

TOWN OF LYSANDER
PLANNING BOARD MEETING
8220 Loop Road
Thursday, September 9, 2021 at 7:00 p.m.

I. PUBLIC HEARING -- None Scheduled

II. APPROVAL OF MINUTES

Review and approval of the minutes of the August 12, 2021 regular Planning Board meeting.

III. NEW BUSINESS

- | | |
|---|--|
| 1. Controlled Site Use-Amendment | Pollock, Dan/High Country Storage
2079 Church Road |
| 2. Controlled Site Use—Amendment | Summit Solar/SSC Lysander
8071 River Road |
| 3. Major Subdivision
Waive Hearing/Sign Final Plat | Highland Meadows/Lysander Preserve
Lot 29, Giddings Trail |

IV. OTHER BUSINESS

- | | |
|--------------------------------|---|
| 1. Major Subdivision—Info Only | Lynch, Bill
River Grove Future Development |
|--------------------------------|---|

V. ADJOURN

The next regular Planning Board meeting date is Thursday, October 14, 2021 at 7:00 p.m.

Application to the Planning Board

For: _____ Subdivision of Land
_____ Number of Lots _____
_____ Controlled Site Use
 X Site Plan Approval

Date: 8/26/2021
_____ Information Only
 X Preliminary
_____ Final

Name of proposed development: High Country Self Storage - Gravel Parking Expansion

Applicant:

Name Dan Pollock
Address 8697 Oswego Road
Baldwinsville, NY 13027
Telephone: (315) 374-9584

Owner of record:

Name Dan Pollock
Address 8697 Oswego Road
Baldwinsville, NY 13027
Telephone: (315) 374-9584

Proof of ownership attached: Yes

Site Location:

2079 Church Road (Route 192)
Town of Lysander
Onondaga County, NY

Proposed use (s) of site:

Self Storage Facility - Gravel Parking Expansion

Current use & condition of site:

Existing self-storage facility, rural, mixed grass
and forested area.

Plans prepared by:

Name Naplerala Consulting
Address 110 Fayette Street
Manlius, NY 13104
Telephone: (315) 682-5580

Ownership intentions:

Name _____
Address _____
Telephone: _____

Farm Lot No. Part of Lots 57 & 67

Tax Map No. 030.-03-06.1

Current Zoning General Commercial (GC)

Is site in an Agricultural Tax District? No

Area of land 27.67 acres.

Plans for sewer and water connections

Existing on-site septic disposal system

Existing on-site water supply well

Character of surrounding:

Residential property to the north, vacant industrial to
the east, commercial to the south, wetlands to the east.

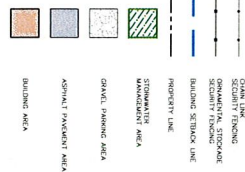
SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS

Daniel E. Pollock
Name of Owner or Representative

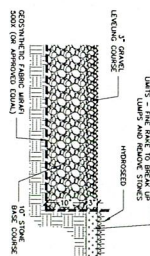
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Signature



LAYOUT PLAN LEGEND



EXISTING GRAVEL PARKING SPACES
• 45' LENGTH x 15' WIDTH - 41 SPACES
• 37' LENGTH x 15' WIDTH - 20 SPACES
TOTAL PARKING COUNT: 61 SPACES



1 C-1 GRAVEL PAVEMENT SECTION SCALE: 1/2\"/>



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IN WRITING FROM
NAPIERALA CONSULTING, P.C.

DESIGNED BY
NAPIERALA CONSULTING, P.C.
110 FAYETTE STREET
MALDEN, NEW YORK 13564
PH: (515) 682-5580 FAX: (515) 682-5544

PROJECT NO. 19-1775
DATE 26 AUG 2021
SCALE 1" = 30'

NO.	REVISION/ISSUE	DATE

SHEET TITLE
**GRAVEL PARKING
LAYOUT PLAN**

PROJECT TITLE
**HIGH COUNTRY SELF STORAGE
2079 CHRUCH ROAD (ROUTE 192)**
TOWN OF LYSANDER ONONDAGA CO., NY
PREPARED FOR:
DAN POLLOCK
6637 OSWEGO ROAD
BALDWINVILLE, NY 13027

SHEET
C-1

PROJECT NO. 19-1775
DATE 26 AUG 2021
SCALE 1" = 30'

