

TOWN OF LYSANDER  
PLANNING BOARD MEETING  
8220 Loop Road  
Thursday, December 14, 2023 @ 7:00 p.m.

The regular meeting of the Town of Lysander Planning Board was held Thursday, December 14, 2023 at 7:00 p.m. at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York.

MEMBERS PRESENT: John Corey, Chairman, Hugh Kimball; Steve Darcangelo; Doug Beachel and Matt Hunt

OTHERS PRESENT: Al Yager, Town Engineer; Tim Frateschi, Planning Board Attorney; Amelia McLean-Robertson, Harris Beach; Peter Moore, Town Board; Mickey Hunter; Jim Hunter; Peter Hansen; Anthony D’Elia; Gene Dinsmore; Dianne Gallenberger; Mary Unangst; Joseph Unangst; Julian Clark, Plumley Engineering; Peter Pandori; Donna Von Minden; Pam Weaver; Julie Lauer; Kevin McCord; Laureen Antinelli; Mark Antinelli; Abigail Unangst; Beverly Young; Steve Young; Nancy Patchett; Kathy Grilli; Denise Dann; Dave Dann; Brian Tolone; Sharon Tolone; Robert Shanahan; Joe Mastroianni; Bill Lynch; Mary Catherine Pugh; Kevin Pugh; Tom Alsante; Susan Alsante; Don DeKay; Pat DeKay; Steve Sehnert, Applied Earth Technologies; Nolan Reeves; Andrew Ramsgard; Andrea Pandori; Steve Coyle and Karen Rice, Clerk to Planning Board

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

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

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| 1. Minor Subdivision<br>Case No. 2023-013 | McCord,, Kevin<br>1095 Lamson Road |
|---|------------------------------------|

The Public Hearing opened at 7:00 p.m.

Kevin McCord represented his family for a subdivision of land for estate purposes. Lot 1, going to himself and Lot 2 with the family home and out-buildings going to two of his brothers, all while their mother has life use of the property. There are no plans for Lot 1 other than having it remain under agriculture.

There being nothing further, the Public Hearing closed at 7:01 p.m.

II. APPROVAL OF MINUTES

Review and approval of the minutes of the October 12, 2023 regular Planning Board meeting due to not having enough members for the Motion to be carried at the November Planning Board meeting.

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

RESOLVED, that the October 12, 2023 regular Planning Board meeting minutes be approved as submitted.

5 Ayes -- 0 Noes

Review and approval of the minutes of the November 9, 2023 regular Planning Board meeting will be tabled until such time that all Board members have had the opportunity to review them.

III. OLD BUSINESS

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|---|------------------------------------|
| 1. Minor Subdivision<br>Case No. 2023-013 | McCord,, Kevin<br>1095 Lamson Road |
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DISCUSSION:

Steve Darcangelo stated that his only comment is it is an extremely deep lot with very little road frontage and wants to make sure the applicant understands the limitation of that parcel.

Mr. McCord stated that he's aware, has his own home in Cato, it's strictly for Estate purposes. With that being said, is there enough road frontage for a home?

Karen Rice, Clerk, stated yes, 200' is required, you can get one single family residence in there.

Mr. McCord reiterated that he's not planning on doing that, one mortgage is enough.

With regard to the depth of the lot, Tim Frateschi, Esq., stated that the Planning Board normally likes to see no more than a four to one ratio, however the Code allows the Planning Board to vary that regulation:

**[Section 270-14, Blocks and Lots, Paragraph B(4) Lot depth should not exceed four times the width, unless approval is granted by the Planning Board]**

Mr. Darcangelo stated that there appears to be a structure that crosses the property line and questioned how we deal with setback requirements for existing structures.

Karen Rice, Clerk, stated that Kevin indicated that that portion of the barn is coming down.

Mr. McCord concurred stating that they will be cleaning up the property and removing that portion of the barn that crosses both parcels. A lot of the other little sheds will likely come down as well when the weather permits.

There being nothing further, John Corey, Chairman, read the Findings into the public record.

#### FINDINGS:

An Environmental Assessment Form indicates that the proposed action will not result in any significant adverse environmental impacts.

Al Yager, Town Engineer, stated that he doesn't have a formal record, but does not have any issues with the McCord Lamson Road Minor Subdivision with Mr. Frateschi adding, they are conforming lots and meet the regulations of the Code.

This action did not require review by the Onondaga County Planning Agency.

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

This action is consistent with the Town's current Zoning Ordinances.

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 Kimball

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 Kevin McCord, on behalf of Judith McCord, 1095 Lamson Road, Phoenix, New York, Tax Map No. 016.-03-18.4, as shown on a made dated October 18, 2023, prepared by Douglas Reith, Licensed Land Surveyor, is hereby approved.

