

AMENDMENT #4

RADISSON GENERAL PROJECT PLAN RADISSON DEVELOPMENT PLAN

This environmental assessment analyzes the effects of the proposed change of land use of approximately 36 acres (two and a half parcels) at the Radisson (Lysander) New Community ("Radisson") from education use to residential use. It is conducted in accordance with the New York State Environmental Quality Review Act ("SEQRA") and the regulations of the New York State Department of Environmental Conservation ("DEC"). This change will be the fourth amendment ("Amendment") to both the Radisson General Project Plan (a UDC document) and the Radisson Development Plan, a plan approved by the Town of Lysander.

The proposed Amendment envisions changing the allowable land use of 36+/- acres, a Type I action defined under SEQRA. Radisson has been the subject of numerous environmental studies, at its initiation as well as during subsequent amendments. All the land affected by this Amendment has been included in these studies and is considered developable land. In other words, the development of these parcels has previously been reviewed for its effect on all environmental issues such as transportation, use of public services, wetlands and water quality among other issues. Therefore, unless any new information or condition has arisen, this environmental assessment only considers the effects of the change of use of these parcels.

The necessity for this Amendment is occasioned by a new agreement ("Agreement") between the Board of Education of the Baldwinsville Central School District ("School District") and the New York State Urban Development Corporation ("UDC"). The Agreement calls for the reservation of one school site at Radisson instead of three and for UDC to convey title to that site at an appropriate time. The Agreement specifically states that the two remaining unused sites are to be redesignated for residential use. See attached land use maps for locations of affected land parcels.

The attached Environmental Assessment Form ("EAF") indicates that there will be no significant effect on the environment. The new residential areas should generate slightly less traffic than the school sites they replace. The remaining school site is slightly smaller than the existing, however it should generate the same amount of traffic since schools generate traffic based on their enrollment rather than their acreage. The magnitude of these changes are relatively small and the effect should be insignificant.

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The addition of 36+/- acres of salable land has potential positive financial implications for both UDC and the Town of Lysander. UDC will be able to develop and sell the land to produce income; the Town of Lysander will be able to collect property tax on the land once it is sold.

This Amendment is contingent upon UDC Directors approval of the Agreement.