

A Regular Town Board meeting was held on July 19, 2018 at Lysander Town Hall, 8220 Loop Road, Baldwinsville, New York.

MEMBERS PRESENT: Joseph Saraceni, Supervisor
Robert Ellis, Councilor
Peter Moore, Councilor
Robert Geraci, Councilor
Roman Diamond, Councilor

MEMBERS ABSENT: None

OTHERS PRESENT: Dina Falcone, Town Clerk; David Rahrle, Comptroller; Tony Rivizzigno, Town Attorney, and several residents.

Supervisor Saraceni called the meeting to order at 7:00 PM with the Pledge to the Flag.

Supervisor Saraceni noted there are several additions to be added to the agenda. One is to request the CSX railroad crossing be closed, the other is to authorize the letter of intent for the lease of the office space in the Town of Lysander building, and the other is to accept dedication of both River Grove and Hickory Knoll as Town roads (which will be tabled), the other is a motion to hold a joint meeting with the Village of Baldwinsville for the annexation of Lysander Park.

ZONE CHANGE APPLICANTS' COMMENTS:

Patricia Personius (co-owner of Tabatha's Family Tree) spoke about the intent to rezone the current location of 3060 Cold Springs Road. She has been there for 18 years, and is now retiring. They have been trying to find a buyer for the restaurant. She said the problem is that although it is a good location, not a lot of people want to buy a restaurant, so in talking with realtors they said it would be great office space, a personal office, etc. However, it would need to be rezoned.

Alao Adekola owner of 3070 Belgium Road, spoke about the intent to rezone the current land. He owns the current office building that is there, and practices as a psychiatrist. He said he would like to build office space on the vacant land, and stated that he thinks that it would benefit more patients in the Baldwinsville area. **Roman Aleksanyan** is the contractor on the project and he noted the two maps which indicate the area that is zoned commercial, and an easement with National Grid which goes through the property. He is looking to expand it to commercial to add the commercial facility. It was confirmed that the access of the property will be off of Route 31 and not Gerald Drive.

CITIZENS COMMENTS:

Supervisor Saraceni stated that this portion of the agenda will allow residents to come to the mic and comment on regular agenda items, or any other town business that is not related to personnel. The agenda has been consolidated. There used to be two separate times for people to come up to speak; it has been consolidated into one area, so that it is anything on the agenda or anything town related that the Board should be aware of. The time limit to speak is five minutes.

Lisa Russo of River Grove stated that she represents the homeowners in the River Grove community and their sincere desire and request for the roads to be dedicated (adopted by the Town). She shared the highlights of the request with the Board. These items have been made part of the official minutes of this meeting, and are attached hereto. Ms. Russo noted that the developer has written a letter in support of the

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dedication of the roads, understanding that the community didn't meet its full fruition at the time 12 years ago when it was requested to be private.

Supervisor Saraceni asked if (the letter from the developer) came with financial support of the developer, that he (the developer) would provide the town with the money to upgrade the roads. Ms. Russo said she had not received anything from a financial standpoint (from the developer). She said part of the development has not been developed but they would make sure that other half meets the standards. At this point in time they want to dedicate the roads that have been completed.

Counselor Geraci asked Ms. Russo if she was aware that the developer requested those roads be private and the Town urged him not to do that. She said she was aware of that, but none of them were residents at the time. The developer was the one that requested it so that he could put more houses in the area than would have been allowed if the radius of the roads had been up to the Town's standards. There are issues, not only the radius, but the road widths, and it is the composition of the road also. Roads [have to meet a standard] that would require a maintenance schedule that would be financially reasonable. **Counselor Geraci** said this developer has no proof that this road is up to (even in the construction phase) the standards of the Town. He said they are not about to do an analysis of that road, but they have no proof that the roadway is up to the standards of road construction that the Town of Lysander requires, and road construction requirements are done so we have to do less maintenance in the future. He said there were several factors that none of the current Board were involved in. Discussion ensued regarding the top coat and condition of the roads.

