

FOR CONSIDERATION

September 20, 2012

TO: The Directors

FROM: Kenneth Adams

SUBJECT: Town of Lysander (Onondaga County) -- Radisson New Community Project

REQUEST FOR: Adoption of Amendment to General Project Plan; Authorization to Hold Public Hearing Thereon; Determination of No Significant Adverse Effect on the Environment; and Authorization to Take Related Actions

BACKGROUND

New York State Urban Development Corporation (“UDC”), now doing business as Empire State Development (“ESD”), by resolution of its Directors on June 29, 1971, adopted a General Project Plan (“GPP”) for development of the Lysander New Community Multi-Purpose Project (long known as “Radisson”) within the Town of Lysander, County of Onondaga, approximately 12 miles northwest of Syracuse. Radisson, conceived in the late 1960s as part of UDC’s New Community Program, currently consists of approximately 3,000 acres divided into Residential, Industrial, Commercial, and other land uses. UDC owned the underlying land, and over the past decades has been selling such land to private parties.

Today, Radisson is home to some 9,000 residents (approximately 50% of the Lysander population) within its Residential areas. Approximately 30 businesses, including Anheuser Busch InBev, McLane-Northeast, Gypsum Express, and the Radisson Health Center, as well as other warehouse and trucking companies, employ more than 2,000 people within Radisson’s Industrial areas. Approximately 350 acres of Industrial land in Radisson remains unsold, and therefore remains owned by ESD. In the Fall of 2010, ESD issued a public Request for Proposals soliciting offers to purchase ESD’s Radisson Industrial properties. ESD received no response to the Request.

PROPOSED AMENDMENT

The Radisson GPP contains “Land Use Controls” designating certain areas of Radisson for certain uses (e.g., Residential, Industrial, Commercial). Based on patterns of Radisson development over the years, ESD has occasionally modified the Land Use Controls to better fit and reflect the planning needs of the community.

In consultation with the Town of Lysander and with the Radisson Community Association and, again, based on Radisson’s pattern of existing development over the years, ESD has determined that it would be appropriate, and in accordance with sound development and planning

practices, to make certain further adjustments in the development program for Radisson. Changes to the Project's "Land Use Controls" in the GPP are required to accommodate such proposed changes in development. The specific proposed land use changes, on a parcel-by-parcel basis, are set forth below and in the GPP Amendment (with accompanying map) attached to these materials.

The GPP Amendment proposes changes in land use for the parcels described below. Please note that all parcels are vacant and have been undeveloped since the inception of Radisson over 40 years ago (with the sole exception of an abandoned single family home on Parcel 3).

Parcel 1. Town of Lysander Parcel 057.-02.32, consisting of approximately 9.14 acres fronting and to the east of Willett Parkway north of Deep Glade Drive. Currently owned by Willett Parkway Properties, LLC. Proposed land use change from Commercial/Office to Residential. Rationale: Parcel 1 has not been viable for commercial development. However, Parcel 1 is contiguous with existing Radisson Residential areas (to the east, south, and southeast). Accordingly, it appears that Parcel 1 may be better suited for Residential use. It is also envisioned that use of Parcel 1 as Residential might enable local empty nesters to remain local by downsizing their living quarters.

Parcel 2. Town of Lysander Parcel 058.-06-09.2, consisting of approximately 4.96 acres fronting and south of Route 31 (Belgium Road) just west of the Baldwinsville By-Pass (Route 631). Currently owned by J. Alberici & Sons, Inc. Proposed land use change from Industrial to Residential. Rationale: Parcel 2 borders existing residential development within the Village of Baldwinsville to the immediate south and west. The Radisson parcel further to the west, although designated Industrial, is undeveloped but for a cell tower.

Parcel 3. Town of Lysander Parcel 073.-01-04.1, consisting of approximately 13.05 acres fronting and south of Route 31 (Belgium Road) at the intersection of Loop Road. Currently owned by Gary H. Bell. Proposed land use change from Industrial to Commercial/Retail. Rationale: The properties east of Parcel 3 are currently zoned commercial/retail. It is envisioned that the proposed use change for Parcel 3 could encourage further contiguous commercial retail development along the Route 31 corridor, consistent with the existing businesses west of Parcel 3 (and east of the Baldwinsville By-Pass (Route 631)).