5 Ayes -- 0 Noes

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

RESOLVED, that in granting a subdivision to Allen Family Farms, for property located at Plainville Road, Plainville, New York, the Planning Board invokes its right to impose a fee of \$250.00 per lot for one (1), in lieu of land for the development of parks, playgrounds, recreation or open land areas in the Town.

#### DISCUSSION:

Mr. Darcangelo questioned if the Planning Board can collect the Fees in Lieu of Land at a later date if the applicant decides to build a home on the remnant piece.

Mr. Frateschi stated that we can, however, if the land is going to remain under an agricultural use we would not generally require that.

0 Ayes -- 5 Noes (Remnant piece not for residential purposes and will remain under Agriculture)

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.

Mr. McCord thanked the Board for their time.

2. Minor Subdivision  
Case No. 2023-010

Pandori, Peter and Andrea  
NYS Route 370/West Genesee Road

Peter Pandori stated that at the last meeting Al Yager addressed concerns and requested that we provide a topographical survey, which has been prepared by Steve Sehnert, Applied Earth Technologies. The second was to have a draft plan for grading and drainage. After looking at the topographical survey the surveyor and I looked at that and not knowing what a potential builder may want to do with each lot, size of the home, location of the home and being a Minor Subdivision with no new roads or anything like that, it's very difficult to provide even a draft grading plan. The setback would probably be between 80 and 120 feet back and as the topographical map shows there's a significant grade difference there, but nothing a potential homeowner couldn't address by the time they dig the foundation and move dirt around. Aside from that, I think everything else was in order.

Steve Darcangelo questioned what the general grading of the three lots...to the south, towards 370?

Al Yager, Town Engineer, stated that his concern about your driveway, without significantly reducing the grade, ends up being 13 to 14 percent. By the Town Code, no greater than 10% is allowed. There are certainly ways that it can be done, Mr. Pandori is right, there are a couple ways this can be addressed. We can require a detailed grading plan at the time of building permit; however, we do have some concerns that the grades are very deep and the driveways are going to be very steep on a busy road. You're going to have to move a lot of dirt to build a house on this lot. They are going to be very difficult lots to construct a home on. Further, getting the drainage away from the homes is another concern. At this point in time, I'm fairly certain all of the lots can be developed, however in developing them you're probably going to have to do something with the driveways to get the slopes to where they are supposed to be. You're going to be moving a lot of dirt to build houses on these lots.

Mr. Darcangelo questioned if the driveways would require a hammerhead and/or turn-around.

Mr. Yager stated that they certainly won't be able to back down them into the State Road.

Mr. Darcangelo stated that you will need additional space for that and that should be assured in a building plan that that is somehow accommodated...to have a vehicle be able to turn around an exit the property.

Mr. Pandori stated that that's fully understandable, what we don't know is what homeowners of 1, 2 or 3 may do.

Andrea Pandori stated that her brother is a builder and he has a solution for this and is on the line to explain how this can be accomplished.

Bob Rocco, Builder/Developer, reiterated that there's a concern with the pitch of the driveway?

Mr. Yager, yes, sir...the maximum slope for a driveway is 10%. Basically, you're going to have to move a mountain of dirt for the construction of a home or be very creative in how you slope the driveway and pitch it back to the road so that it's under 10%. Nobody is saying that the lots can't be developed Bob, we've talked about this before, it's just the matter of we'd like to see some kind of draft grading plan to see how this is actually going to work and how much dirt is going to have to be moved to make it work. That can be something the Planning Board can make a condition of the building permit approval. It's just something that is concerning from a development standpoint and how these lots are sold, marketed and constructed on so that 1) There's safety for people entering 370 from the driveways and 2) there's positive drainage away from the homes so we don't have water issues after a home is constructed.

Mr. Rocco stated that Mr. Yager may be familiar with Starlight Estates in Camillus where mountains of dirt was moved there. That's what I do for a living, I build houses and run the equipment. Anything can be done as you know...we can put in retaining walls to make the grades work, it's not impossible.

Mr. Pandori questioned if it has to be on us as the seller to have that condition met or would it be on the buyer at the time of building permit.

Tim Frateschi, Esq., stated that this is usually a building permit issue, why are we...

Mr. Yager stated that it is, but we would hate to approve lots that truly aren't buildable and before we had a topo.

Mr. Frateschi stated that these are all conforming lots.

John Corey, Chairman, stated that from Al's perspective and from the Planning Board's perspective we have a three-lot subdivision, lots that conform to Code and could be built on. The issue would come in with the building permit with regard to meeting the Town Code on driveway grading and landscaping.

Mr. Frateschi...and the NYS Building Code to make sure all of those conditions are met.

