

PLANNING BOARD MEETING
Monday, May 7, 2015 @ 7:00 p.m.
8220 Loop Road
Baldwinsville, NY 13027

The Town of Lysander Planning Board meeting was held Thursday, May 7, 2015 at 7:00 p.m. at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York.

MEMBERS PRESENT: Fred Allen, Chairman; Hugh Kimball; James Aust; John Corey and William Lester

MEMBERS ABSENT: Joanne Daprano and James Hickey

OTHERS PRESENT: Al Yager, Town Engineer; Zach Benjamin, Planning Board Attorney; Amy Franco, Clough Harbor; Frank Costanzo, Zoning Board of Appeals and Karen Rice, Clerk

The Planning Board meeting opened at 7:00 p.m.

The Agendas was not followed as prepared, however the discussion and/or any action was.

I. PUBLIC HEARING -- None Scheduled

II. OLD BUSINESS

- | | |
|------------------------|-----------------|
| 1. Site Plan Amendment | Northwest YMCA |
| Case No. 2015—005 | 8040 River Road |

Amy Franco, Clough Harbor, represented the applicant, the pavilion itself is the same, except for its location. We relocated it closer to the sidewalk and the main entrance so we would have that connection and perhaps less golf balls that could reach that far. The utilities are coming off the stub of the building that were built in. We are relocating the rain garden, keeping the outlet in the same location (indicating on plan). There will be an internal grinder pump because of the difference in elevation for sewers.

Fred Allen, Chairman, stated that there is a letter on file from Al Yager, Town Engineer, dated May 7, 2015, stating in part:

I have completed my review of the Amended Site Plan for YMCA at Timber Banks. At this time the revised site plan with a final revision date of April 27, 2015 appears to meet all applicable Local and State requirements.

Mr. Allen stated that he likes this location much better than what was originally depicted from a golf safety standpoint. Also, it is a grinder pump so the gravity sewer connection isn't a concern; the outlet to the rain garden is rather shallow and that would have been a conflict, but being a grinder pump it will just go right underneath it. There shouldn't be any utility conflicts. It has unisex bathrooms that are handi-cap accessible. It should be a nice facility for the kids in the summertime.

Hugh Kimball questioned if there was any concern with stormwater/drainage.

Mr. Yager stated that they actually oversized the stormwater management facility to accommodate any changes.

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 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.

FINDINGS:

A separate environmental impact study is not required since this action is part of The Timbers Planned Unit Development and is consistent with the SEQR review included in the Timbers Land Use Plan.

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

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

This action has been referred to the Onondaga County Planning Board for their review and recommendation who made the following recommendation, in part:
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.

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

RESOLUTION #2 -- Motion by Allen, Second by Kimball

RESOLVED, that having reviewed the site plan as defined on a map dated January 16, 2014, revised April 27, 2015, prepared by Clough Harbor Associates, Project Engineer and RSA Architects, Architect, associated with the application of Northwest Family YMCA and part of The Timbers PUD, to allow the construction of a 2452 square foot pavilion), the site plan is hereby approved.

5 Ayes -- 0 Noes

Ms. Franco thanked the board for their time.

2. Site Plan Review
Case No. 2015—007

Paperworks Industrial
2900 McLane Drive

The applicant asked that this item be tabled until the May 18, 2015 Planning Board meeting.

3. Recommendation to Town Board: Review and approval of the proposed 2015 Subdivision of Land Regulations, Chapter 117 of the Lysander Town Code, dated 1977, last amended November 16, 1987.
 - “Division of Land Procedure”—Clarification/Modification
 - Fees: Section 67-4, Paragraph E, Other Planning Fees:
Division of Land/Movement of Lot Line—Application Fee \$150

Fred Allen, Chairman, stated that at the last meeting we approved what we had before us at the last meeting, however there were a few clarifications that were suggested. Steve Sehnert, Licensed Land Surveyor, had some issues that he thought should be address. Al Yager, Town Engineer, has incorporated those changes into the document.

Al Yager, Town Engineer, stated that Steve found that some of the things we had in our subdivision were antiquated from old survey technology, more particularly a section with regard to “line of sight”. That requirement makes the need for so many monuments not necessary. His idea of getting all Final Plats and (unclear) is huge for the Town. Going forward what we can do is take any new plats that come in and start building a data base of true survey files for areas of the Town as they come in; which will help for future planning projects with utilities, road construction, etc... Another item of concern were “monument material”, instead of concrete we’ve been allowing them to use aluminum monuments as long as I’ve been associated with the Town, so that’s for at least ten years. The precast concrete, after the development is built, is hard to replace without bringing an excavator across some of these yards. Some other survey type things made sense to change. Not being a surveyor, it’s not something that the committee thought of but we’re appreciative of his in-put.

Mr. Allen reiterated that all of Mr. Sehnert’s changes have been incorporated and make sense.

Mr. Yager concurred.

Mr. Allen stated that Jim Hickey raised was the clarification on what came before the Planning Board. Zach Benjamin, Planning Board Attorney, has clarified that.

Zach Benjamin, Planning Board Attorney, stated that he spoke with Jim several times after the last meeting about this particular section that had been proposed, “Division of Land”, Section 117-5.1. If you recall, it previously said that certain mirror adjustments of lot lines and other minor items would come before the Town Planning Board Attorney, who would then have authority to approve or disapprove. Jim had a lot of concerns about that because it was fairly vague on what is a minor adjustment of a lot line.

Mr. Benjamin continued stating that he went back into the definition of “Division of Land” and tried to come up with an idea. This idea is to define this as “*de minimis*”, a very minor adjustment. The language was reworked as follows:

Section 117-4 Definitions and word usage., Paragraph B(1): Division of land involving a *de minimis* adjustment of existing lot lines or lot lines shown on an approved final subdivision map,

without the creation of new streets, curb cuts, infrastructure or building lots. For purposes of this subsection”(1)” a *de minimis* adjustment shall mean the movement of existing lot lines or lot lines shown on an approved final subdivision map less than _____(_____) feet in the aggregate, and provided such adjustment does not create new streets, curb cuts, infrastructure or building lots, or otherwise cause one or more of the subject lots to fail to meet to any other applicable provisions of the Code.

Section 117-4 Definitions and word usage., Paragraph B(2): Division of land including the elimination of existing lot lines so as to consolidate one or more lots into a lesser number and not involving the creation of new streets, curb cuts, infrastructure or building lots (also may be referred herein as Resubdivision), and provided the resulting lot or lots otherwise meet all other applicable provisions of the Code.

Mr. Benjamin stated that that was the major concern that Jim had; other recommended changes are highlighted.

William Lester stated that talking about *de minimis* and talking about the fact that once a lot line is moved, all the lots still have to comply with specific requirements. Isn't that enough?

Mr. Benjamin stated that he thinks it is as long as that is absolutely in here. The issue with *de minimis* is it can be defined a lot of different ways. That is why I was concerned about logically having something definite. I agree with you as long as we have language that says, provided that all resulting lots still comply with all applicable requirements.

Mr. Yager stated that he doesn't think we necessarily need a distance requirement as long as all lots are in conformance. Does it really matter if someone moves a lot line 2/10's of a foot or 15' as long as it's in conformance it doesn't really have any bearing on what we do.

Mr. Benjamin suggested: ...movement of existing lots lines for lot lines shown on an approved final subdivision map, provided such adjustment does not create new streets, curb cuts, infrastructure or building lots, or otherwise cause one or more of the subject lots to fail to meet to any other applicable provisions of the Code.

Mr. Yager concurred.

Mr. Allen asked if there are any other additions, corrections or clarification.

Mr. Yager stated no, other than having Karen read the County Planning comments read into the public record, per Megan Costa, Syracuse Onondaga County Planning Association (SOCPA) suggestion.

Karen Rice, Clerk, stated that the application went to County Planning on behalf of the Town Board. They will be read it into the record at their Public Hearing, but I can put the one dealing with the Subdivision Regulations in.

The application was sent to the Onondaga County Planning Board for their review and recommendation, who made the following determination, 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. The Board has offered the following COMMENT(S) :

The Board encourages the Town to consider proposed sidewalk and roadway geometry standard changes in the context of walkability within the Town, especially in locations near activity centers, such as within the Village, higher density residential or business clusters, schools, and parks and recreation/trail locations. Locations such as these may be appropriate for the inclusion of sidewalk infrastructure, as well as for pedestrian scaled roadway intersection geometry, and walkable communities have been found to increase property values and livability.

Mr. Kimball questioned Section 117-13 Street and roads, Paragraph A(6): Cul-de-sac in the local street system shall not exceed 750 feet in length and must be designed with a turnaround having an outside roadway diameter of at least 130 feet and a street property line diameter of at least 160 feet. Upon the showing of good cause and after consultation with the appropriate fire department personnel relevant to the applicant's property, the Planning Board may waive the length restriction.

Mr. Kimball further stated that State Law allows the cul-de-sac up to a maximum of 750'. It makes it sound like the Board can waive the 750' to allow something longer.

Mr. Yager stated that we'll keep it at 500' and say "upon showing of good cause and after consultation with the appropriate fire department personnel relevant to the applicant's property, the Planning Board may waive the length restriction up to a maximum length of 750' as allowed by NYS Law.

The Board concurred.

Mr. Allen questioned the secretary how we wanted to proceed, a resolution to recommend the amended document.

Karen stated that she prepared a resolution that can be marked up.

In reviewing the proposed resolution, Mr. Yager suggested that the latest revision date of today be added.

Mr. Allen concurred stating that the reason he asked was because we had something in the record of approval at the last meeting. The document now includes Steve Sehnert's and the Zach's changes and the one we just made as a board on cul-de-sacs.

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

RESOLVED, that the Planning Board, at the request of the Town Board has reviewed the proposed changes of the 2015 Subdivision Regulations of 1977, Chapter 117 of the Lysander Town Code, dated July 7, 1977, and its various amendments, with the latest revision date of May 7, 2015, hereby recommends APPROVAL

5 Ayes -- 0 Noes

Mr. Allen added that this has been a long time coming and thanked the board for their in-put.

Mr. Kimball concurred stating it was definitely worth the effort to do what we did tonight.

III. OTHER BUSINESS

- 1) Zoning Map of the Town of Lysander: There was some discussion with regard to the adoption of a new Zoning Map. The Town is working with the County of Onondaga with that regard and it will be a part of the Adoption of the Comprehensive Land Use Plan, Zoning Regulations and Subdivision Regulations. Due to all of the new development and the acceptance of new Town roads; the Town has decided to go back to having two separate maps, one for Zoning and one for Highway purposes..

IV. ADJOURN

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

RESOLVED, that the Town of Lysander special Planning Board meeting adjourn at 7:25 p.m.

5 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk