corporation, and in addition on the basis of materials relating to employment and unemployment in the Syracuse Metropolitan Area presented to the Directors on September 23, 1969, and filed with the records of that meeting, the Corporation hereby finds pursuant to Sections 10(b) (1), (2), (3), (4), and (5) of the New York State Urban Development Corporation Act that the area in which the Lysander New Community Multi-Purpose Project is to be located is a substandard or insanitary area wherein there exists a condition of substantial and persistent unemployment; that the construction and operation of such project will prevent, eliminate or reduce unemployment in such area; that such pro-

ject shall consist of buildings which are suitable for business or commercial purposes; that adequate provision will be made for the payment of the cost of the acquisition, construction, operation, maintenance and upkeep of such project; and that the acquisition and construction, proposed leasing, operation and use of such project will aid in the development of and prosperity of the State and the area in which the project is located."

I, ARTHUR Q. FUNN, Secretary of the New York State Urban Development Corporation, hereby certify that the above is a true copy of the Resolution duly passed by the Directors, and further certify that the same has not been amended, superseded or repealed.

Dated this 24th day of March, 1971.


ARTHUR Q. FUNN, Secretary

RESOLUTION 422

Lysander New Community
Multi-Purpose Project
Section 10 (c) (1), (2) and (3)
Land Use Improvement Findings

New York State
Urban Development Corporation

1345 Avenue of the Americas, New York, New York 10019/212 974-7000

Arthur Q. Funn
Secretary of the Corporation

CERTIFICATION OF RESOLUTION

The Directors of the New York State Urban Development Corporation at a meeting held on the 19th day of March, 1971, considered and passed the following resolution, a majority of the Directors being present and a majority of said Directors voting in favor of the resolution, as follows:

"RESOLVED, that on the basis of the materials presented to this meeting and ordered filed with the records of the Corporation, and in addition on the basis of the report prepared by Raymond, May, Parish and Pine entitled "Lysander New Community: An Analysis of its Site Characteristics and Regional Context", which has previously been filed with the records of the Corporation, all of which information relates to the Lysander New Community Multi-Purpose Project, the Corporation hereby finds pursuant to Section 10(c)(1) of the New York State Urban Development Corporation Act that the area in which such project is to be located is in a substandard and insanitary area, or is in danger of becoming a substandard and insanitary area and tends to impair or arrest the sound growth and development of the Town of Lysander and Onondaga County; and it is

FURTHER RESOLVED, that on the basis of the materials presented to this meeting and ordered filed with the records of the Corporation, the Corporation hereby finds pursuant to Sections 10(c)(2) and (3) of the New York State Urban Development Corporation Act that the project consists

of a plan or undertaking for the clearance, replanning, reconstruction and rehabilitation of the project area and for recreational and other facilities incidental or appurtenant thereto, and that the plan or undertaking affords maximum opportunity for participation by private enterprise, consistent with the sound needs of the municipality as a whole."

I, ARTHUR Q. FUNN, Secretary of the New York State Urban Development Corporation, hereby certify that the above is a true copy of the Resolution duly passed by the Directors, and further certify that the same has not been amended, superseded or repealed.

Dated this 24th day of March, 1971.


ARTHUR Q. FUNN, Secretary

RESOLUTION 423

Lysander New Community
Multi-Purpose Project
Section 10 (d) (1), (2) and (3)
Civic Project Findings

New York State
Urban Development Corporation

1345 Avenue of the Americas, New York, New York 10019/212 974-7000

Arthur Q. Funn
Secretary of the Corporation

CERTIFICATION OF RESOLUTION

The Directors of the New York State Urban Development Corporation at a meeting held on the 19th day of March, 1971, considered and passed the following resolution, a majority of the Directors being present and a majority of said Directors voting in favor of the resolution, as follows:

