

TOWN OF LYSANDER
COMPREHENSIVE LAND USE PLAN MEETING
8220 LOOP ROAD

Monday, February 22, 2021 @ 4:30 p.m.

The special meeting of the Comprehensive Land Use Planning Committee was held at the Town of Lysander Town Building, 8220 Loop Road, Baldwinsville, New York, February 22, 2021 at 4:30 p.m.

MEMBERS PRESENT: John Corey, Chairman/Planning Board Member; William Lester, Planning Board/Committee Member Peter Moore, Town Board Member; Bob Geraci, Town Board Member; Joe Alberici, Committee and MaryAnn Williams, Committee Member

MEMBERS ABSENT: David Hafner, Committee Member

OTHERS PRESENT: Al Yager, Town Engineer and Karen Rice, Secretary

The meeting was called to order by John Corey, Chairman, at 4:30 p.m.

REVIEW MEETING MINUTES

No amendments, corrections or additions were made to the minutes of the January 25, 2021 CLUP meeting.

NEW BUSINESS

Commentary: Peter Moore and Bob Geraci, Town Board Members

John Corey, Chairman, stated that there was some concern with Town Board members being part of the Comprehensive Land Use Plan Committee as the Town Board is the Board that reviews and approves the Comprehensive Land Use Plan. Both Mr. Moore and Mr. Geraci have graciously stepped aside.

Mr. Geraci stated that he is comfortable with stepping aside as he believes at least part of the committee is happy with the existing Comprehensive Land Use Plan. Not being on the committee any longer, he hopes that his ideas and concerns to date are taken and reminding the Board that any changes to the Code of the Town of Lysander should be addressed at the same time with any updates to the CLUP. Everyone pretty much knows where he stands with the look and feel of the Town of Lysander. His suggested Vision Statement was written from the heart. Development makes sense; however, development cannot cost more than what tax dollars bring in. Why do we care about more tax dollars...we don't want to look like Clay or Cicero. Open space is important, whether it's a waterway or farmers field. He challenges the Committee to retain open space because when it's gone, it's gone. There's a huge project planned in the Town of VanBuren being proposed, our 'cousins' across the river apparently don't think about open space.

Mr. Moore stated that he has faith in the original document. The community is rowing while remaining fiscally responsible. We have a good solid document. Incentive Zoning has been implemented with two new communities, Cabbage Patch and Collington Pointe East, where more density is allowed with public benefits in the form of open space, extending sewer and/or water at the developer's expense as well as other amenities. We don't have to rewrite the document.

Mr. Corey thanked Bob and Pete for their comments and concurred that there's not need to rewrite the document. We are technically just adding layers to it.

I. OLD BUSINESS

Updates/Status:

Draft Introduction Mission/Vision Statement:

MaryAnne Williams, stated that it's a little long and would like to see it more concise.

Mr. Corey concurred stating that we'll try to tighten it up.

The Mission/Vision Statement is a work in progress with the hopes of having it ready for the next meeting.

Solar:

Ms. Williams questioned why she hears so much opposition for solar. It's a good, clean source of energy.

Mr. Corey stated that he believes the concern is more using up all of the prime agricultural soils in the Town. We have controls in place where solar is allowed. Areas need connection to the grid hopefully in areas where the soils are less than desirable.

Al Yager, Town Engineer, stated that we don't want to take economic opportunities away from the farmers. If you have a 500-acre piece with prime soils a percentage of that for solar makes sense for the farmer. Three-phase power is not available on the west side of Town, where most of our farm land is.

Mr. Yager continued stating that we will be meeting with Chris H. Carrick, Energy Program Manager, CNY Regional Planning & Development on Wednesday February 24th who will hopefully be able to share National Grid data with us. We are also working with Don Jordan, Onondaga County Planning Agency, who are preparing an updated Soils Map for us. Our hope is to have an overlay map showing all agricultural areas, National Grid data and soils.

Bill Lester stated his belief that we should try and save prime agricultural soils for production.

Mr. Lester further stated that the CLUP and Zoning Ordinance have to work hand in hand. We have to pay close attention to the improvement of water quality and our river system. A bullet should be added to Article XXVII, incentive Zoning, where developers will extend sewers to non-sewered areas, especially in areas with failing septic systems.

Mr. Yager stated that Onondaga County, through the Consolidated Sewer District, is leasing all of the Town's sewer infrastructure where they will operate, maintain and control approve of any new sewer connections.

Industrial/Commercial Zoning:

Ms. Williams stated that she is working with Karen Rice, Clerk and Quinn Hubbard, ESDC with regard to commercial areas within the Town.

There was some discussion with regard to extending Industrial and Commercial zoning districts as it would open up a lot of potential support for economic growth. Increase jobs, tax revenue, support local businesses, etc...

Agricultural: This item will be tabled until such time that Mr. Hafner can report his findings.

Development:

Joe Alberici will concentrate his research on residential development, especially in the Cold Springs peninsula where the heaviest concentration of development is. Areas where utilities are available with open land area to encourage higher density, encourage growth, to increase tax base with more lots on less roads. .

The area is attractive because you're fifteen minutes to the City of Syracuse, services on the Route 31 corridor, a new deck put on the bridge by the Elks Club, improvements have been made to John Glenn Boulevard.

There was some discussion with the property known as Melvin Farms, NYS Route 370/Hayes Road, however there is not a formal application before the Board to discuss same.

Potential Conflicts between CLUP & Town Code:

Committee members are asked to see if there are any conflicts between the two documents.

II. OTHER BUSINESS

1. Approach: New Sections/Modifications to CLUP Documents
2. CLUP Committee meeting with Baldwinsville Central School District Thursday, February 25th, 2021 at 4:30 p.m. at Town Building.
3. Comments, questions & concerns of committee members, staff and invited guests.

A few of the committee members will be meeting with the Baldwinsville Central School District on Thursday, February 25, 2021 at 4:30 p.m. to discuss whether or not they feel the schools are being burdened with residential development in their district. As well as how they feel about Industrial and Commercial development and any PILOT programs.

Future Items to be discussed: Zoning Ordinance issues...Signs, Fences and Tiny Homes.

There was some discussion with regard to generating a public interest survey as was done ten years ago.

Mr. Yager stated that the expense of putting out that survey to 23,000 people and only receiving 120 responses doesn't appear to make it a worthwhile effort.

4. Schedule next Comprehensive Land Use Plan meeting.

The next Comprehensive Land Use Plan Committee meeting is scheduled for Monday, March 22, 2021 at 4:30 p.m.

III. ADJOURN

The February 22, 2021 special meeting of the Comprehensive Land use Plan Committee adjourned at 5:45 p.m.

Respectfully submitted,

Karen Rice, Secretary