Mr. Corey suggested conditioning any approval stating that these things have to occur before any building permits can be issued.

Mr. Yager concurred.

Mr. Pandori questioned if they would be responsible for changing the grade.

Mr. Frateschi stated that the person who submits the building permit would be required to meet the Building Code.

Mr. Corey added that you as the seller should make the buyer aware, that's all.

Mr. Pandori concurred, disclosed, absolutely.

Doug Beachel stated that someone may buy Lot 1 for no purpose other than across the street having access to the river. They may never build a home. It's basically a rectangle on a piece of paper that you could convey.

Mrs. Pandori concurred.

Mr. Darcangelo questioned the zoning of the property.

Mr. Yager stated that it's R-20, so these can be 20,000 square foot lots...however there's not water available without a Water District extension and water main extension, therefore they're larger lots to accommodate the need for wells.

Karen Rice, Clerk, stated that it's R-12.5, 12,500 square foot lots are required.

*There is a letter on file dated December 14, 2023, prepared by Al Yager, Town Engineer, which will be made part of the public record, in part:*

*I have completed my review of the Preliminary Plat for the Pandori Minor Subdivision, prepared by Applied Earth Technologies, with a revision date of November 7, 2023. The revised map includes the requested existing topography of the site; however, it does not include grading plans for the homes to be constructed on individual lots. I do have concerns with the existing grading on the lots, however it does appear that a home can be constructed on each of the lots. I recommend that the Planning Board require the (Building Permit) applicant to provide draft grading plans with the building permit application for each of these lots.*

Mr. Frateschi stated that the Board can condition their approval on that letter.

#### FINDINGS:

An Environmental Assessment Form indicates that the proposed action will not result in any significant adverse environmental impacts.

There is a letter on file from Al Yager, Town Engineer, dated November 9, 2023 and December 14, 2023, that has been made part of the public record.  
This action did not require review by the Onondaga County Planning Agency.

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

This action is consistent with the Town's current Zoning Ordinances.

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

**RESOLUTION #4** -- Motion by Corey, Second by Beachel

RESOLVED, that having reviewed the Minor Subdivision application, as defined on a map dated November 7, 2023, prepared by Steve Sehnert, Licensed Land Surveyor, associated with the application of Peter and Andrea Pandori, 2220 Connell Terrace, Baldwinsville, New York, for property located at 2185 & 2190 West Genesee Road, Tax Map No. 050.-01-04.1 and 050.-01-11, Baldwinsville, New York is hereby approved with the following conditions:

- 1) Deed for the parcel to be added to the Peter and Andrea Pandori 2220 Connell Terrace be filed in the Onondaga County Clerk's Office; and
- 2) The conditions as expressed in the Planning Board's Engineer letter dated December 14, 2023 be met.

**DISCUSSION:**

Mr. Darcangelo questioned what the Deed reference is.

Karen stated that prior to this application they did a Lot Line Adjustment for four lots, but their own has not been filed yet, so Tim will review this deed submitted with the Final Plat...is that labeled a Final?

Mr. Yager stated that it's labeled as Preliminary.

Karen continued...when we get the Final Tim will review that Final Plan with the deed to make sure we don't have a landlocked parcel.

5 Ayes -- 0 Noes

**RESOLUTION #5** -- Motion by Corey, Second by Kimball

RESOLVED, that in granting a subdivision to Peter and Andrea Pandori, for property located at 2185 & 2190 West Genesee Road, Baldwinsville, New York, the Planning Board invokes its right to impose a fee of \$250.00 per lot for three (3) lots in lieu of land for the development of parks, playgrounds, recreation or open land areas in the Town.

5 Ayes -- 0 Noes

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.

The Pandori's thanked the Board for their time.

3. Site Plan Review  
Case No. 2023-009

Shanahan, Robert/Greentree Capital  
Longview @ Radisson—River Road

John Corey, Chairman, stated that the Board doesn't have all of the information they need at this time to proceed with the Site Plan review of the Longview Apartments. We need to have a revised Site Plan, Wetland Delineation and some other information in advance before we can proceed with our usual process. So, we will not be discussing this item tonight. We would like to take this opportunity to express the concerns that we as the Planning Board have with the information we have received so far.

