

TOWN OF LYSANDER
PLANNING BOARD MEETING
8220 Loop Road
Thursday, October 12, 2023 @ 7:00 p.m.

The regular meeting of the Town of Lysander Planning Board was held Thursday, October 12, 2023 at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York

MEMBERS PRESENT: John Corey, Chairman; Hugh Kimball and Matt Hunt

MEMBERS ABSENT: Steve Darcangelo and Doug Beachel

OTHERS PRESENT: William Massaro, Cold Springs Fire Department; Julian Clark, Plumley Engineering; Robert Shanahan; Rick Ravas; Dave Dann; Jim Hunter; Chris Anderson; Jim Hunter; Peter Pandori; Andrea Pandori and Karen Rice, Clerk

The meeting was called to order at 7:00 p.m.

I. PUBLIC HEARING -- None Scheduled

II. APPROVAL OF MINUTES

Review and approval of the minutes of the August 14, 2023 and September 11, 2023 regular Planning Board meetings.

RESOLUTION #1 -- Motion by Corey, Second by Kimball

RESOLVED, that the August 14, 2023 and September 11, 2023 Planning Board meeting minutes be approved as submitted.

3 Ayes -- 0 Noes

III. OLD BUSINESS

- | | |
|---|---|
| 1. Site Plan—Radisson
Case No. 2023--009 | Shanahan, Robert/Greentree Capital
Longview @ Radisson
River Road |
|---|---|

Julian Clark, Plumley Engineering, represented the applicant, however John Corey, Chairman, stated that all the Board intends to do this evening is declare ourselves Lead Agency and have the Clerk schedule a Co-ordinated Review. We are still looking for certain materials we need in order to do a thorough review. Without our other two members here I suggested to the applicant that it would be better to come next month so everyone could hear the whole presentation.

Karen Rice, Clerk, stated that she will notify all involved and interested agencies of the Planning Board's intention to be Lead Agency. They have thirty days to respond. This item will be back on the agenda Thursday, December 214, 2023.

RESOLUTION #2 -- Motion by Corey, Second by Hunt

RESOLVED, That the Planning Board having followed the prescribed SEQR procedures and having received no comments to the contrary, hereby designates itself as Lead Agency for Greentree Realty Capital, LLC on behalf of Longview Apartments, 8850 River Road, Baldwinsville, New York Sit Plan Approval application.

3 Ayes -- 0 Noes

IV. NEW BUSINESS

- | | |
|---|--|
| 1. Minor Subdivision
Case No. 2023-010 | Pandori, Peter and Andrea
NYS Route 370/West Genesee Road |
|---|--|

The Pandori's purchased a parcel of land behind their existing property on Connell Terrace that fronts West Genesee Road/NYS Route 370. A Division of Land was reviewed and approved where a portion of that property was conveyed to neighbors to extend their property lines back

to double the size of their backyards. They would like to resubdivide the remnant piece which is approximately 3+/- acres.

Peter Pandori stated that the surveyor did not include the land across the street along the river (2190 West Genesee Road). Our intent is to include that riverfront parcel with each residential building lot being created. There's not enough land to do anything substantial but perhaps enough for a dock and an area to enjoy the waterfront.

Mr. Pandori stated that they received an email from Christopher Rafuse, NYS DOT, conceptually approving driveway cuts for the three lots. We also had a conversation with Al Yager, Town Engineer, with regard to the tying into the existing sewer. Electric and Natural Gas utilities are available. A utility for water does not exist but there is no reason to believe that a well can't be drilled by each of the property owners to provide adequate water supply for single family residential homes. Both Steve Sehnert, Licensed Land Survey and Mr. Yager indicated that there is water available but it is only a 2" main and is not enough to support the volume for adding a hydrant nearby and having enough volume to supply three homes. The property is all wooded and has been staked along the back side showing how we would like the subdivision layout.

Hugh Kimball questioned if the Division of Land for all lots being conveyed to your neighbors would be done prior to the review and approval of this application.

Mr. Pandori stated that three of the four have been done with deeds filed. The fourth being their own parcel, which will take place prior to the approval of this application.

Matt Hunt questioned if the tree line will be maintained.

Mr. Pandori stated that the proposed property lines are where the tree line starts. It's all wooded from there down to the road. The parcels that were conveyed above have been used/maintained by the neighbors over the years. There were more trees but ash borer beetles have destroyed a lot of the trees. There are a lot fewer trees now than there was.

Mr. Hunt asked if there would still be trees separating the properties along Connell or will they lose that.

Andrea Pandori stated that the tree line extends beyond there should still be a buffer.

Mr. Pandori stated that it's a significant drop but even a home were built on any of the three lots the homes on Connell may only see the tops of any proposed houses.