PREPARED BY:
NAPIERALA CONSULTING
110 FAYETTE STREET
MALDEN, NEW YORK 13564
PH: (515) 682-5580 FAX: (515) 682-5544

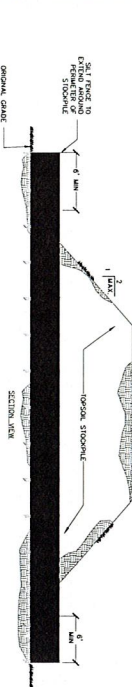
NO.	REVISION/ISSUE	DATE

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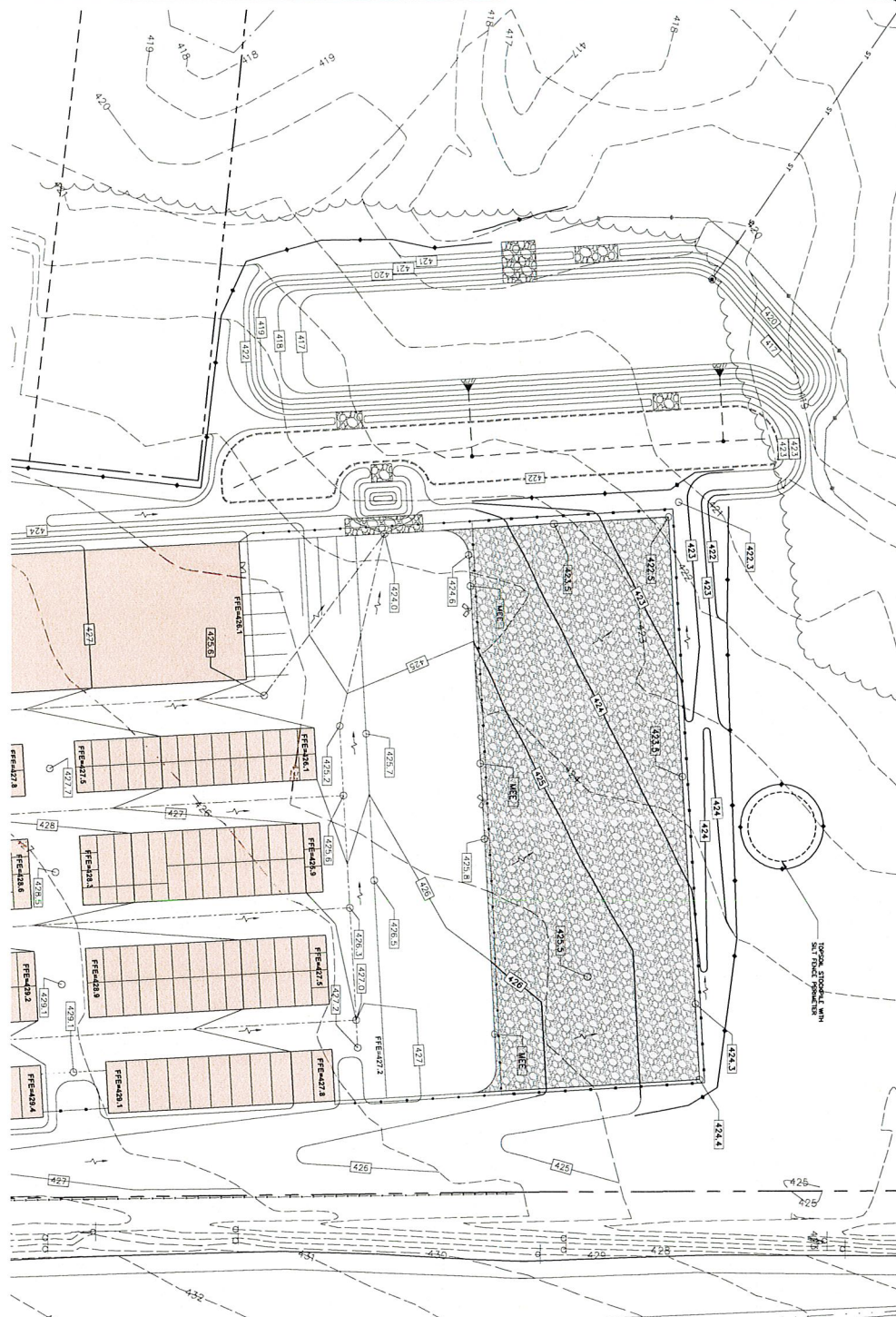
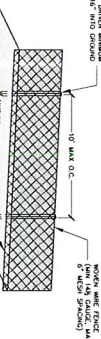
1 TYPICAL TOPSOIL STOCKPILE
SCALE: NTS

- NOTES:
1. TOPSOIL STOCKPILE SHALL BE LOCATED AT THE END OF THE STOCKPILE.
2. REFER TO SALT FENCE DETAIL FOR INSTALLATION OF SALT FENCE.
3. IF THE STOCKPILE IS TO BE USED FOR MORE THAN 1 DAY IT SHALL BE TEMPORARILY SEALED FOR STABILIZATION.
4. SALT FENCES TO BE MAINTAINED IN PLACE UNTIL TOPSOIL STOCKPILE HAS BEEN REMOVED.

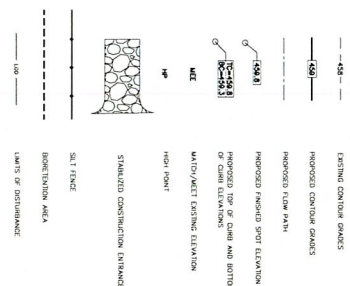


2 SALT FENCE
SCALE: NTS

- NOTES:
1. WORK WITH FENCE TO BE PAINTED ACCORDING TO FINISH.
2. FENCE WITH NET SPACING EVERY 2' AT TOP AND MID SECTION.
3. FENCE WITH NET SPACING EVERY 2' AT TOP AND MID SECTION.
4. REMOVED WHEN STOCKPILE IS REMOVED IN THE SALT FENCE.



GRADING PLAN LEGEND



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NAPIERALA CONSULTING
110 FAIRVIEW STREET
MADISON, NEW YORK 13304
TEL: (518) 682-5580 FAX: (518) 682-5544

SHEET
PROJECT NO.
19-1775
DATE
26 AUG 2021
SCALE
1" = 40'

PREPARED BY
NAPIERALA CONSULTING
PROFESSIONAL ENGINEER, P.E.
110 FAIRVIEW STREET
MADISON, NEW YORK 13304
TEL: (518) 682-5580 FAX: (518) 682-5544

NO.
REVISION/ISSUE
DATE

SHEET TITLE
GRAVEL PARKING
GRADING AND ESC PLAN

PROJECT TITLE
HIGH COUNTRY SELF STORAGE
2079 CHURCH ROAD (ROUTE 192)
TOWN OF LYSANDER
ONONDAGA CO., NY
PREPARED FOR
DAN POLLOCK
897 GSWOOD ROAD
BALDWINVILLE, NY 13027