*Al Yager, Town Engineer, read his letter dated December 14, 2023 into the record:*

*I have reviewed the Longview Apartments conceptual layout prepared by Plumley Engineering; Multifamily apartments are certainly an allowed use in the residential areas of Radisson. However, I do have significant concerns related to the density of the proposed project and the size of the proposed buildings adjacent to the existing single-family homes that have already been constructed in the neighborhood. To provide an adequate buffer between the existing single-family homes I would suggest that the developer construct a cul-de-sac with the single-family or duplex town homes where proposed buildings 1 – 5 are located. This solution will provide the separation between housing types that is recommended in the Radisson GPP and provide visual screening between the large apartment buildings that are proposed and the existing single-family homes.*

*Further explanation of what will be included in the large clubhouse building adjacent to the Seneca River will also need to be provided. It also appears that much of this (Club House) structure is located within the flood hazard area. A flood study will need to be provided by the applicant prior to any development occurring in the flood hazard areas on the site.*

*Additional trails and walkways will need to be incorporated into the design of the development to allow residents to access the open space and trails throughout Radisson.*

*Prior to the Planning Board taking any further action on this project a full set of site plan development drawings will need to be provided by the applicant for review. (An updated wetland delineation report will need to be provided and correspondence with the Onondaga County Department of Transportation with regard to the revised Traffic Impact Study will also be needed).*

Mr. Yager stated that just this afternoon Julian Clark, Plumley Engineering, forwarded over an email from Onondaga County DOT stating that they had reviewed the Traffic Impact Study and accepted it. It's certainly a busy road. A pedestrian crossing section of Glacier Ridge and Longview is going to be difficult. Some kind of crosswalk, STOP sign, caution light or something is likely going to be needed to allow pedestrian access from this development back to the rest of Radisson.

Mr. Corey stated that as you can see there are a number of outstanding issues that need to be addressed before we can take further action with regard to this. If we get the information we need our schedule would be to review the Long Form Part 2 of SEQR and then schedule a Public Hearing for our February meeting. That is the schedule we're hopefully working on right now, but there are a number of issues that need to be addressed before we have an acceptable plan to move forward.

Tim Frateschi, Esq, ...just in preparation for potentially doing the Part 2 at the next meeting, when they did the original approval for the single-family homes, was SEQR done at that point?

Mr. Yager stated that it was, 2014 or 2015.

Mr. Frateschi stated that that all needs to be updated because the density has increased. Was a Wetland Deliniation done?

Mr. Yager stated that one was done, however it's over 7 years old so a new report will need to be prepared. A Determination ultimately needs to be provided by the Army Corp of Engineers and DEC.

Mr. Frateschi...what about SHPO, Traffic Study...

Mr. Yager Archaeological yes, a Traffic Study may not have been provided at that time but one is provided now.

Mr. Frateschi questioned if there would be a visual impact with the proposed buildings.

Mr. Yager stated that there's quite a few trees along River Road.

Mr. Frateschi questioned if the Board was interested in seeing a Visual Simulation of the buildings and what they would look like on the site.

Mr. Corey stated that they would like to at some point, yes.

Mr. Frateschi questioned if Plumley Engineering has the capability of having something like that prepared...from public rights-of-way around the site.

Julian Clark, Plumley Engineering, stated that they do.

Mr. Frateschi questioned if there was a letter from Radisson stating that this is an allowed use.

Karen Rice, Clerk, stated that we do with the letter being made part of the public record.

There is a letter on file dated December 6, 2023, prepared by Lynn Tanner, Executive Director, Radisson Community Association:

*Robert Shanahan, on behalf of Greentree Realty Capital, LLC, has applied to the Planning Board for Site Plan approval for property located at the intersection of River Road and Longview Terrae, (aka 8850 River Road), Tax Map No. 082.-04-10.0, Baldwinsville, New York. The applicant's proposal is to develop the 19.3-acre parcel into seventeen (17), three-story apartment buildings, each with ten (10) apartment units.*

*Upon review of the Final Site Plan, dated September 2023, the RCA Board of Directors confirms that the proposal is in compliance with the Multi-Family Development, as per the General Project Plan (GPP). Our confirmation excludes, but is not limited to drainage issues, engineering issues, existing or potential environmental concerns and the non-compliance with applicable Federal, State, County, Town or local codes, standards and requirements.*

*It is our understanding that there is no Common Area to be conveyed to the Radisson Community Association. The stormwater pond will be owned and maintained by the developer. Also, please be advised, the Radisson Community Association is not requiring the Developer to install a tot-lot at this site.*

*We are, however, requesting that the Town support the RCA's request for traffic control measures to be put in place at the intersection of Glacier Ridge Road and River Road. At a meeting between the Onondaga County DOT and representatives of the RCA and the Town of Lysander in March 2014, the safety concerns of Radisson residents crossing River Road (pedestrians and cyclists) to access Radisson River Park were discussed. In a joint letter, residents of Radisson Community and Fairways North requested a speed reduction on River Road. At that time, the DOT indicated that when the Longveiw development came to fruition, this intersection would be an ideal location to install a 4-way stop and pedestrian crosswalk.*

Mr. Frateschi questioned what else will be required with Mr. Yager stating we will need a revised SWPPP. They have provided room/locations for Stormwater Management areas. Only water quality is required on this because it is directly tributary to a Fourth-order stream so there's no water quantity controls that will be required. They do show a few stormwater basins on the site.