Parcel 4. Town of Lysander Parcel 057.-02-11.8, consisting of approximately 4.05 acres fronting and to the east of Willett Parkway north of Route 31 (Belgium Road). Currently owned by Willett Parkway Properties, LLC. Proposed land use change from Commercial/ Office to Commercial/Retail. Rationale: The properties south of Parcel 4 across Route 31 (Belgium Road) are currently designated and utilized as commercial retail sites. It is envisioned that the proposed use change for Parcel 4 could encourage further commercial retail development along the Route 31 corridor consistent with the existing businesses along such corridor. (An existing deed restriction on this Parcel, requiring "health care and/or related facility(s)", which is to expire on December 31, 2013, would not be modified.)

Parcel 5. Town of Lysander Parcel 057.-02-04.0, consisting of approximately 3.3 acres between Willett Parkway (to the east) and Loop Road (to the west), and fronting on both streets. Currently owned by Willett Parkway Properties, LLC. Proposed land use change from Industrial to Commercial/Retail. Rationale: Radisson’s initial GPP contemplated a Town Center within Radisson which has not been developed to date. The proposed land use change for Parcel 5, in concert with the proposed land use change to Parcel 6 (below), could facilitate development of the desired Town Center.

Parcel 6. A portion of Town of Lysander Parcel 057.-02-11.1, consisting of the approximately 78 easternmost acres of the total 120.82 acres of such Parcel, which portion is between Willet Parkway (to the east), Loop Road (to the west), and West Entry Road (to the north), and fronting on all three streets. Currently owned by ESD. Proposed land use change from Industrial to Commercial/Retail. Rationale: Again, Radisson’s initial GPP contemplated an as-yet undeveloped Town Center within Radisson. As with Parcel 5, it is envisioned that the proposed use change for Parcel 6 could facilitate development of the desired Town Center, which would complement the residential development to the east and serve as an effective transition area between the Residential area largely to the east and the Industrial area largely to the west.

Parcel 7. Town of Lysander Parcel 057.-02-18.0, consisting of approximately 15.44 acres off of Sixty Road north of Route 31 (Belgium Road) and north of Parcel 8 below. Currently owned by ESD. Proposed land use change from Industrial to Residential. Rationale: See Parcel 8 below.

Parcel 8. Town of Lysander Parcel 005.-02-04.1, consisting of approximately 4.45 acres off of Sixty Road between Route 31 (Belgium Road) and Parcel 7. Currently owned by ESD. Proposed land use change from Industrial to Residential. Rationale for Parcels 7 and 8: Parcels 7 and 8 both are contiguous with existing residential development to the west. Parcel 8 also has contiguous residential development to the south. All of the non-Radisson properties which completely surround Parcels 7 and 8 are zoned residential. Thus, Residential classification for Parcels 7 and 8 is in keeping with the surrounding land use. Accordingly, it appears that Parcels 7 and 8 are better suited for Residential use.

The Radisson GPP was last amended in June 2010.

ENVIRONMENTAL REVIEW

ESD, as Lead Agency, has completed an environmental review of the proposed amendment to the GPP, pursuant to the requirements of the State Environmental Quality Review Act (“SEQRA”) and the implementing regulations of the New York State Department of Environmental Conservation. This review, which was coordinated with involved agencies due to the action’s Type I classification, found that the proposed action would not result in significant adverse impacts on the environment. Therefore, ESD staff recommends that the Directors make a Determination of No Significant Adverse Effect on the Environment.

NON-DISCRIMINATION AND CONTRACTOR AND SUPPLIER DIVERSITY

Pursuant to New York State Executive Law Article 15-A, ESD recognizes its obligation under the law to promote opportunities for maximum feasible participation of certified minority- and women-owned business in the performance of ESD contracts. For purposes of this item, however, which involves land use changes only and is not a contract for goods or services, goals will not be established.

REQUESTED ACTIONS

The Directors are requested to adopt the proposed Amendment to the General Project Plan, to authorize a public hearing on the proposed Amendment, and to make a Determination of No Significant Adverse Effect on the Environment. On the condition and subject to there being no substantive negative testimony or comment on the Amendment at such public hearing, the Directors further are requested, on the terms and conditions set forth in these materials, to affirm the Amendment to the General Project Plan.

RECOMMENDATION

Based on the foregoing, I recommend approval of the requested actions.