High Country Self Storage						
<u>receipts</u>					<u>amount</u>	<u>balance on account</u>
03/31/2019	paid to Town Clerk's Office				1000.00	
04/14/2020	High Country Self Storage, ck. #1058				2500.00	
					0.00	
					3500.00	
<u>disbursements</u>			<u>voucher</u>			
03/31/2019	Town Engineer		T020-17		975.00	2525.00
04/30/2019	Town Engineer		T020-21		825.00	1700.00
05/31/2019	Town Engineer		T020-27		750.00	950.00
09/30/2019	Town Engineer		T020-49		75.00	875.00
03/31/2020	Town Engineer		T020-84		150.00	725.00
05/31/2020	Town Engineer		T020-144		225.00	500.00
						500.00

Application to the Planning Board

For: _____ Subdivision of Land
 _____ Number of Lots _____
 _____ Controlled Site Use
 _____ Site Plan Approval

Date: 8/19/2021
✓ Information Only
 Preliminary
✓ Final

Name of proposed development: SSC LYSANDER LLC

Applicant:

Plans prepared by:

Name HARSHAL DEVANI (SOLTEC)

Name _____

Address 5800 LAS POSITAS RD.

Address _____

LIVERMORE, CA-94551

Telephone: 201-702-4262

Telephone: _____

Owner of record:

Ownership intentions:

Name JOHN SWITZER

Name _____

Address 334 Arapahoe Ave

Address _____

Boulder, CO 80302

Telephone: _____

Telephone: _____

Proof of ownership attached: _____

Farm Lot No. #88

Site Location:

Tax Map No. 073.-01-24.1

8071 RIVER ROAD

Current Zoning _____

LYSANDER

Is site in an Agricultural
Tax District? N/A

NY 13027

Area of land 30 acres.

Proposed use(s) of site:

Plans for sewer and water connections:

22.46 ACERS

GROUND MOUNT SOLAR FARM

Current use & condition of site:

Character of surrounding

VACANT LAND

INFORMATION Requested to Planning Board

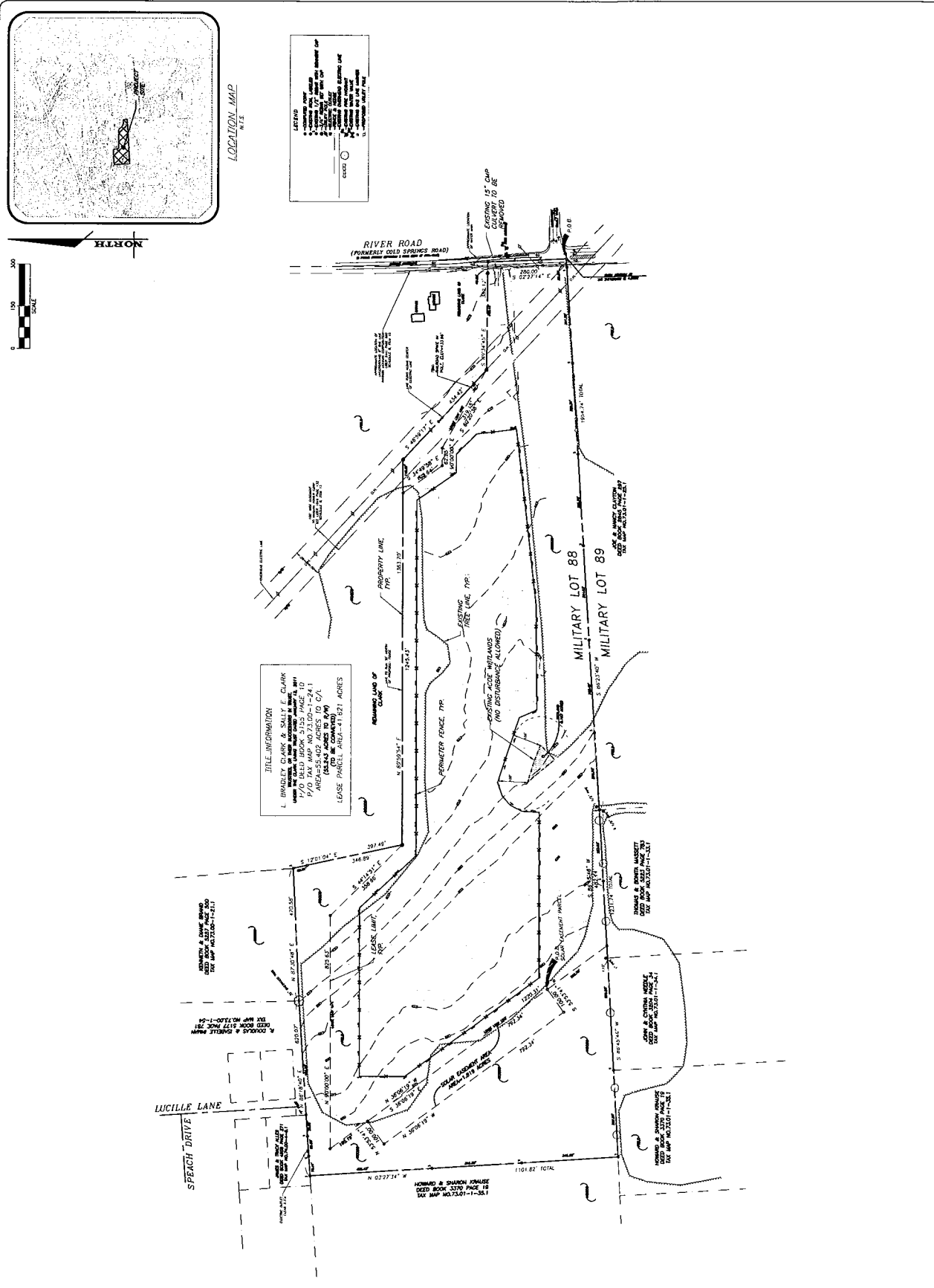
for building permit drawings Civil / Mechanical / Electrical,

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

HARSHAL DEVANI (SOLTEC LLC)

H. L. Perini
Signature

Name of Owner or Representative

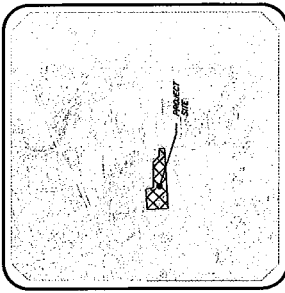


SSC Lysander, LLC
 for
Site Development Plans
 8071 RIVER ROAD
 ONONDAGA COUNTY
 TOWN OF LYSANDER

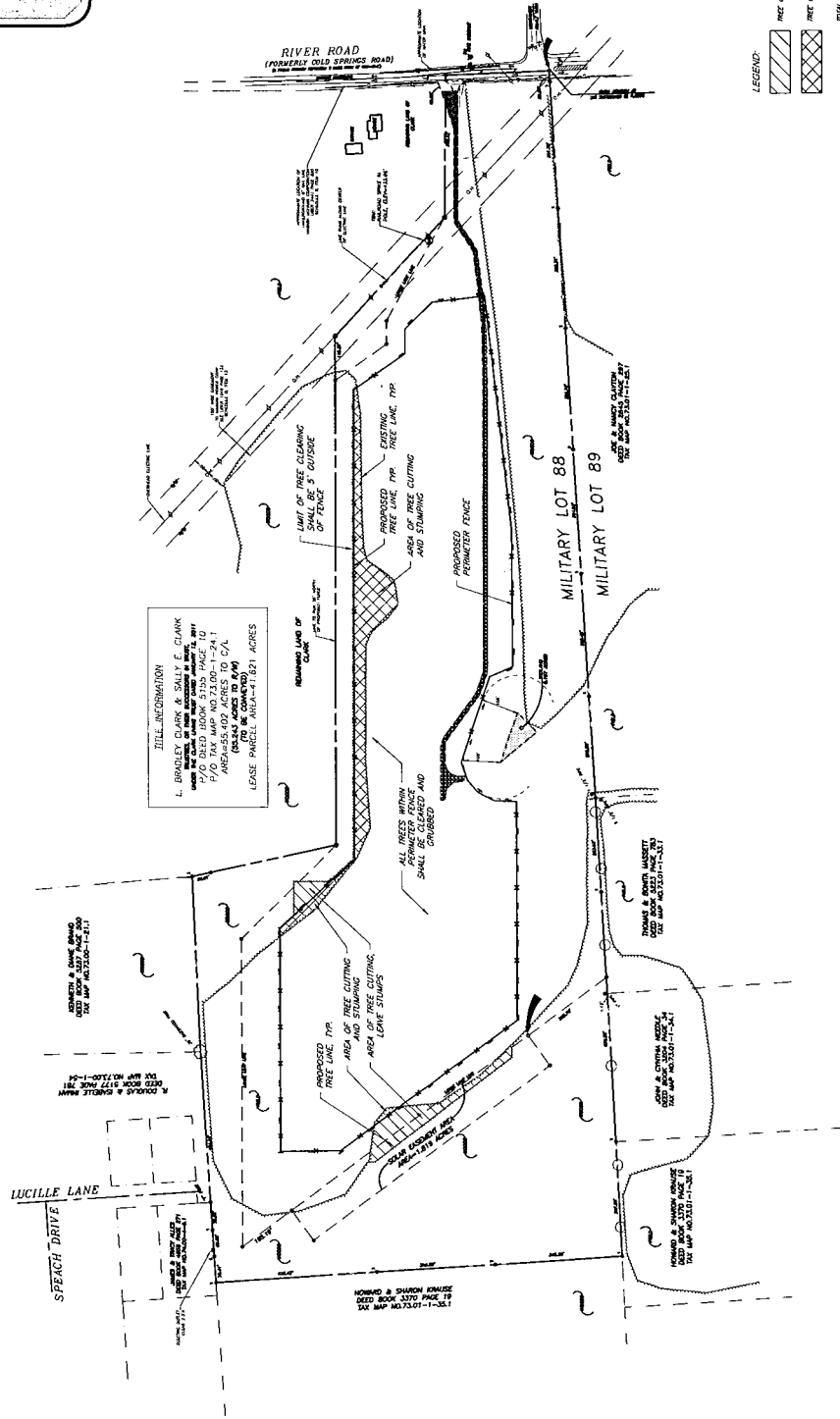
JOB NO: 1312-21
 SCALE: 1"=150'
 DRAWN: AP
 DESIGNED: AP
 CHECKED: AP
 DATE: 07/26/21
 REVISIONS:
 01/21 AP
 02/21 AP