Mr. Frateschi questioned if you need that before we do a complete SEQR analysis.

Mr. Yager stated that we would not...

Mr. Frateschi...because there's sufficient room on the property to handle whatever drainage would be generated and for the impervious surfaces?

Mr. Yager concurred.

Mr. Frateschi reiterated that between now and the next meeting at least, we'll get some form of visualization from Plumley Engineering so we can use that when we do our Part 2 SEQR analysis. Is there anything else that you want to get from the applicant.

Mr. Corey stated that he just wants to speak for himself, I can't speak for the other gentlemen, I think it's pretty clear, I hope, to the Developer, Julian and to the audience that from my perspective there are two significant problems with the current lay-out, the density of it and what I would call inappropriate buffering between the existing residential uses and the proposed operation. There's got to be a wide separation. Mr. Yager in his letter suggested we could put some other type of building in there to transition...in any event the way it's laid out right now, to me is unacceptable.

(Applause)

Mr. Corey continued stating that it doesn't say how I'm going to vote on this, I just know and I understand that you residents were represented that you were moving into a single-family development and now all of a sudden it has changed. That's not an issue with this Board, that's an issue between you and the Developer. We're just trying to see if there is a way to do this where it meets the Town Code and it addresses concerns that you have and members of this

Board has and we will start that process and hoping that by the January meeting we have a different lay-out and approach.

Steve Darcangelo questioned if dumpster storage and snow storage have been considered.

Mr. Yager stated that we still need a full development site plan that will address that as well.

Mr. Frateschi stated that what the Board is doing is bringing things up that they will be looking for on the site plan that you do provide before we do an analysis at the next meeting. Hopefully everybody is listening and we have a site plan that is consistent with the comments that have been provided.

#### IV. NEW BUSINESS

1. Controlled Site Use  
Case No. 2023-016

Reeves Farms  
1184 West Genesee Road

Joe Mastroianni, Project Engineer, and Nolan Reeves represented Reeves Farms.

Mr. Mastroianni stated that they were before the Board a couple of years ago putting in a Farm Worker Housing Dormitory. We are back before the Board to replace existing single wide trailers with another Dormitory. There will not be an increase in the number of workers. A concrete pad will be constructed for a 20' x 80' structure that will consist of five rooms, four residents per room with a common hallway. For anybody that wasn't here the last time, there is a separate building that they use for bathrooms, showers, kitchen, etc... So, none of that will be in the Dormitory.

John Corey, Chairman, stated that basically you're removing it but not changing the size of the footprint.

Nolan Reeves stated that trailers will be removed. The residents of the trailers will be moved into the Dormitory. It's more permanent, warmer, nicer, looks better...clears up more space on the site allowing the workers more room on the site for whatever.

Steve Darcangelo stated that he will make the same comment he did with the last application, it's very strange that we permit residential structures where they have to leave the building to find a restroom. Before I believe the Code/Ag & Markets permits this...so I guess there's nothing we can do, but I find it almost disturbing.

There was additional discussion with regard to the septic with Mr. Mastroianni stating the septic services are not going to change because we're not changing the number of tenants.

*This application was forwarded to the Onondaga County Planning Board for their review who made the following recommendation, in part:*

*NOW THEREFORE BE IT RESOLVED that the Onondaga County Planning Board recommends the following MODIFICATION to the proposed action prior to local board approval of the proposed action:*

*The Onondaga County Health Department's bureau of Public Health Engineering must formally accept or approve, respectively, any existing or proposed septic system to service this property prior to, or as a condition of, municipal approval of the special permit request.*

Mr. Mastroianni stated that they modified the septic with the application made back in 2021.

Mr. Darcangelo questioned why this application is in front of the Planning Board.

Karen Rice, Clerk, stated that it's an allowed use with a Controlled Site Use. It's an amendment to the original site plan.

*There is a letter on file dated December 14, 2023, prepared by Al Yager, Town Engineer, that will be made part of the public record, in part:*

*I have completed my review of the site plan drawings, dated November 22, 2023, prepared by Mastroianni Engineering and SEQR for the Reeves Farm Migrant Worker Housing Controlled Site Review. The project will not involve more than an acre of soil disturbance so a SPDES permit and SWPPP will not be required.*



*Overall, the plans appear to be in compliance with all applicable State, County and Town Code requirements. At this time, I would not be opposed to the Planning Board granting approval of the site plans as presented.*

**RESOLUTION #6** -- Motion by Corey, Second by Kimball

RESOLVED, That the Planning Board having followed the prescribed SEQR procedures and having received no comments to the contrary, hereby designates itself as Lead Agency for Reeves Farm Holding LLC, 1184 West Genesee Road, Baldwinsville, New York, Controlled Site Use application for Farm Worker Housing.