"RESOLVED, that on the basis of the materials presented to this meeting and ordered filed with the records of the Corporation, the Corporation hereby finds pursuant to Sections 10(d)(1), (2) and (3) of the New York State Urban Development Corporation Act that there exists in the area in which the Lysander New Community Multi-Purpose Project is to be located a need for the educational, cultural, recreational, community and other civic facilities to be included in the project; that the project shall consist of a building or buildings which are suitable for educational, cultural, recreational, community and other civic purposes; that such project will be leased to or owned by the State or an agency or instrumentality thereof, a municipality or an agency or instrumentality thereof, or by a public benefit Corporation, and that adequate provision will be made for the payment of the cost of acquisition, construction, operation, maintenance and upkeep of the project."

I, ARTHUR Q. FUNN, Secretary of the New York State Urban Development Corporation, hereby certify that the above is a true copy of the Resolution duly passed by the Directors, and further certify that the same has not been amended, superseded or repealed.

Dated this 24th day of March, 1971.


ARTHUR Q, FUNN, Secretary

RESOLUTION 424

Lysander New Community
Multi-Purpose Project
Section 10 (e)
Relocation Finding

New York State
Urban Development Corporation

1345 Avenue of the Americas, New York, New York 10019/212 974-7000

Arthur Q. Funn
Secretary of the Corporation

CERTIFICATION OF RESOLUTION

The Directors of the New York State Urban Development Corporation at a meeting held on the 19th day of March, 1971, considered and passed the following resolution, a majority of the Directors being present and a majority of said Directors voting in favor of the resolution, as follows:

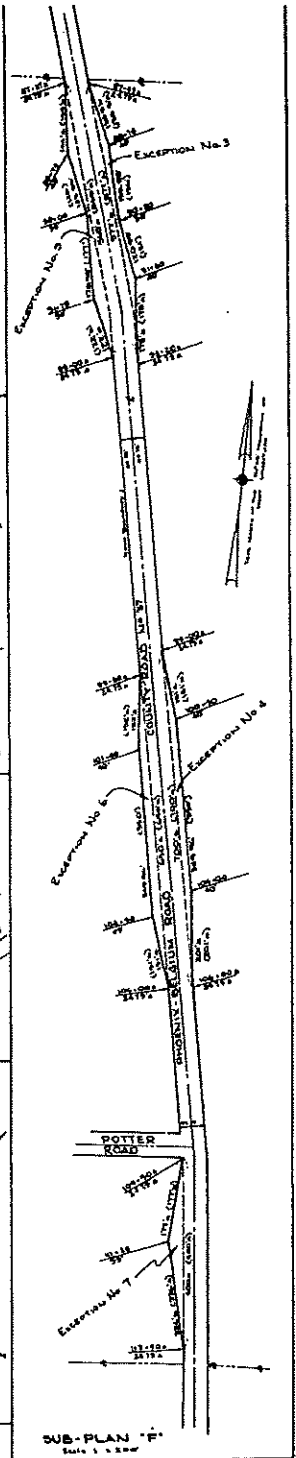
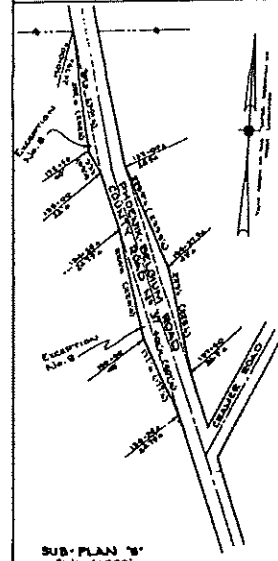
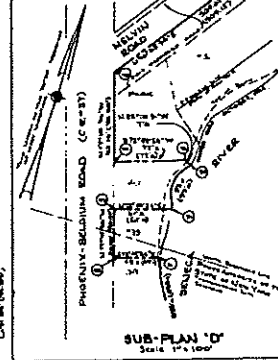
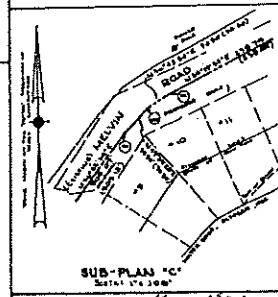
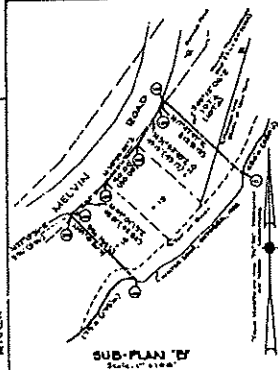
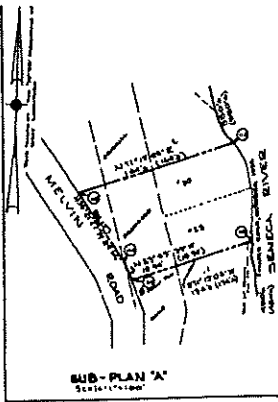
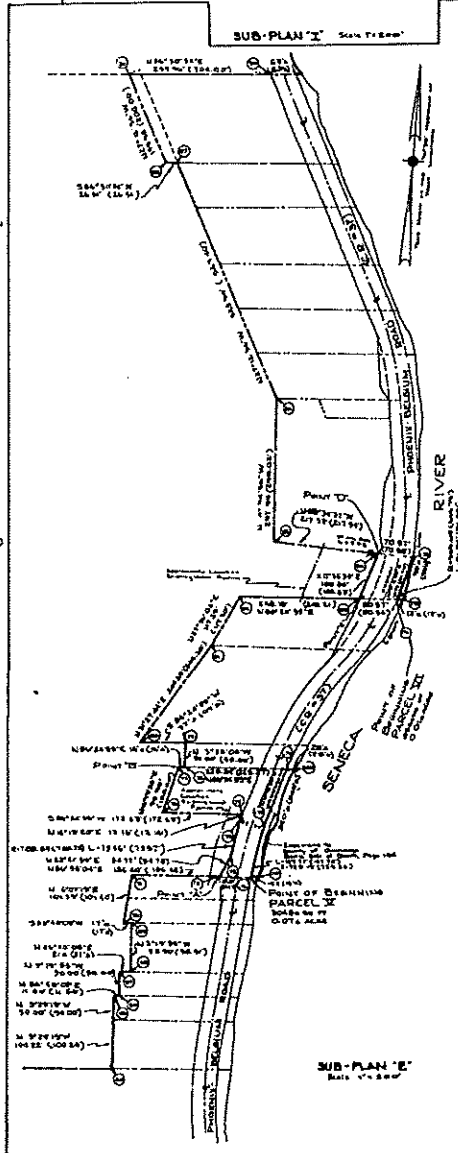
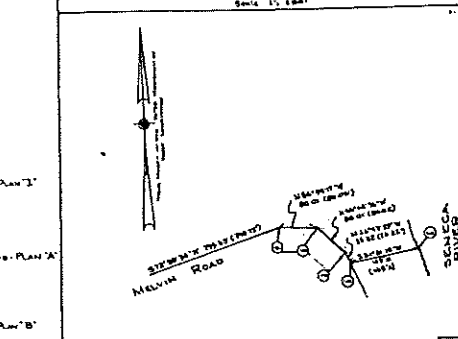
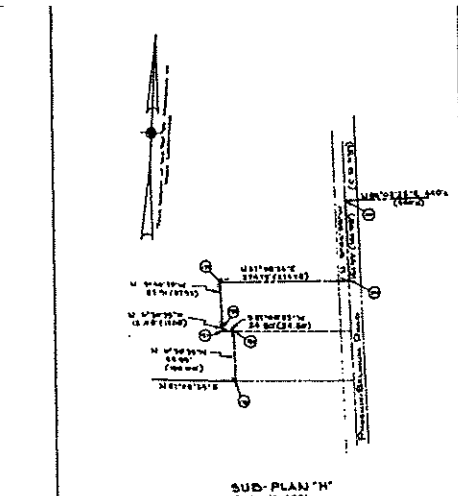
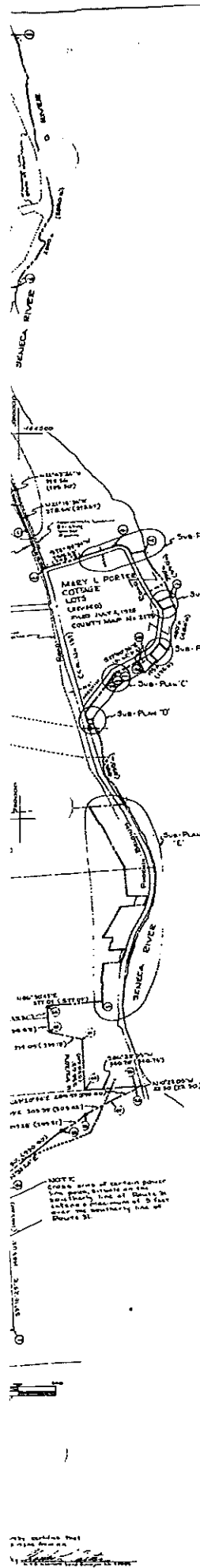
"RESOLVED, that the Corporation hereby finds on the basis of materials presented to this meeting, a copy of which is hereby ordered filed with the records of the Corporation, that there are no families or individuals currently located in the Lysander New Community Multi-Purpose Project area who will be displaced by such project and, accordingly, that the requirements of Section 10(e) of the New York State Urban Development Corporation Act are satisfied."

I, ARTHUR Q. FUNN, Secretary of the New York State Urban Development Corporation, hereby certify that the above is a true copy of the Resolution duly passed by the Directors, and further certify that the same has not been amended, superseded or repealed.

Dated this 24th day of March, 1971.



ARTHUR Q. FUNN, Secretary



Lot No.	Area (Ac.)	Owner	Remarks
1	0.15	...	...
2	0.15	...	...
3	0.15	...	...
4	0.15	...	...
5	0.15	...	...
6	0.15	...	...
7	0.15	...	...
8	0.15	...	...
9	0.15	...	...
10	0.15	...	...
11	0.15	...	...
12	0.15	...	...
13	0.15	...	...
14	0.15	...	...
15	0.15	...	...
16	0.15	...	...
17	0.15	...	...
18	0.15	...	...
19	0.15	...	...
20	0.15	...	...
21	0.15	...	...
22	0.15	...	...
23	0.15	...	...
24	0.15	...	...
25	0.15	...	...
26	0.15	...	...
27	0.15	...	...
28	0.15	...	...
29	0.15	...	...
30	0.15	...	...
31	0.15	...	...
32	0.15	...	...
33	0.15	...	...
34	0.15	...	...
35	0.15	...	...
36	0.15	...	...
37	0.15	...	...
38	0.15	...	...
39	0.15	...	...
40	0.15	...	...
41	0.15	...	...
42	0.15	...	...
43	0.15	...	...
44	0.15	...	...
45	0.15	...	...
46	0.15	...	...
47	0.15	...	...
48	0.15	...	...
49	0.15	...	...
50	0.15	...	...
51	0.15	...	...
52	0.15	...	...
53	0.15	...	...
54	0.15	...	...
55	0.15	...	...
56	0.15	...	...
57	0.15	...	...
58	0.15	...	...
59	0.15	...	...
60	0.15	...	...
61	0.15	...	...
62	0.15	...	...