Kevin Rode of Greymoor Way didn't see anything on the agenda about the chicken code/livestock/farm animal's discussion. There was nothing on the agenda this date regarding the proposed legislation. Mr. Rode asked where the Town is on the issue. **Supervisor Saraceni** said he is one of five on the Board but said he is researching the issue at this point and reviewing other municipalities' policies which address livestock/chickens. He said these things take time and research. He said the proposed law that the public hearing was related to was inadequate, is not a law that he thinks the Town will end up with. There will be changes and he is not sure exactly what those will be. He reiterated that more research needs to be done.

Regarding River Grove, Mr. Rode asked how much 'say' the Planning Board has and referred to the Planning Board not accepting the road. **Supervisor Saraceni** said in his research, he doesn't know because it was a concern by the Town Engineer, and by multiple members of the Planning Board at the time, and since he wasn't there he couldn't say for certain. He said in reading the minutes, Fred Rood was very outspoken against it, and said if the Town allowed the development to happen, that within 20 or 30 years the same residents would come before the Town Board requesting that the roads be adopted. **Supervisor Saraceni** said he believed that the RCA deals with more aesthetic issues and the Planning Board still has oversight for planning developments in Radisson.

Counselor Geraci said his understanding is even if you want to build a private road today, you have to build it to Town of Lysander standards. **Supervisor Saraceni** said the new CLUP demands that. Discussion ensued regarding snow plowing issues, right-of-way, composition of the road, and ownership.

Mr. Rode asked about the status of the spray park. **Supervisor Saraceni** said they are waiting for a final approval from the Albany; a package was presented to them; they just have to sign off on it and then the Town can put the project out to bid to see what the real number is on Phase I.

Mr. Rode directed a question toward Councilor Geraci and referenced a past meeting where he made a comment, *"If the voters voted it down, the referendum, the project would be dead."* **Counselor Geraci** said, *"In all honesty it was a discouraging point. I'm just a person, I've got feelings in terms of the amount of work that went into that project. After reflecting upon it and realigning, the vote was so close and just on the bonding, it was easy for me to say 'this project is so good for the community that we really need to move forward with it'."*

Jim Stirushnik of Dinglehole Road commented on the requested adoption of the River Grove roads. He said as a non-resident of [River Grove], he doesn't think the Town should take on the responsibility unless it is brought up to Town of Lysander standards and then the town could consider adopting it.

TOWN BOARD COMMENTS

Supervisor Saraceni commented that there have been regular TLEOP meetings, and at this point they will be suspended moving forward. He said they discussed a number of items from a public safety analysis. He said he went into the process thinking the Town of Lysander would have a succinct manual that one could pull off of a shelf in a state of emergency that would spell out how things would go. He said to a point there is, but there are things as a Supervisor he would have to turn over to Onondaga County. The Town of Lysander is still going to be in the loop, but beyond that, every situation is unique. He said the best thing that came out of the meetings is that all of the first responder agencies are going to be working together and have gotten to know one another and the needs of the community. **Supervisor Saraceni** said he will be drafting a basic plan that spells out his actions if there is an event the Town can't handle and a directory for all first responding agencies. He thanked all of the agencies for coming together.

Supervisor Saraceni mentioned the Star Spangled Lacrosse Women's Tournament and that it was amazing. He congratulated Doug Rowe and Coach Collins on the event. He spoke of the games that were played and wished that the event was showcased more.

He said he spoke at Doug Rowe's event, as he was recognized as Businessman of the Year. He said it was a positive event and has a great impact on the Town's economy during tournament time.

Supervisor Saraceni said he returned from Clayton and mentioned how beautiful the Village of Clayton is. He saw what that small community has done as far as improvements in their park and their river, and they are wonderful. He said they are actually burying power lines. He said that is a community we can learn from as far as it is always trying to improve itself. **Supervisor Saraceni** said he is sure that it's not cheap to make those improvements, but those kind of investments are paying off as far as quality of life and living in that area.

ADOPTION OF MINUTES

RES#179/2018

Motion by Councilor Moore seconded by Councilor Diamond to adopt the June 21, 2018 Town Board Meeting minutes.

Supervisor Saraceni	Aye	Councilor Ellis	Aye	Councilor Geraci	Abstain
Councilor Moore	Aye	Councilor Diamond	Aye		

All Ayes, motion carried and adopted

DEPARTMENT HEAD REPORTS:

Comptroller David Rahrle reported the history of the mortgage tax payments. He said he has received the first payment for 2018, \$198K, which is \$40K less than the first payment in 2017. He said the Town will not have a problem hitting the budgeted number and it is in good shape from a budget standpoint.

Town Clerk Dina Falcone read the letter from the NYS DOT regarding two speed studies that were conducted as follows:

This letter is in response to two previous letters received in our office on April 17, 2017 for Patchett Road between Collington Pointe Way and River Road, and February 27, 2018 for Route 48 between Hencle Boulevard and the Village of Baldwinsville limit.

Our traffic engineers have completed their review. Based on the existing roadside development, test drives, accident analysis, and (when appropriate) laser analysis, our investigation determined for these (2) locations, retention of the current speed limit is appropriate.

Studies conducted throughout the country have shown that drivers are influenced more by the appearance of the highway itself, and prevailing traffic conditions rather than by the posted speed limit. If speed limit signs are posted for a lower limit than is needed, many drivers will simply ignore the signs. At the same time, other drivers will stay within the posted speed limit. This increases the difficulty for pedestrians and other vehicles to judge the speed of approaching vehicles.

With respect to your request on Patchett Road, our analysis noted several of the accidents were related to other collisions with animals or accidents under inclement weather conditions; neither of which could be prevented by an implementation of a lower regulatory speed limit. We encourage the town to consider pursuing other corrective repairs, pavement marking improvements, etc.

Lastly, during our field review, we observed that an "Area Speed Limit 30" sign was posted on Patchett Road near the intersection with Collington Pointe Way. This speed limit is not supported with an official notice of order. We recommend removing this sign, unless the town has an order to support this area speed restriction.

Supervisor Saraceni said he was expecting the HW Superintendent to be in attendance, as he was hoping he would say a few words about the passing of a past HW Superintendent, Bob Cook. **Supervisor Saraceni** said that Mr. Cook was employed by the Town of Lysander for 43 years, and for 16 of those years he was the HW Superintendent. He always heard many good things about him; not a single person said a bad thing about him; he was loved. **Supervisor Saraceni** said Mr. Cook did a great job and took tremendous pride in the HW Department. **Supervisor Saraceni** attended his services and met his family, and offered his condolences. Mr. Cook left a legacy to be proud of.

Supervisor Saraceni said Councilor Geraci asked for consideration to table the motion for the River Grove road acceptance, as the Town Engineer is not in attendance this evening, and he is not in favor of the Town of Lysander accepting the roads. The engineer wrote a letter not supporting the motion. **Supervisor Saraceni** said he thinks it is prudent to take a step back and think about some of the things that were discussed this evening. The Board agreed to table the motion. **Supervisor Saraceni** agreed to place the motion on the next agenda.

REGULAR AGENDA ITEMS

**MOTION OF NEGATIVE DECLARATION REGARDING
TABBA CAT, INC. /3160 COLD SPRINGS ROAD ZONE CHANGE PETITION**

RES#180/2018

Motion made by Councilor Geraci seconded by Councilor Moore that the Town Board has determined that the zone change petition received from Tabatha Babbitt (Tabba Cat, Inc.), for the property located at 3160 Cold Springs Road, Baldwinsville, NY 13027, lot 24, Tax Map Number 061.-02-24.0, be rezoned from District AR-40 to District Neighborhood Business District, is an unlisted action and with a NEGATIVE DECLARATION.

