

TOWN OF LYSANDER
PLANNING BOARD MEETING
8220 LOOP ROAD
Thursday, March 11, 2021 @ 7:00 p.m.

The regular meeting of the Town of Lysander Planning Board was held Thursday, March 11, 2021 at 7:00 p.m. at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York.

MEMBERS PRESENT: John Corey, Chairman; Hugh Kimball; William Lester;
Steve Darcangelo and Doug Beachel

OTHERS PRESENT: Al Yager, Town Engineer, John Switzer; Eileen Gilligan,
Jim Annese; William Massaro, Belgium Cold Springs Fire
Department; Steve Sehnert, Applied Earth Technologies
and Karen Rice, Clerk

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

I. PUBLIC HEARING -- 7:00 p.m.

1. Minor Subdivision	SSC Lysander Land LLC
Case No. 2021—001	Clark, Bradley
	8071 River Road

John Switzer, Summit Solar, stated that they are proposing a subdivision of a 99-acre parcel where we already have an approved facility. This is to just split the land so that the owner can sell the remnant piece of his land. Access off of River Road is proposed. We will not be utilizing Lucille Lane (Anita Manor) for access. All access will be off of the point of access on River Road. The facility will be a few hundred feet back off of the road with plantings all around it to protect viewshed but today we are just here for the subdivision.

Eileen Gilligan, Speech Drive, asked for clarification of the lot line boundaries, more particularly the 55 acres being subdivided out with Mr. Switzer doing same. Mr. Switzer continued stating that Mr. and Mrs. Clark asked for this configuration and will retain it at this point in time.

The Public Hearing closed at 7:02 p.m.

II. APPROVAL OF MINUTES

Review and approval of the minutes of the February 11, 2021 regular Planning Board meeting.

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

RESOLVED, that the minutes of the February 11, 2021 Planning Board meeting be approved as submitted.

5 Ayes -- 0 Noes

III. OLD BUSINESS

1. Minor Subdivision	SSC Lysander Land LLC
Case No. 2021—001	Clark, Bradley
	8071 River Road

This application was forwarded to the Onondaga County Planning Board for their review and recommendation, who have made the following determination:

NOW THEREFORE BE IT FURTHER RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

There's a letter on file dated March 11, 2021, prepared by Al Yager, Town Engineer, that will be read into the record, in part:

I have completed my review of the plat for the above referenced minor subdivision prepared by Williams & Edsall Land Surveyors, P.C. with a final revision date of March 3, 2021. Overall it appears that the proposed subdivision conforms to all applicable Town Code requirements as

presented. I would however recommend that the Planning Board make any approvals contingent on the applicant providing the required final stamped copies of the map for signature by the Planning Board Chairman. I would have no objections to the Planning Board approving this minor subdivision at this time contingent on the previous comment being addressed by the applicant.

Mr. Switzer stated that that modification will be made to the plans prior to filing.

Hugh Kimball questioned the end of use and what the procedure is for same but I'm wondering if the bonds are in place and if not, when will they get reviewed by the Town Attorney.

Mr. Yager stated that those are requirements under the building permit process. That will not happen until the building permit for the project is applied for.

FINDINGS:

An environmental assessment indicates that this action will not result in any significant or adverse environmental impacts.

This action is consistent with the Town's Comprehensive Plan.

This action is consistent with the Town's current zoning ordinances.

This was forwarded to the Onondaga County Planning Board who made the following recommendation, in part:

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board.

This action will cause no adverse effects on the public health, safety and welfare in the neighborhood or district.

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

RESOLVED, that a Public Hearing having been held and there being no findings or grounds for decision contrary to the laws and regulations of the Town of Lysander, County of Onondaga or State of New York, Final Plat approval for a two (2) lot subdivision application by SSC Lysander Land LLC on behalf of Bradley Clark, for property located at 8071 River Road, Baldwinsville, New York, Tax Map No. 073.-01-24.1, as shown on a map dated April 7, 2020, last revised March 3, 2021, prepared by Williams & Edsall, Land Surveyors, PC, is hereby approved.

5 Ayes -- 0 Noes

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

RESOLVED, that in granting a subdivision to SSC Lysander Land LLC, for property located at 8071 River Road, Baldwinsville, New York, the Planning Board invokes its right to impose a fee of \$250.00 per lot for two (2) lots in lieu of land for the development of parks, playgrounds, recreation or open land areas in the Town.

0 Ayes -- 5 Noes

No residential structures are proposed and remnant piece is in an Ag Taxing District and will remain under agriculture at this time.

All fees associated with this application are paid.

State law states that the applicant shall file the final plat in the Onondaga County Clerk's office within sixty-two (62) days from the date of final approval or such approval shall expire. The applicant shall also file one copy of the final plat in the Lysander Clerk's office.

IV. OTHER BUSINESS

1. Major Subdivision—Final Plat Whispering Oaks
Section 4, Phase II
Harkins Lane

Steve Sehnert, Licensed Land Surveyor, represented the applicant stating that they are seeking final plat approval for Lots 19 through 30, stating that the only change from the preliminary plat was the reconfiguration of lot widths on Lots 20, 21 and 22 on Harkins Lane. A vegetative buffer will remain along Emerick Road

Hugh Kimball questioned if the buffer stays with the lot?

Mr. Sehnert concurred.

There's a letter on file dated March 11, 2021, prepared by Al Yager, Town Engineer, that will be made part of the public record, in part:

I have completed my review of the final plat for the Whisper Oaks, Section 4, Phase II, Major Subdivision, prepared by Applied Earth Technologies, dated February 3, 2021. Overall it appears that the proposed subdivision conforms to all applicable Town Code requirements as presented and matches the preliminary plat for this section of the subdivision that the Planning Board approved at their March 14, 2020 meeting. I would have no objections to the Planning Board waiving the final public hearing and authorizing the Chairman to sign the final plat as presented at this time.

Steve Darcangelo questioned the restrictions on the vegetative buffer area.

Mr. Sehnert stated that he has not seen it but it's generally you can't remove any vegetation within that area.

Mr. Yager added that those restrictions are written into restrictive covenants in each deed individually that they have to leave the vegetative buffer.

Mr. Darcangelo questioned what drives having those.

Mr. Yager stated that that was a request a Town Board member made when the Letter of Intent for the Incentive Zoning application came in.

John Corey concurred stating that it was part of the negotiations.

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

RESOLVED, that the Planning Board authorizes the Chairperson to review the Final Plat for the twelve (12) lot subdivision application of Cabbage Patch Partners for property located at Whispering Oaks, Section 4, Phase II, Lots 19 – 30, Part of Farm Lot No. 78 and Part of Tax Map Number 049.1-05-01.0 and finding that all modifications and conditions have been met and that the Final Plat is consistent with the approved Preliminary Plat dated November 8, 2016 and that any differences found are not significant; the Board authorizes the Chairperson to waive the Final Plat Public Hearing and sign the Final Plat.

5 Ayes -- 0 Noes

V. ADJOURN

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

RESOLVED, that the March 11, 2021 regular Lysander Planning Board adjourn at 7:19 p.m.

Respectfully submitted,

Karen Rice, Clerk
Planning Board