EXHIBIT "A"
GENERAL PROJECT PLAN

NEW YORK STATE URBAN DEVELOPMENT CORPORATION
PROJECT BOUNDARY MAP
 PART OF FARM LOTS
 61, 70, 71, 81, AND 82

DATE: 1968
 SCALE: 1/4" = 100'

TABLE OF PROPERTY CORNER COORDINATES			TABLE OF PROPERTY CORNER COORDINATES			TABLE OF PROPERTY CORNER COORDINATES		
CORNER NO.	WEST COORDINATE	EAST COORDINATE	CORNER NO.	WEST COORDINATE	EAST COORDINATE	CORNER NO.	WEST COORDINATE	EAST COORDINATE
1	10000.00	10000.00	24	10000.00	10000.00	38	10000.00	10000.00
2	10000.00	10000.00	25	10000.00	10000.00	39	10000.00	10000.00
3	10000.00	10000.00	26	10000.00	10000.00	40	10000.00	10000.00
4	10000.00	10000.00	27	10000.00	10000.00	41	10000.00	10000.00
5	10000.00	10000.00	28	10000.00	10000.00	42	10000.00	10000.00
6	10000.00	10000.00	29	10000.00	10000.00	43	10000.00	10000.00
7	10000.00	10000.00	30	10000.00	10000.00	44	10000.00	10000.00
8	10000.00	10000.00	31	10000.00	10000.00	45	10000.00	10000.00
9	10000.00	10000.00	32	10000.00	10000.00	46	10000.00	10000.00
10	10000.00	10000.00	33	10000.00	10000.00	47	10000.00	10000.00
11	10000.00	10000.00	34	10000.00	10000.00	48	10000.00	10000.00
12	10000.00	10000.00	35	10000.00	10000.00	49	10000.00	10000.00
13	10000.00	10000.00	36	10000.00	10000.00	50	10000.00	10000.00
14	10000.00	10000.00	37	10000.00	10000.00	51	10000.00	10000.00
15	10000.00	10000.00	38	10000.00	10000.00	52	10000.00	10000.00
16	10000.00	10000.00	39	10000.00	10000.00	53	10000.00	10000.00
17	10000.00	10000.00	40	10000.00	10000.00	54	10000.00	10000.00
18	10000.00	10000.00	41	10000.00	10000.00	55	10000.00	10000.00
19	10000.00	10000.00	42	10000.00	10000.00	56	10000.00	10000.00
20	10000.00	10000.00	43	10000.00	10000.00	57	10000.00	10000.00
21	10000.00	10000.00	44	10000.00	10000.00	58	10000.00	10000.00
22	10000.00	10000.00	45	10000.00	10000.00	59	10000.00	10000.00
23	10000.00	10000.00	46	10000.00	10000.00	60	10000.00	10000.00
24	10000.00	10000.00	47	10000.00	10000.00	61	10000.00	10000.00
25	10000.00	10000.00	48	10000.00	10000.00	62	10000.00	10000.00
26	10000.00	10000.00	49	10000.00	10000.00	63	10000.00	10000.00
27	10000.00	10000.00	50	10000.00	10000.00	64	10000.00	10000.00
28	10000.00	10000.00	51	10000.00	10000.00	65	10000.00	10000.00
29	10000.00	10000.00	52	10000.00	10000.00	66	10000.00	10000.00
30	10000.00	10000.00	53	10000.00	10000.00	67	10000.00	10000.00
31	10000.00	10000.00	54	10000.00	10000.00	68	10000.00	10000.00
32	10000.00	10000.00	55	10000.00	10000.00	69	10000.00	10000.00
33	10000.00	10000.00	56	10000.00	10000.00	70	10000.00	10000.00
34	10000.00	10000.00	57	10000.00	10000.00	71	10000.00	10000.00
35	10000.00	10000.00	58	10000.00	10000.00	72	10000.00	10000.00
36	10000.00	10000.00	59	10000.00	10000.00	73	10000.00	10000.00
37	10000.00	10000.00	60	10000.00	10000.00	74	10000.00	10000.00
38	10000.00	10000.00	61	10000.00	10000.00	75	10000.00	10000.00
39	10000.00	10000.00	62	10000.00	10000.00	76	10000.00	10000.00
40	10000.00	10000.00	63	10000.00	10000.00	77	10000.00	10000.00
41	10000.00	10000.00	64	10000.00	10000.00	78	10000.00	10000.00
42	10000.00	10000.00	65	10000.00	10000.00	79	10000.00	10000.00
43	10000.00	10000.00	66	10000.00	10000.00	80	10000.00	10000.00
44	10000.00	10000.00	67	10000.00	10000.00	81	10000.00	10000.00
45	10000.00	10000.00	68	10000.00	10000.00	82	10000.00	10000.00
46	10000.00	10000.00	69	10000.00	10000.00	83	10000.00	10000.00
47	10000.00	10000.00	70	10000.00	10000.00	84	10000.00	10000.00
48	10000.00	10000.00	71	10000.00	10000.00	85	10000.00	10000.00
49	10000.00	10000.00	72	10000.00	10000.00	86	10000.00	10000.00
50	10000.00	10000.00	73	10000.00	10000.00	87	10000.00	10000.00
51	10000.00	10000.00	74	10000.00	10000.00	88	10000.00	10000.00
52	10000.00	10000.00	75	10000.00	10000.00	89	10000.00	10000.00
53	10000.00	10000.00	76	10000.00	10000.00	90	10000.00	10000.00
54	10000.00	10000.00	77	10000.00	10000.00	91	10000.00	10000.00
55	10000.00	10000.00	78	10000.00	10000.00	92	10000.00	10000.00
56	10000.00	10000.00	79	10000.00	10000.00	93	10000.00	10000.00
57	10000.00	10000.00	80	10000.00	10000.00	94	10000.00	10000.00
58	10000.00	10000.00	81	10000.00	10000.00	95	10000.00	10000.00
59	10000.00	10000.00	82	10000.00	10000.00	96	10000.00	10000.00
60	10000.00	10000.00	83	10000.00	10000.00	97	10000.00	10000.00
61	10000.00	10000.00	84	10000.00	10000.00	98	10000.00	10000.00
62	10000.00	10000.00	85	10000.00	10000.00	99	10000.00	10000.00
63	10000.00	10000.00	86	10000.00	10000.00	100	10000.00	10000.00

PROPERTY CORNER NO.	REMARKS
14	IRON PIPE IS AT THE INTERSECTION OF THE SOUTHERLY BOUNDARY OF PLOT 14 WITH THE EASTERLY BOUNDARY OF COLUMBIAN STREET.
20	IRON PIPE IS 1.00 FEET SOUTH OF THE PROPERTY LINE AND 0.50 FEET WEST OF THE STREET LINE.
8	IRON PIPE IS ON PROPERTY CORNER.
10	IRON PIPE IS 1.50 FEET SOUTH AND 2.75 FEET EAST OF PROPERTY CORNER.
11	CONCRETE MONUMENT IS ON PROPERTY CORNER.
18	IRON PIPE IS 0.25 FEET SOUTH AND 0.10 FEET EAST OF PROPERTY CORNER.
21	IRON PIPE IS ON PROPERTY CORNER.
23	IRON PIPE IS 0.25 FEET EAST OF PROPERTY CORNER.
28	IRON PIPE IS ON PROPERTY CORNER.
30	CONCRETE MONUMENT IS 0.50 FEET NORTH AND 0.25 FEET EAST OF PROPERTY CORNER.
35	CONCRETE MONUMENT IS 0.25 FEET EAST OF PROPERTY CORNER.
36	CONCRETE MONUMENT IS 0.25 FEET EAST OF PROPERTY CORNER.
38	IRON PIPE IS 0.50 FEET EAST OF PROPERTY CORNER.
42	IRON PIPE IS 0.50 FEET SOUTH AND 2.00 FEET WEST OF PROPERTY CORNER.
100	IRON PIPE IS 0.10 FEET WEST OF STREET LINE AND 2.00 FEET WEST OF PROPERTY LINE.