Mr. Hunt asked if the applicant has talked to the neighbor to the right, closest to the Village.

Mr. Pandori stated that he has not.

Karen Rice, Clerk, stated that they will be notified about the Public Hearing.

Mr. Pandori stated that they want to be neighborly and let people know our intention. When we conveyed the property to the adjacent neighbors we had that discussion then. We didn't have any immediate plans but indicated that we may do something with this lower parcel for investment purposes rather than hold on to the property.

RESOLUTION #3 -- Motion by Corey, Second by Kimball

RESOLVED, That the Planning Board having followed the prescribed SEQR procedures and having received no comments to the contrary, hereby designates itself as Lead Agency for Peter and Andrea Pandori, 2185 West Genesee Road, Baldwinsville, New York Minor Subdivision application.

3 Ayes -- 0 Noes

The applicant has completed Part I, Project Information; John Corey, Chairman, reviewed Part Two—Environmental Assessment, with the board.

1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? No

2. Will the proposed action result in a change in the use or intensity of use of land? No

3. Will the proposed action impair the character or quality of the existing community? No
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? N/A
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? No
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? No
7. Will the proposed action impact existing:
 - a. public / private water supplies? No
 - b. public / private wastewater treatment utilities? No
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? No
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, water bodies, groundwater, air quality, flora and fauna)? No
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? No
11. Will the proposed action create a hazard to environmental resources or human health? No

RESOLUTION #4 -- Motion by Corey, Second by Hunt

RESOLVED, that having reviewed the SEQR regulations, determined this is an UNLISTED ACTION, and having reviewed the Short Environmental Assessment form, and finding no significant or adverse impacts resulting from the Peter and Andrea Pandori, 2185 West Genesee Road, Baldwinsville, New York, Minor Subdivision application, the Planning Board issues a NEGATIVE DECLARATION.

3 Ayes -- 0 Noes:

RESOLUTION #5 -- Motion by Corey, Second by Kimball

RESOLVED, that a Public Hearing be held at a date and time designated by the secretary, on the application of Peter and Andrea Pandori, for a Minor Subdivision of property located at 2185 West Genesee Road, Tax Map No. 050.-01-04.1, for a development of three (3) lots from a parcel of approximately 3.48 acres.

3 Ayes -- 0 Noes

2. Minor Subdivision
Case No. 2023—008

Ravas, Richard & Christine
8719 Smokey Hollow Road

Richard Ravas stated that he and his wife purchased a home and 5+/- acres located at 8719 Smokey Hollow Road and would like to subdivide it to create a residential building lot to allow the construction of a ranch style house for themselves. Our son lives in the home that's on it and will stay within the family.

Karen Rice, Clerk, stated that the property is zoned Agricultural. The zoning calls for 200' of lot width with an additional 50' required for Collector Roads. Smokey Hollow Road is a Collector Road. Lot 1 meets the regulations of the Code with 260'. Proposed Lot 2 only has 200'. They had go before the Zoning Board of Appeals for a Fifty (50) foot Lot Width Variance. That variance was approved October 2, 2023.

RESOLUTION #6 -- Motion by Corey, Second by Kimball

RESOLVED, That the Planning Board having followed the prescribed SEQR procedures and having received no comments to the contrary, hereby designates itself as Lead Agency for Richard and Christine Ravas, 8719 Smokey Hollow Road, Baldwinsville, New York Minor Subdivision application.

3 Ayes -- 0 Noes

Review of the Short Environmental Assessment Form will be tabled until the November 9, 2023 Planning Board meeting.

Hugh Kimball questioned the distance between the existing driveway from the proposed driveway.

Mr. Ravas stated that the driveway is going to be on the other side of the garage, but I don't know the distance between them. I couldn't guess the distance. They will be the only two driveways between the powerlines and Kellogg Road.

Mr. Kimball asked if they have tested for water.

Mr. Ravas stated that it's all set for well and septic. The septic will be in the back with the well in the front.

ESOLUTION #7 -- Motion by Corey, Second by Hunt

RESOLVED, that a Public Hearing be held at a date and time designated by the secretary, on the application of Richard and Christine Ravas, for a Minor Subdivision of property located at 8719 Smokey Hollow Road, Tax Map No. 055.-01-04.2, for a development of two (2) lots from a parcel of approximately 5 +/- acres.

3 Ayes -- 0 Noes

Mr. Ravas thanked the Board for their time.

V. ADJOURN

RESOLUTION #8 -- Motion by Corey, Second by Kimball

RESOLVED, that the October 12, 2023 regular Planning Board meeting adjourn at 7:25 p.m.

3 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk