

NEW YORK STATE URBAN DEVELOPMENT CORPORATION
LYSANDER NEW COMMUNITY MULTI-PURPOSE PROJECT
(RADISSON)

AMENDMENT NO. 2
TO THE
GENERAL PROJECT PLAN

PLAN DIGEST
September 1, 1983

This Plan Digest is a summary of Amendment No. 2 to the General Project Plan for the New York State Urban Development Corporation's Lysander New Community Multi-Purpose Project within the Town of Lysander and known as Radisson. Amendment No. 2 to the General Project Plan has been filed as required by law with the Clerk of the Town of Lysander and at UDC's offices in New York City. Copies are available from UDC's Radisson Development Office located on the New Community Site at 3128 Amesbury Drive, Baldwinsville, New York 13027. A public hearing will be held to consider Amendment No. 2 to the General Project Plan on November 14, 1983 at 10 A.M. at UDC's Radisson Development Office.

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(Revised)

I. INTRODUCTION

The New York State Urban Development Corporation ("UDC") by resolution of its Directors on June 29, 1971, approved and adopted a General Project Plan for development of the Lysander New Community Multi Purpose Project, now referred to as Radisson, within the Town of Lysander.

Chapter X of the General Project Plan sets forth the procedure for modifications thereto for purposes of reflecting progress in the development of the New Community or changed conditions affecting such development. Such amendment procedures include the holding of a public hearing with respect to amendments which result in changes in the project boundaries or changes which significantly alter the program for or character of the New Community.

As a result of its development activities to date, UDC has determined that it would be appropriate and in accordance with sound development and planning practices to make certain changes in Project boundaries to incorporate various parcels of land previously acquired by UDC in areas within close proximity to the Project. Such land is comprised of 132± acres of land immediately south of the existing main entrance to Radisson and includes approximately 3,150 feet of frontage along NYS Route 31 which runs adjacent to the current southerly boundary of the Project.

II. PROPOSED PROJECT BOUNDARY AND LAND USE CHANGES

The Project Boundaries for Radisson will be revised to incorporate the land shown on the map attached hereto as Exhibit 1.

The Land Use Classifications set forth on the Project Land Use Map of Radisson shall be modified to designate all land incorporated within the Project boundaries by Plan Amendment No. 2 as "Industrial/Commercial" with the intent that any such use or combination thereof could be developed on any land incorporated within the Project by such Plan Amendment.

III. STATUS OF OWNERSHIP AND OCCUPANCY OF LAND

UDC owns all land within the area proposed to be incorporated in the Project boundaries by General Project Plan Amendment No. 2. All of such land is presently vacant except one building (a former gas station currently being utilized by the New York State Police as a substation) and one single family detached house (currently leased by UDC to a residential tenant on a month-to-month basis).

IV. UDC FINDINGS

Resolutions with respect to the Lysander New Community Multi Purpose Project and Amendment No. 2 to the General Project Plan have been adopted by the Directors of the New York State Urban Development Corporation on March 19, 1971 and September 15, 1983 respectively. They contain the necessary project findings required by Section 10 of the New













York State Urban Development Corporation Act of 1968, as amended.
Copies of these findings are on file with the proposed Amendment No. 2
to the General Project Plan in the Town of Lysander Town Clerk's Office.

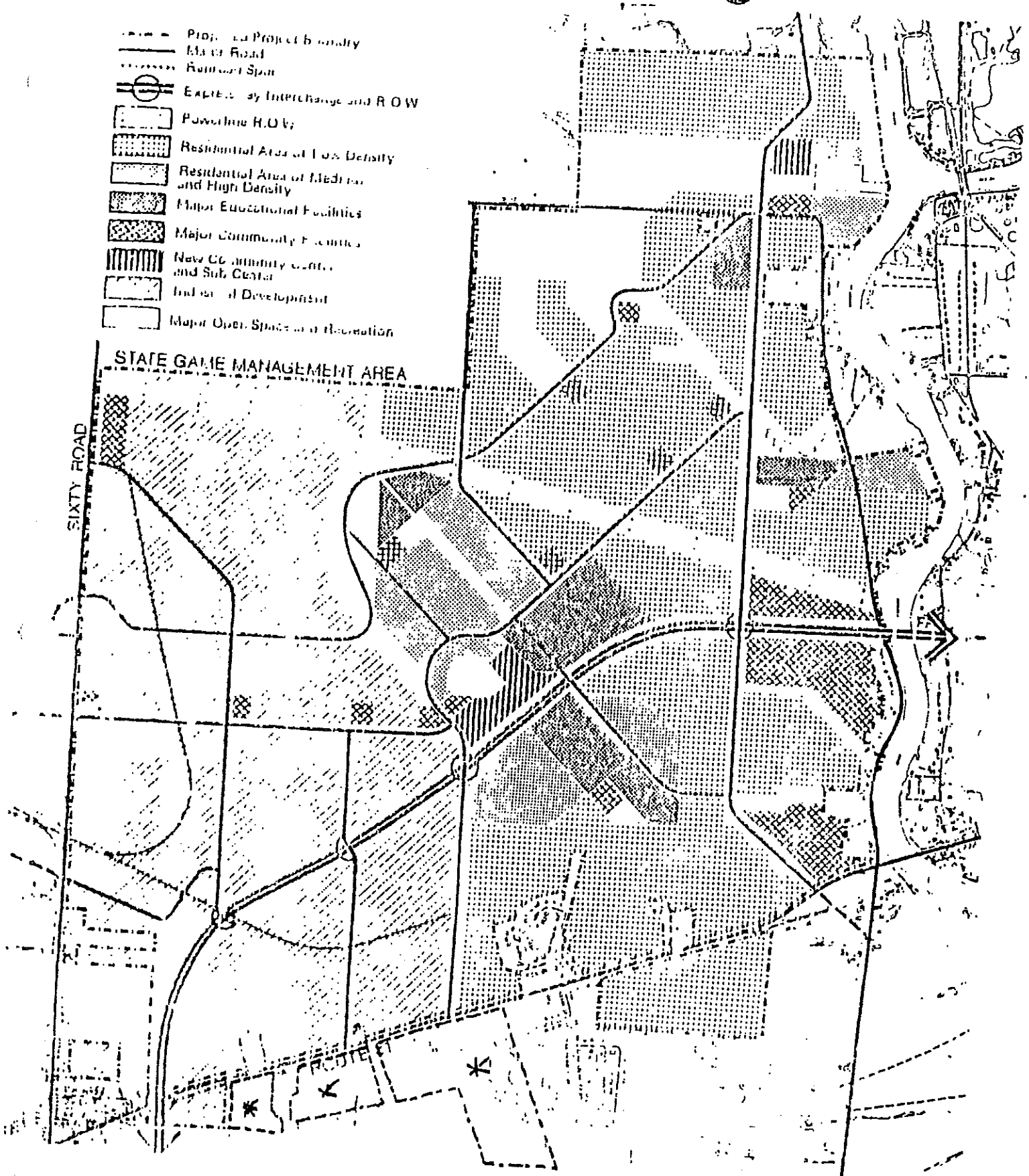
FOR ADDITIONAL INFORMATION CONTACT:
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This digest of Amendment No. 2 to the General Project Plan for the
Lysander New Community Multi Purpose Project (Radisson) is prepared in
compliance with Section 16(2) of the New York State Urban Development
Corporation Act.

EXHIBIT 1

LEGEND

-  Project Boundary
-  Major Road
-  Railroad Spur
-  Expressway Interchange and ROW
-  Powerline R.O.W.
-  Residential Area of Low Density
-  Residential Area of Medium and High Density
-  Major Educational Facilities
-  Major Community Facilities
-  New Community Center and Sub-Center
-  Individual Development
-  Major Open Space and Recreation