ATTACHMENTS

Resolutions

Proposed Plan Amendment (with map showing sites of proposed use change)

September 20, 2012

TOWN OF LYSANDER (ONONGADA COUNTY) – RADISSON NEW COMMUNITY PROJECT -
Adoption of Amendment to General Project Plan; Authorization to Hold Public Hearing
Thereon; Determination of No Significant Adverse Effect on the Environment; and Authorization
to Take Related Actions

RESOLVED, that the Corporation does hereby adopt, for the purposes of the public hearing required by Section 16 of the New York State Urban Development Corporation Act of 1968, as amended (the "UDC Act"), and as may be appropriate pursuant to other applicable laws, with respect to the Radisson New Community Project (the "Project"), the proposed amendment to the General Project Plan (the "Plan Amendment") for the Project submitted to this meeting, together with such changes therein as the President and Chief Executive Officer of the Corporation, or his designee(s), may deem appropriate, a copy of which Plan Amendment, together with such changes, is hereby ordered filed with the records of the Corporation; and be it further

RESOLVED, that based on the materials presented to this meeting (the "Materials"), the Corporation hereby determines that the proposed Plan Amendment will not have a significant adverse effect on the environment; and be it further

RESOLVED, the proposed Plan Amendment shall not be final until action is taken as provided in the UDC Act and until such time as all requirements of applicable laws and agreements in connection therewith shall have been satisfied; and be it further

RESOLVED, that the President and Chief Executive Officer of the Corporation, or his designee(s), be, and each of them hereby is, authorized and directed, in the name of and on behalf of the Corporation, to take all such actions as may be necessary or appropriate in connection with the holding of such hearing pursuant to Section 16 of the Act, and as may be appropriate pursuant to other applicable laws (which hearing may be held simultaneously with one or more public hearings which may be held pursuant to the UDC Act and/or other applicable laws), including without limitation, the providing, filing or making available copies of the Plan Amendment, the fixing of a date for such hearing, the publication of a notice relating to the Plan Amendment and such hearing in accordance with the procedures heretofore approved by the Corporation with respect to similar hearings, and the making of a report or reports on such hearing, written comments received, and any local governmental recommendations respecting the Plan Amendment; and be it further

RESOLVED, that the President and Chief Executive Officer of the Corporation, or his designee(s), be, and each of them hereby is, authorized and directed, in the name and on behalf of the Corporation, to take all such further actions as they shall deem necessary or appropriate in

connection with carrying out the public hearing; and be it further
RESOLVED, that upon the written finding of the President and Chief Executive Officer of the Corporation, or his designee(s), that no substantive negative testimony or comment on the Plan Amendment was received at the public hearing, the Plan Amendment shall be deemed affirmed and effective as of the conclusion of such hearing; and be it further

RESOLVED, that all continuing authority of the President and Chief Executive Officer of the Corporation or his designee(s) to carry out the Project pursuant to the resolutions, previously adopted and adopted today by the Directors with respect to the Project, is hereby ratified and confirmed; and be it further

RESOLVED, that the President and Chief Executive Officer of the Corporation, or his designee(s), be, and each of them hereby is, authorized and directed, in the name and on behalf of the Corporation, to execute and deliver any and all documents and to take all actions as may be considered necessary or appropriate to effectuate the foregoing.

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New York State Urban Development Corporation
d/b/a Empire State Development
Radisson
New York, New York
General Project Plan

Plan Amendment
September, 2012

AMENDMENT NO. 8

Except as modified below, the Project's General Project Plan, affirmed as modified in June 1971, and amended in March 1974, September 1983, June 1987, 1995, September 2003, February 2004, and June 2010, remains unchanged.

The Amendment is to change the permitted land use of the below listed parcels from "Current Land Use" to "New Land Use" as follows (and as shown by Property number on the attached map):

<u>Property</u>	<u>Town of Lysander Tax Map ID</u>	<u>Approximate Acreage</u>	<u>Current Land Use</u>	<u>New Land Use</u>
1.	057.-02.32	9.14	Commercial/Office	Residential
2.	058.-06-09.2	4.96	Industrial	Residential
3.	073.-01-04.1	13.05	Industrial	Commercial/Retail
4.	057.-02-11.8	4.05	Commercial/Office	Commercial/Retail
5.	057.-02-04.0	3.3	Industrial	Commercial/Retail
6.	P/O 057.-02-11.1	easterlymost 78 of 120.82	Industrial	Commercial/Retail
7.	057.-02-18.0	15.44	Industrial	Residential
8.	005.-02-04.1	4.45	Industrial	Residential