
**IN THE MATTER
Of
B&F DEVELOPMENT, LLC
SITE PLAN APPROVAL
WITH CONDITIONS**

**Resolution 2022-003
SITE PLAN APPROVAL OF
PROJECT**

Motion by Darcangelo, Second by Lester

The **TOWN PLANNING BOARD OF THE TOWN OF LYSANDER**, in the County of Onondaga, State of New York, met in regular session at the Town Hall in the Town of Lysander, located at 8220 Loop Road, Baldwinsville, New York 13027, County of Onondaga, State of New York, on the 12th day of May, 2022, at 7:00 p.m. The meeting was called to order by John B. Corey, as Chairman, and the following were present, namely:

John B. Corey	Chairman
Hubert D. Kimball	Member
William Lester	Member
Steve Darcangelo	Member
Doug Beachel	Member

Absent: None

WHEREAS, B&F Development, LLC (the “Applicant”) is proposing the construction of six (6) three story multi-family buildings, 6 garages and 2 support buildings (a clubhouse and maintenance building) on a 22.1 acre lot at the intersection of NYS Route 31 and Drake’s Landing Road (the “Project”);

WHEREAS, the Applicant, through its engineers (Dunn & Sgromo Engineers), has submitted a site plan package (the “Site Plan Package”) entitled Drakes’ Landing, which consists of the following Sheets: SP1 Site Plan dated 2-10-22; SP2 Site Aerial dated 2-10-22; CS-1 dated 2-10-22; CS-2, dated 2-10-22; SP5 Landscaping Plan dated 2-10-22; TT-1 Truck Turn Plan dated 1-12-22; C-1 Grading and Drainage Plan dated 5-10-22; C-2 Erosion & Sediment Control Plan & Notes dated 5-10-22; D-1

Drainage Details dated 5-10-22; D-2 Drainage Details dated 5-10-22; and D-3 Erosion & Sediment Control Details dated 5-10-22. (Also see Engineers Letter, dated May 12, 2022 prepared by the Town Engineer, said Engineering Letter is made part of this Resolution);

WHEREAS, the Project is proposed to be situated on one vacant parcel, currently owned by the YMCA of Greater Syracuse, Inc. and identified as tax map nos. 075.-03-24.7, which equal approximately 22 acres (the “Property” or “Project Site”);

WHEREAS, of the 22 acres, the Applicant has proposed to disturb approximately 11.0 acres of the Property;

WHEREAS, the Planning Board and its engineer have reviewed the Site Plan Package and have considered it in relation to the SEQRA review and findings set forth herein;

WHEREAS, the existing zoning for the Project Site is Planned Unit Development which allows the multi-family apartments as set forth in the Application;

WHEREAS, by letter dated October 29, 2021, the Radisson Community Association has indicated that the Property has always been contemplated to have residential uses compatible to the one proposed in the Application;

WHEREAS, land uses in the adjacent surrounding area are single family, multi-family housing and open space/recreation;

WHEREAS, because 10 acres of the Property will be disturbed by the construction of the Project, it qualifies the Action as a Type I action under Article 8 of the New York State Environment Law and 6 NYCRR (“SEQRA”);

WHEREAS, on February 13, 2020, pursuant to NYCRR Part 617.6(b), the Lysander Planning Board (the “Planning Board”) declared itself the Lead Agency and issued to all involved agencies a Notice of Intent that classified the Project as a Type I action and further stated that it intended to be the Lead Agency for the Action;

WHEREAS, no involved agency responded in objection to the Notice of Intent for Lead Agency;

WHEREAS, on March 30, 2020, the Planning Board held a scoping session for all of the involved agencies to determine any environmental concerns they may have - none of the involved agencies attended or submitted comments;

WHEREAS, the Applicant has provided the Town Planning Board with a Traffic Impact Study (the “Traffic Impact Study”), dated January 2020, revised January 10, 2022, prepared by Dunn & Sgromo Engineers, PLLC (“Project Engineers”);

WHEREAS, by letter dated July 20, 2020, the Engineer for the Town has reviewed the Traffic Impact Study and based on his review generally agrees with the determination that the level of service will only be minimally degraded by the Project, however, the Town Engineer has also determined that based on the significant number of new apartment units being proposed further study should be undertaken upon substantial construction of the Project, especially as it relates to a possibility of a dedicated left hand turn lane on Drake’s Landing;

WHEREAS, Dunn & Sgromo submitted to the Town Engineer a Stormwater Pollution and Prevention Plan (“SWPPP”) dated November 2021, which identifies stormwater run-off issues and proposed stormwater facilities that will meet the NYS Department of Environmental Conservation regulations (See Engineer’s Review Letter of March 3, 2022);