5 Ayes -- 0 Noes

**RESOLUTION #7** -- Motion by Corey, Second by Darcangelo

RESOLVED, that having reviewed the SEQR regulations, determined this is an **UNLISTED ACTION**, and having reviewed the Short Environmental Assessment form, and finding no significant or adverse impacts resulting from the Reeves Farm Holding LLC, 1184 West Genesee Road, Baldwinsville, New York, Controlled Site Use application for Farm Worker Housing, the Board issues a **NEGATIVE DECLARATION**.

5 Ayes -- 0 Noes

**RESOLUTION #8** -- Motion by Corey, Second by Hunt

RESOLVED, that having reviewed a site plan as defined on a map dated November 22, 2023. prepared by Joseph A Mastroianni, Professional Engineer, associated with the application of Reeves Farm Holding LLC, on behalf of Reeves Farm, for a Controlled Site Use to allow the construction of Farm Worker Housing on property located at 1184 West Genesee Road, Baldwinsville, New York, the Site Plan is hereby approved.

5 Ayes -- 0 Noes

Mr. Mastroianni and Mr. Reeves thanked the Board for their time.

2. Minor Subdivision  
Case No. 2023--017

Sick, Dennis  
2814 Cold Springs Road

Steve Sehnert, Licensed Land Surveyor, represented the applicant in his proposal to subdivide his house, out-buildings and approximately 1.06 acres with 200' of lot width on NYS Route 370 from 11 +/- acres. There is a new building being constructed at the rear of the remnant piece, which becomes Lot 2 with 10.20 acres. There are various private 'roads' throughout the property as shown on the map. Public water and private sewer will be required for Lot 2 when and if it is developed for residential uses.

Steve Darcangelo questioned the structure being built on the property and whether or not the Code permits more than one residential structure on one parcel.

Karen Rice, Clerk, stated that it does not, that is why he is subdividing it. He pulled the permit for a pole barn but it is being constructed in a way where it can be converted into a home at some point in time (Barndominium).

Al Yager, Town Engineer, questioned if a septic system is being designed for this lot.

Mr. Sehnert concurred.

Mr. Darcangelo stated that there was talk about extending sewer to this parcel in the past. The conduit was run underneath the Bypass when the Bypass was constructed in order to allow the sewer main to go underneath it. I don't know much about it, but that was the case. Not specifically for this parcel, but to allow the potential. It's outside the Village but it would be the Village's sewer so there would be outside users. I don't know what the intent was back when that was done other than my understanding was to provide sewer.

Hugh Kimball questioned the yellow marking on the map.

Karen stated that she highlighted it because there was a question about the property New York State Department of Transportation (NYS DOT) took on this parcel. We're not sure if it's an

easement or if a release has been filed, but that is the portion that DOT appropriated for the Baldwinsville Bypass that did not continue on.

Mr. Yager asked Mr. Sehnert if he has any information on the appropriation that took place.

Mr. Sehnert stated that he is not.

Mr. Yager stated that perhaps some further research at the County Clerk's Office is required to see if it was released because it's stamped that it was filed at the County Clerk's Office.

Karen stated that the easement is not going to obstruct the barn currently under construction.

Mr. Yager concurred stating that it appears to be outside the footprint of where the new structure is. The new lot would still be a conforming lot.

Karen stated that they don't own it fee simple, they just took an easement at that time. We just have to figure out if an appropriation is the same as an easement without being filed.

Mr. Frateschi stated that an easement is a conveyance...you have the right to use it. An appropriation, frankly I don't know what that is.

Karen...any time they widen a road and take up some of their land, that's an appropriation. That's the way it's filed. We can still proceed with the application.

#### RESOLUTION #9 -- Motion by Corey, Second by Hunt

RESOLVED, That the Planning Board having followed the prescribed SEQR procedures and having received no comments to the contrary, hereby designates itself as Lead Agency for Dennis Sick, 2814 Cold Springs Road/NYS Route 370, Baldwinsville, New York Minor Subdivision application.

5 Ayes -- 0 Noes

The applicant has completed Part I, Project Information; John Corey, Chairman, reviewed Part Two—Environmental Assessment, with the board.

