

TOWN OF LYSANDER
PLANNING BOARD MEETING
8220 Loop Road
Thursday, March 14, 2024 7:00 p.m.

The regular meeting of the Town of Lysander Planning Board was held Thursday, March 14, 2024 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; David Dann; Pete Hansen; Jim Hunter; Mickey Hunter; Stephen Young; The Blakes; Julian Clark, Plumley Engineering; Ron S; Pam W; Sharon Tolone; B Tolone; Mark Antinelli; Bill Lynch and Karen Rice, Clerk

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

I. PUBLIC HEARING -- None Scheduled

II. APPROVAL OF MINUTES

Review and approval of the minutes of the January 11, 2024 and February 8, 2024 Planning Board meeting.

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

RESOLVED, that the minutes of the January 11, 2024 and February 8, 2024 Planning Board meeting be approved as submitted.

5 Ayes -- 0 Noes

III. OLD BUSINESS

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| 1. Stie Plan Review
Case No. 2023—009 | Shanahan, Robert/Greentree Capital
Longview @ Radisson—River Road |
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John Corey, Chairman, stated that the Board will not be taking any action tonight on this proposal. They are before us to give us a revised site plan based on discussions we have had with them.

Julian Clark, Plumley Engineering, represented the applicant, stating that initially this was a 55-lot subdivision with access off of River Road, opposite Glacier Ridge Road. The Developer has two phases completed with nineteen lots in with public roads and utilities developed. The developer has decided to go a different route with the remaining nineteen acres. Originally he proposed seventeen (17) ten (10) unit apartment buildings. After some discussions with the Town and concerns from the neighbors we have come up with a plan with a little lower density. We are proposing twelve (10) unit apartment buildings and twenty-one (21) townhouse units for a total reduction of about twenty-nine (29) units. A traffic study was done on the original plan with the seventeen (17) apartment buildings; there is no impact on that since the number of lots have been reduced. We received a letter of acceptance from Radisson that it meets the General Project Plan. We anticipate both of those will be the same because we have less density now. Does the Board want a new letter from Radisson?

Hugh Kimball stated that it would not be a bad thing.

Mr. Corey stated that if anything it is the same, but yes.

Mr. Clark continued stating that the County comments have been received, there is nothing in there too crazy in there. Once we get the layout we will start our Contract Drawings. We have updated the Wetland Delineation and are in conversations now updating that permit. We had a permit already for the disturbance of .25 acres; we are going to have less disturbance now because we have eliminated one of the crossings; so, we're actually better in that situation.

There will be a public road opposite Glacier Ridge down into the development connecting into the existing road. That road layout generally follows what was approved in the original subdivision. The road is pretty much the same. We have submitted an updated Full Environmental Assessment Form based on the Townhouses and the twelve (12) ten (10) unit apartments. We originally submitted the EAF for seventeen (17). We have parking provided for over two spaces per unit so we can look at that and make some adjustments if necessary. We have eliminated the Clubhouse area from the plan and we're still talking about paths and how we're going to get people to the boat launch.

Steve Darcangelo questioned the number of cars queued up into the development at a peak time.

Mr. Clark stated that he does not have that in front of me.

Mr. Darcangelo asked if it was heavy.

Mr. Clark stated that that was sent to the Onondaga County Department of Transportation and they have accepted it. I do not have the numbers with me. We are now twenty-nine (29) units less so we anticipate those numbers will go down.

Mr. Darcangelo questioned the number of parking spots.

Mr. Clark stated that there are 330 shown, 282 provided, ninety-three of those are garages.

Mr. Darcangelo questioned if Longview Terrace is a public road.

Al Yager, Town Engineer, concurred stating that the road to the Townhouses would be a private drive.

Mr. Darcangelo questioned how it is zoned, is it zoned for this...

Mr. Yager stated that it is zoned PUD, Planned Unit Development. These are allowed uses within the Radisson PUD. These meet as the letter from Radisson states...this use meets the requirements of the Radisson Residential Land Use Plan Controls.

Mr. Kimball stated that the original proposal that I saw from 2006 talked about 106 units, so obviously we are way over that but have come down from what we saw from last time by 29 units.

Mr. Clark stated that the original apartment buildings were three-story units. The Townhouses are only two-story. We knocked that down at that end.

Mr. Clark provided a picture of what the anticipated Townhouses will look like...it is not 'gospel' because we don't have a builder yet but this is the concept.

Mr. Darcangelo stated that there is one particular sanitary sewer line shown.

Mr. Clark stated that he showed that because we have to cross to connect here (indicating on plan). We just wanted people aware that there will be a crossing there.

Mr. Kimball stated that there are a couple places where you are actually paving over part of the wetland.

Mr. Clark concurred stating that that is part of the original disturbance permit we received. We are basically disturbing the same areas that we had approval for when we had the 55 lots.

Mr. Kimball questioned if DEC has any problem with what is on the other side that would be cut off from the rest of the wetland.

Mr. Clark: Correct because there will be culverts.

Mr. Kimball questioned if you have talked to the Fire Department about things like turnarounds, hydrant locations, etc...

Mr. Clark stated that we have not talked to them yet with the change to Townhouses, we still have to have a formal discussion.

Mr. Kimball concurred stating that we want to make sure they can turn around a truck without backing into a wetland. I notice a couple places where both the wetlands and even the floodplain get pretty close to the corners of a couple of the buildings.

Mr. Clark stated that adjustments will be made. We wanted to get the density and layout ok'd and fine tune the gradients and things like that. We are not seeking approval tonight; we just want to know if we can run with this layout.

Mr. Corey concurred stating that basically they're here to say 'ok, we've listened to you, we heard what you said, we heard what the people have said' and I do want to express my appreciation for the effort you have made. Our one big concern about the buffer and closeness to residential of apartments vs...now we have a different type of transition area. You've also shown some plantings. What they are looking from us tonight that this is a workable concept. It has more work to be done with tweaking but this is what they are coming forward to present. As far as I am concerned this is a good first step to get it started down the road because next month we will do the SEQR review on this project and looking at scheduling the Public Hearing. We will see what we find as we go through the process. Does anyone have a different view.

Mr. Kimball stated that it is not a different view, I just have a couple questions.

Mr. Corey stated that we have a lot of time for that.

Mr. Kimball stated that he wished to get them out tonight...with the wetlands being as close as they are to buildings, how do you plan to protect them during the construction period.

Mr. Yager stated that typically when the wetland permit is given they are supposed to put up the orange construction barrier fence for protection of the wetlands. That's a standard condition of the wetland permit.

Mr. Clark reiterated that they're going to be moving stuff away from there, again we wanted to get the density hammered out, usages...then we can start moving buildings five or six feet one way or the other. We now have a little more freedom with the parking so we can maybe move some asphalt and maneuver things that way.

Mr. Kimball stated that you're going to need work permits from County DOT.

Mr. Clark concurred a road intersection permit. That's why we sent them the Traffic Study to make sure they are ok with it.

Mr. Kimball asked that the Developer review the December Planning Board meeting minutes as well as the comments from the Onondaga County Planning Agency.

Mr. Darcangelo questioned if any of the project is within the Floodway.

Mr. Clark stated that they are not with Mr. Yager concurring. A Flood Study was done with the submission of the initial subdivision plan if I recall.

Mr. Clark concurred stating that they have Letter of Map Amendments for property along the river.

Mr. Kimball questioned if Mr. Yager is good with the Traffic Study.

Mr. Yager stated that the project was larger. This will be a reduction in trip volume. The queuing was not significant. It did not have a decrease level of service on River Road. It's not going to affect Glacier Ridge Road. The primary movement off of Glacier Ridge is a right-hand turn.

Mr. Kimball stated that questions have been raised with trying to cross that road. That did not seem to be resolved.

Mr. Yager stated that that is still an outstanding issue.

Mr. Clark stated that the Developer is willing to do something, it is a work in progress.

There was some discussion with the right-of-way and turn radiuses of Glacier Ridge Road. Mr. Darcangelo stated that it appears to be wider than the proposed crossroad. I can see an awkward intersection because of the large turning radius on Glacier Ridge.

Mr. Yager stating that it appears Glacier Ridge has expanded over the years. That right-hand turn movement southbound...I do not know if it happened when the County redid River Road. It is considered a Collector Road into Radisson that is why that road is thirty-six' wide. That was requested by the Planning Board when the River Grove and River Pointe Subdivisions were considered.

Mr. Clark stated that Longview actually contributed to the improvements of that as well.

Mr. Kimball questioned if final approval will be received from DEC next month?

Mr. Yager stated that it depends on when things will bloom. They will not do the walk for the determination until things are green and budding.

Mr. Clark added that this is going to be their busy time. Everybody will be looking for delineations and permits...but we did the delineation, we have the layout and reports done. We just have to finalize what our disturbed areas are going to be and submit it to them.

Mr. Corey stated that it appears that we are ready to proceed with this conceptual plan recognizing that there's still work to be done. We will review Part 2 of the Long EAF at the April meeting. Our process has been once we do that we then have our Attorney draft up a resolution for that review. We anticipate that to be done in May, if so we may be in a position to schedule the Public Hearing. By then we maybe some of this other stull will be cleared up.

Mr. Yager stated that he thinks there is a possibility of getting a wetland determination letter in May.

Mr. Clark stated that it might take a little longer because we are getting a disturbance permit as well.

There being nothing further, Mr. Clark thanked the Board for their time.

IV. OTHER BUSINESS

1. Waive Hearing/Sign Plat

TB Rentals, LLC
3394 – 3400 Forester Watch Run

Al Yager, Town Engineer, stated that these are townhouse lots with shared walls. This is essentially the as-built drawings of where those shared walls laid out.

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

RESOLVED, that the Planning Board authorizes the Chairperson to review the Final Plat for the four (4) lot subdivision application of J Alberici & Sons for property located at Timber Banks, Section No. 1, Amendment No. 6, 3394 ~ 3400 Forester Watch Run, Part of Farm Lot No. 88 and Part of Tax Map Number 072.1-04-05,0 and 072.1-04-06 and finding that all modifications and conditions have been met; and that the Final Plat in 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.

5 Ayes -- 0 Noes

V. ADJOURN

RESOLUTION #3 -- Motion by Kimball, Second by Darcangelo

RESOVLED, that the March 14, 2024 Town of Lysander Planning Board meeting adjourn at 7:21 p.m.

5 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk
Planning Board