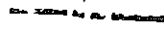


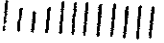






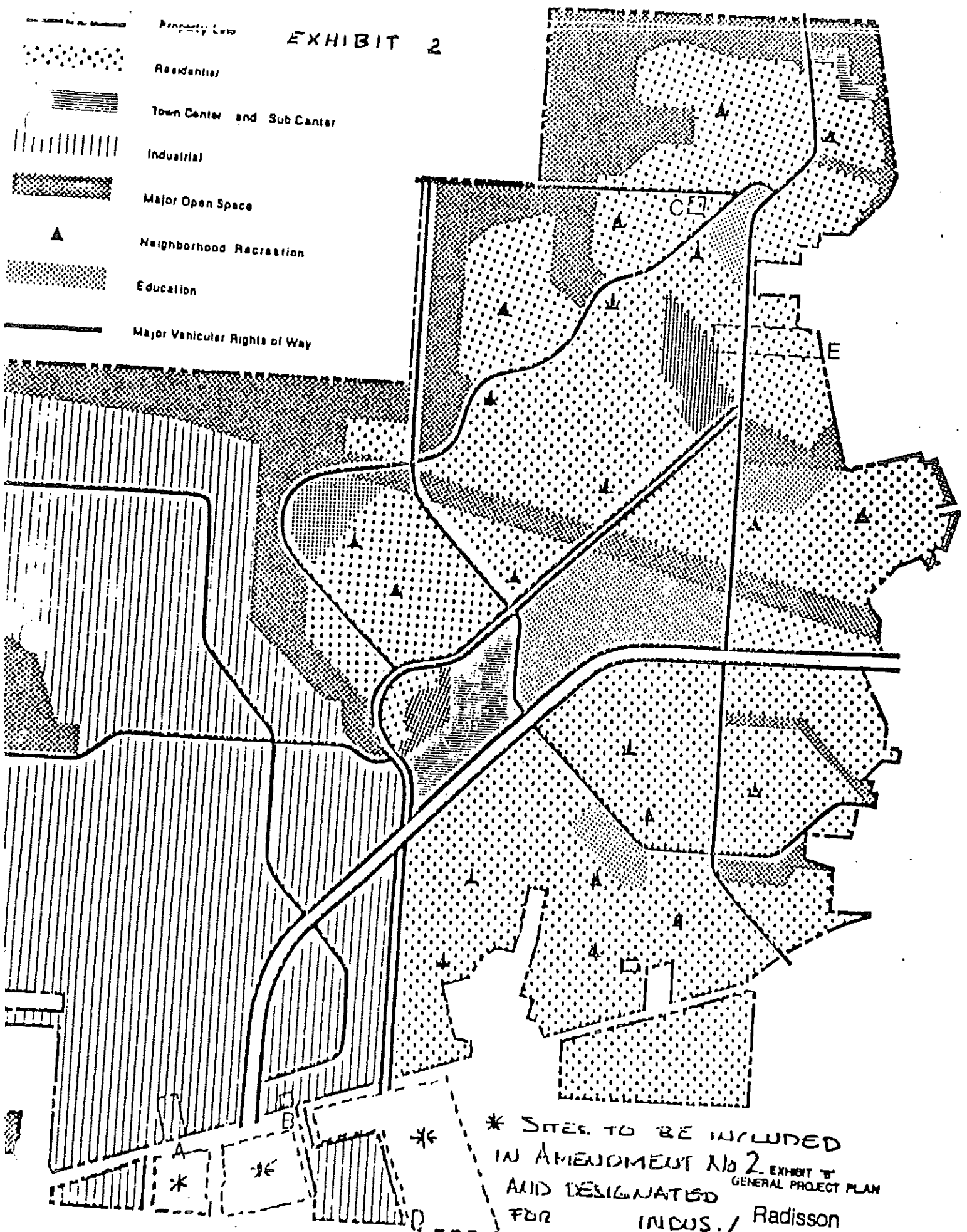
* SITES TO BE INCLUDED IN AMENDMENT No. 2

GENERAL DEVELOPMENT PLAN

SEPTEMBER, 1983

EXHIBIT 2

-  Property Line
-  Residential
-  Town Center and Sub Center
-  Industrial
-  Major Open Space
-  Neighborhood Recreation
-  Education
-  Major Vehicular Rights of Way



* SITES TO BE INCLUDED
 IN AMENDMENT No 2, EXHIBIT B
 GENERAL PROJECT PLAN
 AND DESIGNATED
 FOR INDUS. / Radisson
 COMM. USE / LAND USE MAP
 REVISED 1988

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

(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.