1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? No
2. Will the proposed action result in a change in the use or intensity of use of land? No
3. Will the proposed action impair the character or quality of the existing community? No
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? N/A
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? No
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? No
7. Will the proposed action impact existing:
  - a. public / private water supplies? No
  - b. public / private wastewater treatment utilities? No
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? No
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, water bodies, groundwater, air quality, flora and fauna)? No
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? No
11. Will the proposed action create a hazard to environmental resources or human health? No

RESOLUTION #10 -- Motion by Corey, Second by Beachel

RESOLVED, that having reviewed the SEQR regulations, determined this is an UNLISTED ACTION, and having reviewed the Short Environmental Assessment form, and finding no significant or adverse impacts resulting from the Dennis Sick, 2814 Cold Springs Road/NYS Route 370, Baldwinsville, New York Minor Subdivision application, the Planning Board issues a NEGATIVE DECLARATION.

5 Ayes -- 0 Noes

RESOLUTION #11 -- Motion by Corey, Second by Kimball

RESOLVED, that a Public Hearing be held at a date and time designated by the secretary, on the application of Dennis Sick, 2814 Cold Springs Road/NYS Route 370, Baldwinsville, New York, Tax Map No. 050.-01-01.3, for a development of two (2) lots from a parcel of approximately 11 acres.

5 Ayes -- 0 Noes

Mr. Darcangelo questioned if an official curb-cut has been issued for this property. It looks like it may have been an old tractor route. I would ask that it meet the State's requirements for a driveway as the access road for Lot 2 cuts across a portion of Lot 1.

Karen stated that that driveway has been there for decades. The former owner had an airport hangar there. Access was through this road, whether it was done legally, who knows.

Mr. Sehnert stated that the applicant is going to change that driveway cut eventually.

3. Minor Subdivision  
Case No. 2023-018

Harney, Collien/Fletcher, Chad & Tina  
8115 Dexter Parkway

Steve Sehnert, Licensed Land Surveyor, represented the applicant stating that the Harney's have a parcel of land approximately 6 acres in size with an existing house and out-buildings on Dexter Parkway 342' from NYS Route 370. The parcel goes all the way back to the Pandori parcel that the Board reviewed earlier. . They would like to subdivide two lots from the overall parcel: Lot 1 0.41 acres with 112.30 foot of lot width for future development and Lot 2 0.32 acres with an existing house and out-buildings with 88.81 foot of lot width. The remaining lands will comprise of approximately 4.7 acres. Both public sewers and water are available.

Hugh Kimball questioned where this part end, it just sort of falls off the map.

Karen Rice, Clerk, stated that it's the remnant, they're not going to survey the remnant piece at this time. They want to create two road front lots. I assessed them as a three-lot subdivision because I included the remnant piece as a separate lot, but it's not part of this subdivision. You're creating two new lots and you're going to have a remnant piece.

Mr. Sehnert stated that the application was started, then interested parties came along inquiring about the remnant piece. There's enough land to do what you want to do with it.

There was some discussion with regard to the remnant piece having a 39' access piece to NYS Route 370 with Mr. Kimball stating that if any potential buyers want to access there you'd have the same problem as the Pandori parcel.

John Corey stated that if you go down through there you will notice that people have put sheds, driveways, etc... on that property. There's no way there's a strip down there that's not being used.

Mr. Sehnert concurred. That's not the ideal location. The idea is to go over on Dexter Parkway and access there.

Mr. Kimball reiterated that there is no plan for Lot 3.

Mr. Sehnert stated that there is an interested party who will have to come back in. We're just a few months behind.

Karen stated that it won't have to come back before the Planning Board. It's the remnant piece. A separate survey will be done and they can just go through Code Enforcement for a building permit.

Mr. Kimball stated that the concern I have is eventually you will be creating two new additional driveways on Dexter Parkway. It's steep, I've seen cars slip slide back down that road.

Karen concurred stating that they will have to go before Ken Svitak, Highway Superintendent, for driveway permits. He will look at the sight distances, but not necessarily the grade of the existing road. I doubt the Town's going to change the grade of the road.

Mr. Kimball stated that the Town does a good job plowing and sanding but the hill is steep and drops off pretty much like the Pandori parcel. I have concerns with two additional driveways there along with the one that's already there. It's a little better down here (indicating on plan) because it flattens out again, but this is steep. I don't like the idea of dealing with one without having a plan for the other and knowing where those driveways are going to be.

Mr. Darcangelo questioned if we should proceed with SEQR without knowing what's going to happen with the remnant piece.

It was determined that the remnant piece is not part of this application with Mr. Yager adding that a SEQR determination will not be required for a building permit to allow home construction on the remnant piece. The SEQR is only looking at it from a planning perspective of the new lots they are creating.

Mr. Darcangelo expressed a concern that the remnant piece was going to be resubdivided.

Karen stated that he can't resubdivide because he only has 100' of lot width on Dexter Parkway; 80' is the minimum for one lot.

Mr. Darcangelo questioned if our Code discusses driveway entrances onto a Town road.

Mr. Yager stated that it does...sight distance is the biggest criteria.

Mr. Darcangelo stated that it appears that it would be adequate in both directions.

Tim Frateschi, Esq., stated that there's a highway permit that has to be issued. The Highway Superintendent will do the evaluation on all of that before he issues a permit.

Karen added that he might suggest combining them, who knows.

Mr. Darcangelo stated that he doesn't have any problems.

#### RESOLUTION #12 -- Motion by Corey, Second by Darcangelo

RESOLVED, That the Planning Board having followed the prescribed SEQR procedures and having received no comments to the contrary, hereby designates itself as Lead Agency for Chad and Tina Fletcher, on behalf of Collien Harney, 8115 Dexter Parkway, Baldwinsville, New York Minor Subdivision application.

5 Ayes -- 0 Noes

The applicant has completed Part I, Project Information; John Corey, Chairman, reviewed Part Two—Environmental Assessment, with the board.

1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? No
2. Will the proposed action result in a change in the use or intensity of use of land? No
3. Will the proposed action impair the character or quality of the existing community? No
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? N/A
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? No
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? No
7. Will the proposed action impact existing:

- c. public / private water supplies? No
  - d. public / private wastewater treatment utilities? No
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? No
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, water bodies, groundwater, air quality, flora and fauna)? No
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? No
11. Will the proposed action create a hazard to environmental resources or human health? No

**RESOLUTION #13** -- Motion by Corey, Second by Hunt

RESOLVED, that having reviewed the SEQR regulations, determined this is an **UNLISTED ACTION**, and having reviewed the Short Environmental Assessment form, and finding no significant or adverse impacts resulting from the Chad and Tina Fletcher, on behalf of Collien Harney, 8115 Dexter Parkway Minor Subdivision application, the Planning Board issues a **NEGATIVE DECLARATION**.

5 ayes - 0 Noes

**RESOLUTION #14** -- Motion by Corey, Second by Beachel

RESOLVED, that a Public Hearing be held at a date and time designated by the secretary, on the application of Chad and Tina Fletcher, on behalf of Collien Harney, 8115 Dexter Parkway Baldwinsville, New York, Tax Map No. 050.-01-01.3, for a development of two (2) lots from a parcel of approximately 5 ½ acres.

5 Ayes -- 0 Noes

Mr. Sehnert thanked the Board for their time.

V. **OTHER BUSINESS**

- 1. Major Subdivision—Final Plat      Longview @ Radisson  
Longview Terrace, Phase 2

*There's a letter on file dated December 14, 2023, 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 Longview at Radisson, Phase II Major Subdivision, prepared by Applied Earth Technologies, dated December 6, 2023. The plat as presented appears to meet all of the Town of Lysander Code requirements. I would not be opposed to the Planning approving the Final Plat at this time.*

**RESOLUTION #15** -- Motion by Corey, Second by Kimball

RESOLVED, that the Planning Board authorizes the Chairperson to review the Final Plat for the four (4) lot subdivision application of Robert Shanahan, on behalf of Greentree Realty, for property located at Longview at Radisson, Phase 2, Lot 11, 12, 13 and 14, Longview Terrace, Baldwinsville, NY, Part of Farm Lot No. 61 and Part of Tax Map Number , 082.-04-10 and finding that all modifications and conditions have been met; and that the Final Plat is consistent with the approved Preliminary Plat; 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, with the following condition:

- 1) Conditioned upon the Town Board accepting the roads and utilities; and
- 2) All fees associated with this subdivision to date, are paid.

5 Ayes -- 0 Noes

2. Review and approval of the 2024 Planning Board Meeting Schedule.

TOWN OF LYSANDER  
2024 PLANNING BOARD MEETING SCHEDULE  
Time: 7:00 p.m. in Auditorium

January 11, 2024  
February 8, 2024  
March 14, 2024  
April 11, 2024  
May 9, 2024  
June 13, 2024  
July 11, 2024  
August 8, 2024  
September 12, 2024  
October 10, 2024  
November 14, 2024  
December 12, 2024

Dates subject to change with appropriate notice. Deadline for application, plans and fees is 10 days prior to meeting date.

RESOLUTION #16 -- Motion by Corey, Second by Kimball

RESOLVED, that the Planning Board accepts the 2024 Planning Board meeting schedule with the understanding that it may change with appropriate notice.

5 Ayes -- 0 Noes

3. John Corey, Chairman, took the opportunity to thank everyone on this Board, Tim, Karen and Al for all of their hard work this past year and wished everyone a very blessed Christmas.

VI. RESOLUTION #17

RESOLVED, that the December 14, 2023 regular meeting of the Town of Lysander Planning Board adjourn at 8:22 p.m.

5 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk  
Planning Board