C-3.0
 SHEET NO.
 1312-21
 DRAWING TITLE
Tree Clearing Plan

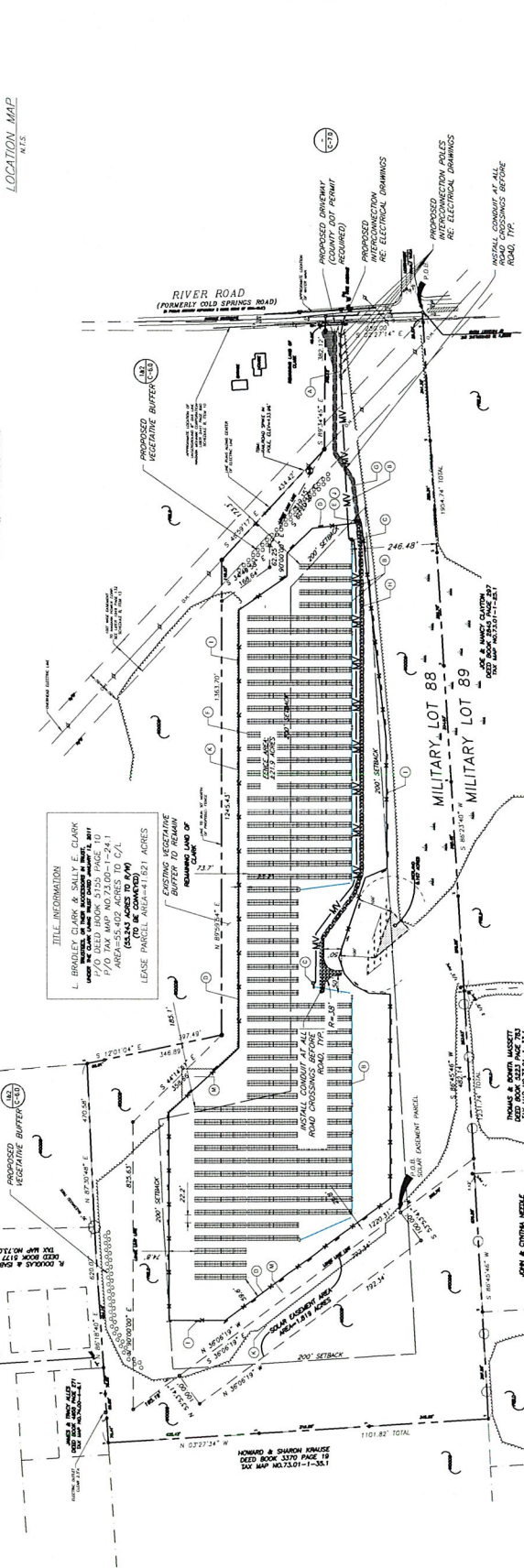
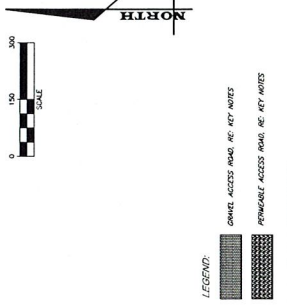
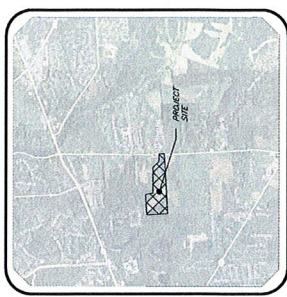


NORTH



LEGEND:
 [Hatched Box] TREE CLEARING ONLY (NO STUMPING) 84.55 ACRES
 [Cross-hatched Box] TREE CLEARING AND STUMPING 11.50 ACRES
 [Dotted Box] TOTAL TREE CLEARING 96.05 ACRES

TITLE INFORMATION
 L. BRADLEY CLARK & SALLY E. CLARK
 ENGINEERS, INC.
 1100 WEST 10TH STREET
 P.O. BOX 1000
 LYSANDER, NY 13121
 P/O TAX MAP NO. 73.00-1-24.1
 AREAS TO BE CLEARED 96.05 ACRES
 LENSE PARCELS 8071-1-24.1 ACRES



PROJECT STATISTICS

1. GENERAL

1.1 PROPERTY OWNER: MR. CLARK LIVING TRUST
1.2 PROJECT DEVELOPER: SSC LYSANDER, LLC
1.3 PROPERTY ADDRESS: 8071 RIVER ROAD
(CORNER OF RIVER ROAD & MILITARY LOT 88)

1.4 TAX ACCOUNT: 479-34-41

2. ZONING REGULATIONS

2.1 ZONING DISTRICT: R-1 (RESIDENTIAL)

2.2 MUNICIPAL ZONING CODE REQUIREMENTS:

REQUIREMENT	PROPOSED	REQUIREMENT
MINIMUM LOT AREA	200	150
MINIMUM LOT WIDTH	200	150
MINIMUM LOT DEPTH	200	150
MINIMUM LOT COVERAGE	30%	30%
MINIMUM LOT HEIGHT	30	30
MINIMUM LOT SETBACK	20	20
MINIMUM LOT FRONT SETBACK	20	20
MINIMUM LOT SIDE SETBACK	20	20
MINIMUM LOT REAR SETBACK	20	20

3. PARCEL STATISTICS:

3.1 AREA: 103.24 ACRES (TO THE RIGHT OF HWY)

3.2 EXISTING CONDITIONS: VACANT PARCEL

3.3 PROPOSED CONDITIONS: COMMUNITY SOLAR DEVELOPMENT

SITE KEYNOTES

1. OVERHEAD ELECTRIC LINE, RE: ELECTRICAL DRAWINGS
2. UNDERGROUND ELECTRIC LINE, RE: ELECTRICAL DRAWINGS
3. ELECTRICAL EQUIPMENT PAD, RE: ELECTRICAL DRAWINGS
4. FILL CHAIN LINK SECURITY FENCE WITH 12' OF 3.5" STAND
5. 18" WIDE DOUBLE CHAIN LINK FENCE GATE, RE: DETAIL 100-A
6. PROPOSED 12" DIA. MANHOLE, 72" DEEP, RE: ELECTRICAL DRAWINGS
7. 12" DIA. MANHOLE ACCESS DRIVE, RE: DETAIL 100-A
8. 12" DIA. MANHOLE ACCESS DRIVE, RE: DETAIL 100-A
9. PROPOSED 12" DIA. MANHOLE ACCESS DRIVE, RE: DETAIL 100-A
10. PROPOSED 12" DIA. MANHOLE ACCESS DRIVE, RE: DETAIL 100-A
11. PROPOSED 12" DIA. MANHOLE ACCESS DRIVE, RE: DETAIL 100-A
12. PROPOSED 12" DIA. MANHOLE ACCESS DRIVE, RE: DETAIL 100-A
13. PROPOSED 12" DIA. MANHOLE ACCESS DRIVE, RE: DETAIL 100-A
14. EXISTING TREE LINE, RE: TREE CLEARING PLAN, C-3.9
15. SHADE MANAGEMENT AREA, RE: TREE CLEARING PLAN, C-3.9

1 CONIFEROUS PLANTINGS

2 VIEW MITIGATION DETAIL

10 GRAVEL DIAPHRAGM

9 ACCESS ROAD SPOILS BERM DETAIL

11 FILTREX SILT SOXX DETAIL

5 PIPE OUTLET PROTECTION

7 STORM TRENCH SOLID PIPE

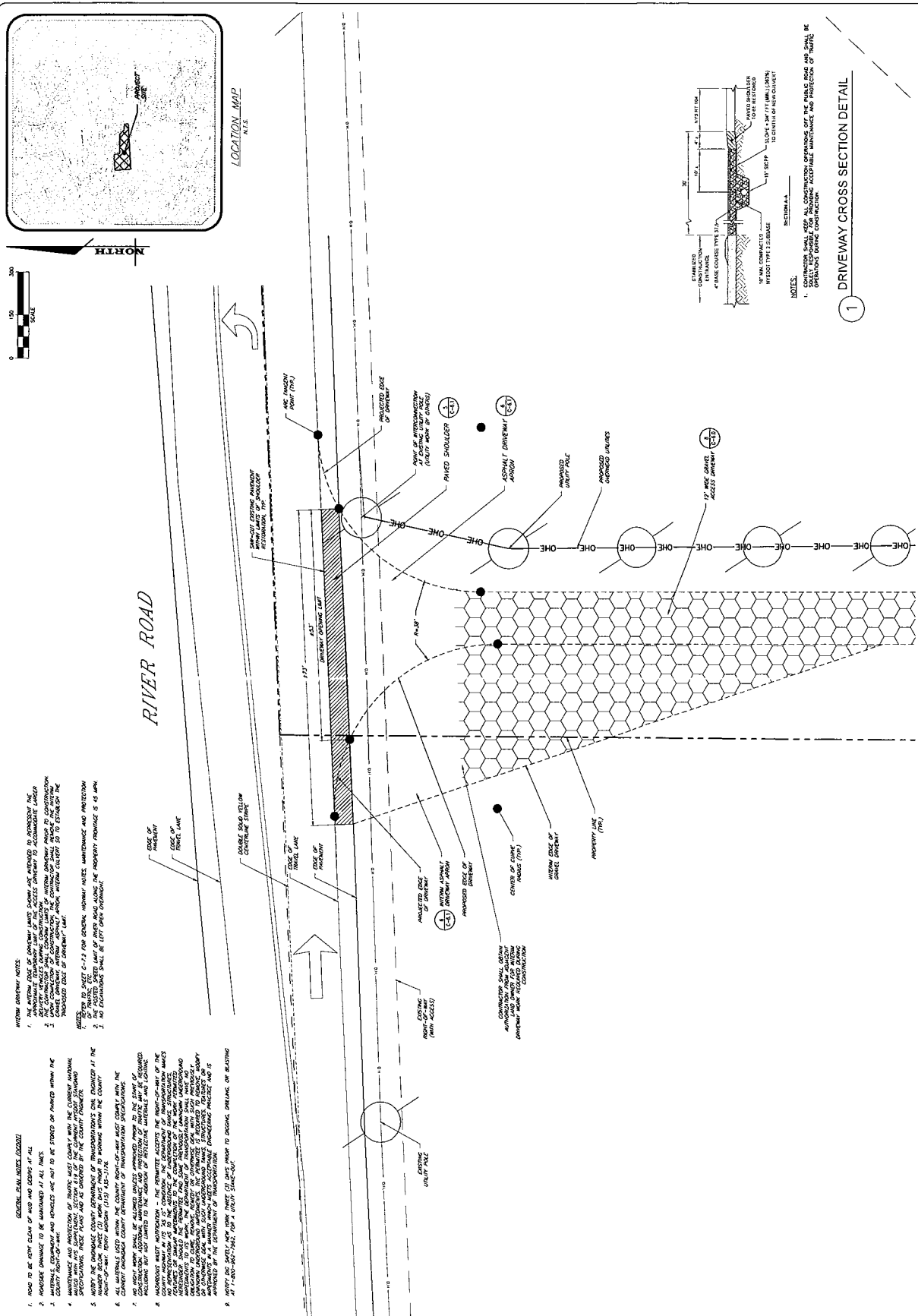
6 SILT FENCE

4 CONCRETE WASHOUT AREA

8 GRAVEL DRIVEWAY SECTION



MARATHON ENGINEERING	12 CASCADE DRIVE SUITE 200 NEW YORK, NY 10006 TEL: 212-692-7776 FAX: 212-692-7776 WWW.MARATHONENG.COM	STATE OF NEW YORK ONONDAGA COUNTY	TOWN OF LYSANDER								
	400 TRADE CENTER SUITE 200 TRAFA, NY 14850 TEL: 716-655-1100 FAX: 716-655-1101 WWW.MARATHONENG.COM	8071 RIVER ROAD	1312.21 1"=20' SCALE: AF DRAWN: AF DESIGNED: AF DATE: 08/18/21								
Site Development Plans for SSC Lysander, LLC											
REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>REVISION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>08/18/21</td> <td>AF</td> <td>ISSUED FOR PERMITTING</td> </tr> </tbody> </table>				NO.	DATE	BY	REVISION	1	08/18/21	AF	ISSUED FOR PERMITTING
NO.	DATE	BY	REVISION								
1	08/18/21	AF	ISSUED FOR PERMITTING								
CONTRACT NO. 6202 MARATHON ENG. INC.											
ADAM M. FISHEL											



1 DRIVEWAY CROSS SECTION DETAIL

NOTES:

1. CONTRACTOR SHALL KEEP ALL CONSTRUCTION OPERATIONS OFF THE PUBLIC ROAD AND SHALL BE SOLELY RESPONSIBLE FOR PROVIDING ACCEPTABLE MAINTENANCE AND PROTECTION OF TRAFFIC OPERATIONS DURING CONSTRUCTION.

[illegible]

1. ROAD TO BE KEPT CLEAR OF VEHICLES AND OBSTACLES AT ALL TIMES.
2. ADEQUATE DRAINAGE TO BE MAINTAINED AT ALL TIMES.
3. UTILITIES, CONDUITS AND PIPES ARE NOT TO BE EXPOSED OR PLACED WITHIN THE RIGHT-OF-WAY.
4. MAINTENANCE AND PROTECTION OF EXISTING SITES ADJACENT TO THE CONSTRUCTION OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES, CONDUITS AND PIPES.
5. NOTIFY THE APPROPRIATE COUNTY DEPARTMENT OF TRANSPORTATION AND THE APPROPRIATE LOCAL GOVERNMENT OF ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.
6. ALL UTILITIES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION OF THE PROJECT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES, CONDUITS AND PIPES.
8. ADEQUATE SITES MUST BE MAINTAINED TO THE REMAINING ACCESS TO THE RIGHT-OF-WAY OF THE PROJECT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES, CONDUITS AND PIPES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES, CONDUITS AND PIPES.
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20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES, CONDUITS AND PIPES.



MARATHON
ENGINEERING
 15 CASCAID DRIVE
 ROCHESTER, NY 14614
 583 JAMES E. CLARK BLVD.
 PITTSFORD, NY 14850
 607-251-2817
 www.marathoneng.com

JOB NO: 1315221
 SCALE: AS SHOWN
 DRAWN: AF
 DESIGNED: AF
 CHECKED: JLB
 REVISIONS:
 DATE: 07/17/2021
 BY: JLB

TOWN OF LYSANDER
 ONONDAGA COUNTY
 8071 RIVER ROAD
SSC Lysander, LLC
 for
Site Development Plans

STATE OF NEW YORK

1315221
 07/17/21
 07/17/21
 07/17/21

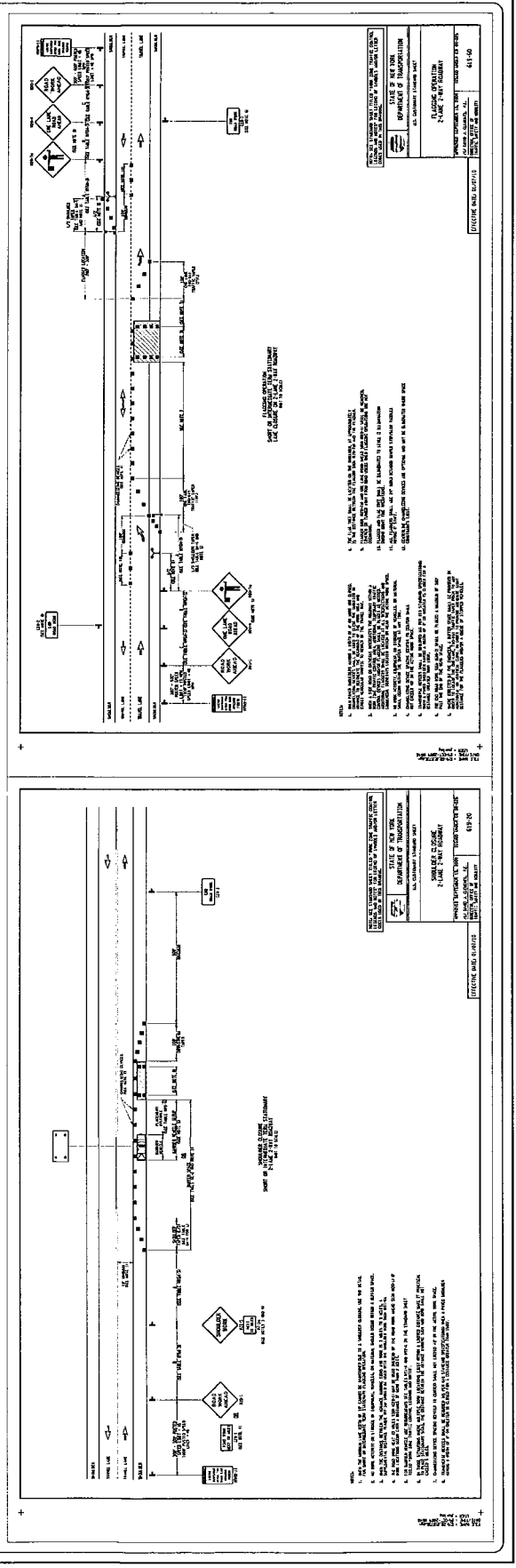
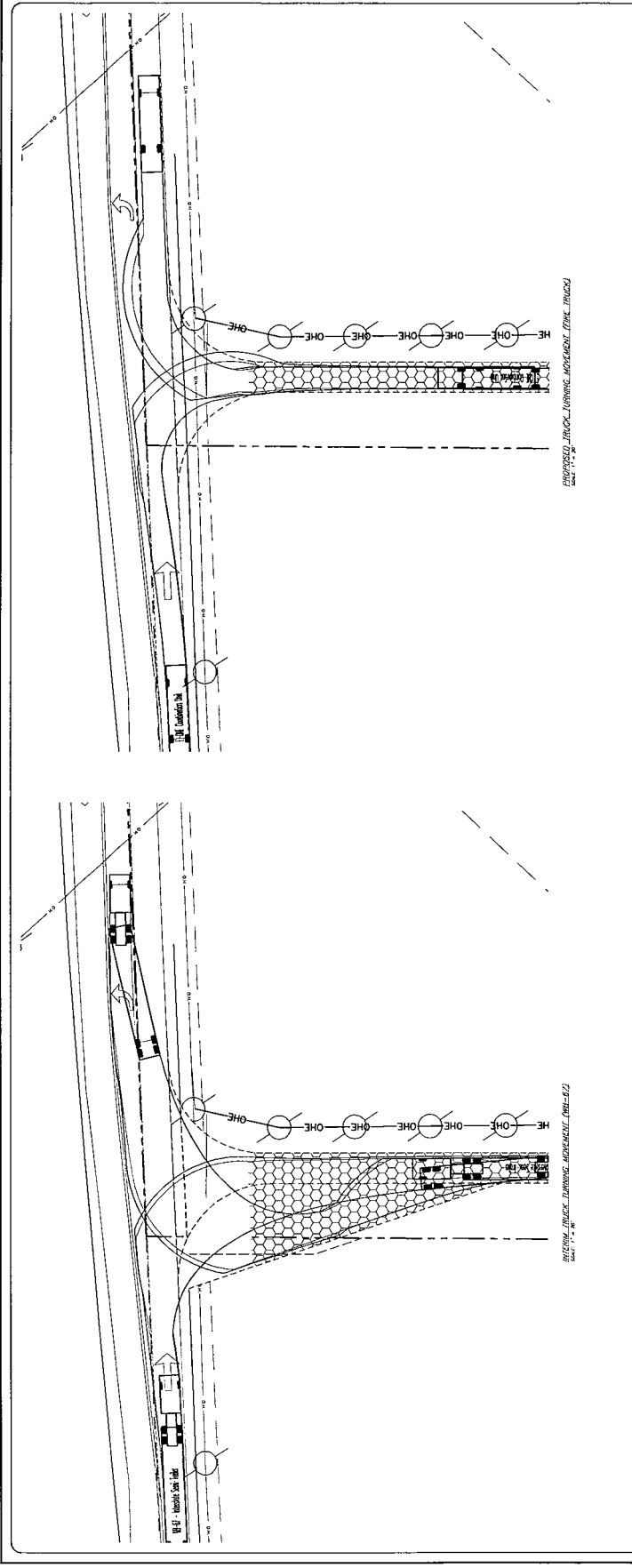
TOWN OF LYSANDER
 ONONDAGA COUNTY
 8071 RIVER ROAD
SSC Lysander, LLC
 for
Site Development Plans

STATE OF NEW YORK

DRAWING TITLE
Driveway Detail
 Sheet (2 of 2)

1315221
 07/17/21
 07/17/21
 07/17/21

TOWN OF LYSANDER
 ONONDAGA COUNTY
 8071 RIVER ROAD
SSC Lysander, LLC
 for
Site Development Plans



received
8-17-21

August 17, 2021

Lysander Town Planning Board
8220 Loop Road
Baldwinsville, New York 13027

Dear Lysander Planning Board Members,

I am writing on behalf of the River Grove Homeowners Association in regards to the potential sale and development of River Grove. We have been informed by Paul Fowler that he is in the process of selling the undeveloped area within River Grove to Mr. Dan Barnaba.

I would like to bring to the Planning Board's attention that River Grove has its own Homeowners Association with its own Declarations of Covenants and Restrictions and Architectural Standards and Vocabulary. We would be glad to provide these to the Planning Board upon request.

The River Grove Declarations of Covenants and Restrictions states that River Grove will have 44 lots. These Declarations of Covenants and Restrictions state there will be 22 lots in the currently developed section and 22 lots in the Tulip Path section. Stated in Article 5-Development and Easements-Section 1-Limitations on Development - The Sponsor shall in no event develop more than 44 lots on the property.

In the currently developed section 19 lots have been sold to residents with 17 homes built. The current developer Paul Fowler owns 3 lots, one resident owns 1 lot and two residents own a second lot. The three residents have stated their interest in having the opportunity to sell the lots for development in the future if they choose.

Dan Barnaba, the potential buyer, has informed the River Grove HOA that he intends to build 23 homes in the currently undeveloped area which has a limit of 22 lots. We point this out so if Mr. Barnaba requests to build 23 houses in the undeveloped area, one of those 23 lots should NOT be considered to count as one of the 22 lots in the currently developed section of River Grove.

I would like to thank you for your attention to our request.

Should you have any questions please contact me at 315-529-5328.

Sincerely,



Bill Lynch

President, River Grove Homeowners Association