WHEREAS, by letter dated January 4, 2022 to the Planning Board Chairman, Dunn & Sgromo Engineers submitted answers addressing the numerous comments, complaints and objections that the public provided to the Planning Board as it relates to the environmental impacts of the Project (the “D&S January 4, 2022 Letter”);

WHEREAS, by letter dated January 10, 2022 to the Chairman of the Planning Board, Dunn & Sgromo Engineers submitted answers to the Engineering Review Letter dated December 15, 2021 by the Town Engineer (the “D&S January 10, 2022 Letter”),

WHEREAS, by resolution dated March 18, 2020 the Onondaga Planning Agency determined that the Project would not have an inter-county wide impact and offered one modification, which modification is agreed to by the Planning Board;

WHEREAS, on February 10 2022, at its monthly meeting, the Planning Board reviewed, discussed and asked questions to the Dunn & Sgromo Engineers regarding Part 2 of the Full Environmental Assessment Form (the “EAF”) and answered the 18 questions set forth therein based on the Project;

WHEREAS, on March 10, 2022, the Planning Board re-reviewed the EAF and approved a resolution issuing a Negative Declaration for the Project under SEQRA (the “SEQRA Determination”), which resolution serves as part of the basis for the determination set forth herein;

WHEREAS, on March 12, 2022, the Engineering Letter was submitted to the Town Planning Board in which the Town Engineer stated that the Site Plan and SWPPP adhered to State and Town laws and regulations and he would not be opposed to approving the Site Plan Package;

NOW THEREFORE BE IT,

RESOLVED, that based on the SEQRA Determination, the **FINDINGS and DETERMINATIONS** set forth therein, the Site Plan Package, various engineer letters as stated in the above recitals and all other documents cited in the SEQRA Determination (all of which are incorporated into this Resolution and serve as the basis for this Decision), the Planning Board hereby approves the Site Plan Package with the following conditions:

1. Within 6 months of 80% occupancy of the Project, the Applicant shall pay for the cost of a traffic study (the “Future Traffic Study”), commissioned by the Town of Lysander, to determine if a dedicated left-hand turn lane should be added to Drake’s Landing to prevent queuing that affects vehicles entering onto Drake’s Landing, especially from the southern Oak Brook Road intersection.
2. The Future Traffic Study shall evaluate only the traffic generated from the Project. A background traffic analysis shall include a comparison of traffic volumes collected on January 23, 2020 for the Dunn and Sgromo Engineers Drakes Landing Traffic Impact Study during the initial study period which shall serve as a baseline for the 2020 predevelopment conditions and the 80% complete period to accommodate for any traffic deviation not related to the Drakes Landing development.

Any traffic not related to the Drake's Landing Development shall be removed from the Future Traffic Study as it relates to the determination in 3. below.

3. In the event the Future Traffic Study warrants a dedicated left-hand turn lane on Drake's Landing the Applicant shall pay the cost of the construction of such a left-hand turn lane as set forth in FINDING and DETERMINATION 12 of the SEQRA Determination.

4. Before a building permit is issued by the Lysander Code Department for the Project, securities between the Applicant and the Town of Lysander shall be executed to implement conditions 1. and 3. above.

5. Before a building permit is issued by the Lysander Code Department for the Project, a new landscaping plan shall be submitted and approved by the Planning Board that sufficiently screens and beautifies the view of the Project from Drake's Landing and NYS Route 31 as set forth more fully in the FINDINGS and DETERMINATIONS set forth in the SEQRA Determination.

6. Applicant shall keep and maintain existing trees to the greatest extent possible along Route 31 and Drakes Landing.

7. Any trees that have been removed shall be supplemented with new plantings that will be presented as part of the final Landscaping Plan.

5 Ayes -- 0 Noes

I, KAREN RICE, Secretary of the Planning Board, **DO HEREBY CERTIFY** that the preceding Resolution was duly adopted by the Town Planning Board of the Town of Lysander at a regular meeting of the Board duly called and held on the 12th day of May, 2022, that said Resolution was entered in the minutes of said meeting; that I have compared the foregoing copy with the original thereof now on file in my office; and that the same is a true and correct transcript of said Resolution and of the whole thereof.

I HEREBY CERTIFY that all members of said Board had due notice of said meeting.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town of Lysander, this 16th day of May, 2022.

DATED: May 16, 2022
Baldwinsville, New York



Karen Rice
Secretary
Planning Board of the Town of Lysander
Onondaga County, New York