

TOWN OF LYSANDER  
COMPREHENSIVE LAND USE PLAN MEETING  
8220 LOOP ROAD  
Monday, July 26, 2021 @ 4:30 p.m.

The special meeting of the Comprehensive Land Use Planning Committee was held Monday July 26, 2021 at 4:30 p.m. at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York.

MEMBERS PRESENT: John Corey, Chairman/Planning Board Member; William Lester, Planning Board Member; Matt Hunt, Committee Member and David Hafner, Committee Member

MEMBERS ABSENT: Joe Alberici, Committee Member

I. OPEN MEETING

The meeting was called to order at 4:34 p.m.

II. REVIEW MEETING MINUTES

No amendments, corrections or additions were made to the minutes of the June 21, 2021 CLUP Meeting.

III. OLD BUSINESS

1. Updates/Status:

- Residential Development—this item will be tabled until such time that Joe Alberici can attend the meeting and report on same.

IV. NEW BUSINESS

1. Recommended changes to the Town Code.

Al Yager and Bill Lester finalized Renewable Energy Opportunities, with Bill wanting to make sure buffer is in the Code (landscaping & fencing).

There was some discussion with regard to property maintenance, more particularly lawn care. In Sidebar: In keeping with agricultural activity goats have been used to maintain ground cover in Canastota.

Mr. Corey suggesting accepting the Final Draft as presented with Mr. Lester seconding that motion.

2. Recommended changes to the Town's Zoning Ordinance (Solar Language—as above).

3. Rezone lands closest to transportation network and where public utilities are available along Hencle Boulevard.
4. Reconsider allowing flag lots (Section 320-61 of the Zoning Ordinance). Past Boards made the recommendation for the change in 2004 to alleviate long, narrow driveways and branching out to a residential building lot by adding a definition in the Code where they are only allowed in a Major Subdivision and only for lots fronting an internal local Town-owned street. The Planning Board had an application recently for an individual who owns several acres along the Seneca River where a family member wanted to build their home. The parcel in question required a 40,000 square foot building lot with 200' of lot width measured at the road. The parcel was a couple thousand feet deep. In this particular case we were asking the property owner, who farms the land, to take that portion of his property out of production in order to meet the requirement for a building lot. The Town is unique with the Seneca and Oswego Rivers running through it. This requirement severely restricts further growth along the river. By allowing flag lots would provide economic opportunities and bring tax parcels to the Town. .
5. There was some discussion with regard to Blocks & Lots (Section 270-14 of the Subdivision Regulations), more particularly Paragraph B(4): it was suggested to remove Lot depth should not exceed four times the lot width, unless approval is granted by the Planning Board.
6. Lot Coverage in Incentive Zoning Districts: It was determined that there's limited land in the Incentive Overlay Zone. The Town wants to maximize what land we have. It was suggested to increase the lot coverage from 30% to 50%. This would allow both Commercial and Agricultural activities. A perfect example are the two Solar Farms that have recently been approved by the Planning Board.
7. Speaking of Commercial and Agricultural activities there was some discussion with regard to Cannabis farmers. With the laws changing in New York State the Town has some decisions to make. NYS's adoption of pot growing and dispensaries being allowed in retail areas bring some of the following concerns: Property rights; noxious odor, detrimental to adjacent properties, potential health issues associated with cultivation, potential noxious odor, May to October growing season leaves you six months out of the year to enjoy your property. Sidebar: Morrisville College in Madison County offers a program for marijuana cultivation.

If allowed, adequate setback, scent/odor control, ozone scent eliminator, cost and efficiency of such eliminators. Require greenhouse growth.

Dave Hafner stated that inside growing uses natural light, no electricity. 1 acres of greenhouse growing equals 7 acres out in the field.

Mr. Lester expressed his concern with odor and security issues.

Matt Hunt stated that this issue is not going away. His insurance agency insures hemp farms.

8. Process for finalizing and producing finished report to present to the Town Board to be continued at the next CLUP meeting.

V. OTHER BUSINESS

1. Comments, questions & concerns of committee members, staff and invited guests.
2. The next Comprehensive Land Use Plan meeting is scheduled for Monday, August 30, 2021 at 4:30 p.m.

VI. ADJOURN

The July 26, 2021 Comprehensive Land Use Plan Committee Meeting adjourned at 5:30 p.m.

Respectfully submitted,

Karen Rice, Secretary