A D D E N D U M

to the

LYSANDER NEW COMMUNITY
GENERAL PROJECT PLAN
April 1, 1971

The following amendments were made in the General Project Plan prior to its adoption on June 29, 1971 by the UDC Board of Directors.

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b. Industrial Areas

(2) Uses Permitted

All manufacturing and industrial uses and compatible service 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.

Page 31 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 completion of development, 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.)

Page 33 C. Public Investment and Local Tax Impact (paragraph 2)

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. If, because of unfavorable general economic conditions or otherwise, the tax base does not develop at the rate required to meet service costs, the schedule for residential development will be reconsidered.

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Water Supply (paragraph 2)

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 provided by the County, 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 the revenue from the taxes.

ARTICLE XV: CONTROLLED SITE USES

Section A: Permitted Structures and Uses

1. The following structures and uses shall be authorized in the districts indicated upon the issuance of a permit as provided in Section B and C of this Article XV.

- a. In Any District:
 - (1) Schools having an academic curriculum for primary, secondary or college students. Schools meeting the requirements and standards of Article 9 of the Education Law for selection and development of school sites shall be permitted without further building or land use control under this ordinance upon submission to the Building Code Enforcement Officer of plans and specifications together with evidence showing they comply with such requirements and standards.
 - (2) Churches and their related uses.
 - (3) Libraries, fire stations, municipal office buildings, and public parks or playgrounds.
 - (4) Telephone exchanges.
 - (5) Utility sub-stations.
 - (6) Private swimming pools.
- b. In Residential "R-10" Districts:
 - (1) Two family house
 - (2) Multiple family dwellings
- c. In Agricultural "A" Districts:
 - (1) Two family house
- d. In Limited Business "LB" Districts:
 - (1) All of the uses listed above in 'b'

- (2) Retail store, bank, business and professional office, personal service establishment, launderette.
- (3) Mortuary and undertaking establishment.

All of the above, provided that no business is conducted out-of-doors and no manufacturing or processing is conducted on the premises.

e. In General Business "GB" Districts:

- (1) All of the uses listed above in 'd'.
- (2) Automobile sales and service, including used car sales facility only if on the same lot and accessory to the sale of new automobiles as the principal and regular business.
- (3) Equipment sales and service.
- (4) Wholesale establishments.
- (5) Drive-in restaurants, car washes, outdoor sales of boats, trailers, furniture and other consumer products.
- (6) Public utility and municipal storage yards and repair shops.

f. In Industrial "I" Districts:

- (1) All of the uses listed above in 'd' and 'e' except 'd-1'.
- (2) All other structures and uses except for the following which are specifically prohibited:
 - (a) Residential uses.
 - (b) The operation of stock yards, slaughter houses and rendering plants.
 - (c) The production from raw materials of chemicals, cement, explosives, paint products, rubber, soaps, starch and the by-products of coal, coke, petroleum and natural gas.

(d) The milling of flour, feed or grain; the reduction, refining, smelting and alloying of metal or metal ores; the distillation of wood or bones; or the reduction and processing of wood pulp and fiber.

g. In Planned Unit Development "PUD" Districts

(1) Mobile Home Parks.

Section B: Procedure

1. The following procedure shall govern the issuance of a permit for the structures and uses authorized in Section A of this Article XV.

a. An application for the permit, which shall include detailed area, plot and landscaping plans, shall be made to the Zoning Administration Officer who shall immediately refer it to the Planning Board.

b. The Planning Board shall review the application to determine the compliance of the plans with the requirements set forth in Section C of this Article XV. Within forty-five days after the date when the application was made, the Board shall deliver a written report to the Town Board either certifying that the plans comply with such requirements or specifying the changes which will result in compliance. During its review, the Planning Board may have informal conferences with the applicant and accept amended plans in substitution for those originally filed.

c. Upon receipt of the Planning Board's report certifying compliance of the plans, or upon receipt of amended plans making the specified changes, the Town Board may then approve or disapprove such site plan and so notify the Zoning Administration Officer who shall, within ten days, issue or deny a permit for the proposed structure and/or use. Otherwise, the application shall be deemed denied.

Section C: Requirements and Regulations

1. The structures and uses authorized in Section A of this Article XV shall conform to all the regulations of the district in which they are located and to any particular regulations which apply to them under other provisions of this ordinance. In addition, they

shall be oriented in their location upon the site as to layout, screening, signs, means of access, landscaping and architecture so that it is recognized that consideration has been given to:

- a. The comprehensive plan of the Town of Lysander.
 - b. Traffic and access to streets and highways.
 - c. Safety from fire, flood, panic, and other dangers.
 - d. Provision of adequate light and air.
 - e. Prevention of land overcrowding and undue concentration of population.
 - f. Transportation, water, sewerage, schools, parks and other public requirements.
 - g. Aesthetic suitability.
 - h. Character, height, and use of structure, provision of surrounding open space, screening, and landscaping.
 - i. Where appropriate, the provision of an adequate transition between adjacent uses and districts.
2. Private swimming pools shall be permitted upon recognition that the following requirements have been fulfilled:

- a. Compliance with all of the requirements of paragraph 1 above.
- b. All above ground swimming pools shall be surrounded by an enclosure with a minimum height of three feet above the pool deck. Underground pools shall be surrounded by an enclosure with a minimum height of four feet. Such enclosures shall be a minimum of four feet from the edge of the pool. In both instances, direct access from a dwelling may be provided. All gates and doors other than into a dwelling shall be equipped with self-closing and self-locking devices.
- c. All illumination shall be so directed as to cast no direct light upon adjoining properties. No overhead electrical wiring shall be permitted within fifteen feet of the pool enclosure.

All waste water from a swimming pool shall neither be discharged into a public sanitary system nor permitted to flow in or on a neighboring property or street.

e. Upon the abandonment of any private swimming pool, the surface of the yard shall be returned to its original grade and its former condition.

f. Swimming pools shall not be permitted in front yards.

ARTICLE XVI: SPECIFIC PERMIT USES

Section A: Permitted Structures and Uses

1. The following structures and uses shall be permitted in the districts indicated upon the specific approval of the Board of Appeals as provided in Section B of this Article XVI:

- a. In any District
 - (1) Private clubs, regulation golf courses, parks, playgrounds and other recreational facilities which are privately operated but not for profit.
 - (2) Hospitals and nursing homes
 - (3) Cemeteries
 - (4) Charitable, educational and governmental services
 - (5) Nursery schools
 - (6) Off site parking
 - (7) Individual trailers and/or mobile homes
 - (8) Alteration and enlargement of non-conforming uses
- b. In Agricultural "A" Districts:
 - (1) Natural production use
 - (2) Riding Academy and stable
 - (3) Kennels and veterinary establishments

- (4) Private recreational camp site
 - (5) Farm and garden retail store
- c. In Limited Business "LB" Districts:

- (1) Restaurant
- (2) Filling Station
- (3) Hotel, motel, auto court
- (4) Commercial garage
- (5) Indoor theater
- (6) Veterinary establishment
- (7) Recreation establishment

d. In General Business "GB" Districts:

- (1) Those in 'c' above
- (2) Drive-in theatres

e. In Industrial "I" Districts:

- (1) Those in 'c' and 'd' above
- (2) Golf driving ranges and other outdoor commercial amusements
- (3) Junkyards and automobile graveyards and disassembled plants
- (4) The production from raw materials of fertilizer

Section B:

Application

The types of uses for which specific permits are required shall be deemed to be permitted in their respective districts, subject as to specific use, to the satisfaction of the requirements and the standards set forth in this section. Each specific use for which a permit is sought shall be considered as an individual case and shall conform to the application of the following standards in a manner appropriate to the particular circumstance of such use.