Supervisor Saraceni	Aye	Councilor Ellis	Aye	Councilor Geraci	Aye
Councilor Moore	Aye	Councilor Diamond	Aye		

All Ayes, motion carried and adopted

**MOTION TO SCHEDULE AND ADVERTISE PUBLIC HEARING REGARDING
TABBA CAT, INC. /3160 COLD SPRINGS ROAD ZONE CHANGE PETITION**

RES#181/2018

Motion made by Councilor Geraci seconded by Councilor Diamond to schedule a public hearing to be held on August 16, 2018 at Lysander Town Hall, 8220 Loop Road, at 7:00 PM, to hear all those for or against a zone change petition received from Tabatha Babbitt (Tabba Cat, Inc.), for the property located at 3160 Cold Springs Road, Baldwinsville, NY 13027, lot 24, Tax Map Number 061.-02-24.0, be rezoned from District AR-40 to District Neighborhood Business District. This motion also authorizes the Town Clerk to advertise for same.

Supervisor Saraceni	Aye	Councilor Ellis	Aye	Councilor Geraci	Aye
Councilor Moore	Aye	Councilor Diamond	Aye		

All Ayes, motion carried and adopted

MOTION OF NEGATIVE DECLARATION
REGARDING THE ADEKOLA/3070 BELGIUM ROAD/ZONE CHANGE PETITION

RES#182/2018

Motion made by Councilor Geraci seconded by Councilor Ellis that the Town Board has determined that the zone change petition received from Roman Aleksanyan (contractor) for Alao Adekola (owner) for the property located at 3070 Belgium Road, Baldwinsville, NY 13027, be rezoned from District AR-20 Business District to Retail Service District, is an unlisted action and with a NEGATIVE DECLARATION.

Supervisor Saraceni	Aye	Councilor Ellis	Aye	Councilor Geraci	Aye
Councilor Moore	Aye	Councilor Diamond	Aye		

All Ayes, motion carried and adopted

MOTION TO SCHEDULE PUBLIC HEARING
REGARDING THE ADEKOLA/3070 BELGIUM ROAD/ZONE CHANGE PETITION

RES#183/2018

Motion made by Councilor Ellis seconded by Councilor Diamond to schedule a public hearing to be held on August 16, 2018 at Lysander Town Hall, 8220 Loop Road, at 7:00 PM, to hear all those for or against a zone change petition received from Roman Aleksanyan (contractor) for Alao Adekola (owner) for the property located at 3070 Belgium Road, Baldwinsville, NY 13027, be rezoned from District AR-20 Business District to Retail Service District. This motion also authorizes the Town Clerk to advertise for same.

Supervisor Saraceni	Aye	Councilor Ellis	Aye	Councilor Geraci	Aye
Councilor Moore	Aye	Councilor Diamond	Aye		

All Ayes, motion carried and adopted

MOTION TO RESCIND RESOLUTION NUMBER 170
ESTABLISHING THE ROUTE 48 SIDEWALK DISTRICT

RES#184/2018

Motion made by Councilor Moore seconded by Councilor Ellis to rescind Resolution Number 170 of 2018 approving the establishment of the Route 48 Sidewalk District.

Supervisor Saraceni	Aye	Councilor Ellis	Aye	Councilor Geraci	Aye
Councilor Moore	Aye	Councilor Diamond	Aye		

All Ayes, motion carried and adopted

MOTION TO AUTHORIZE ENGINEER TO PREPARE REVISED
MAP PLAN AND REPORT FOR THE PROPOSED ROUTE 48 SIDEWALK DISTRICT

RES#185/2018

Motion made by Councilor Ellis seconded by Councilor Diamond to authorize the Town Engineer to prepare a revised map, plan, and report for the establishment of the proposed Route 48 Sidewalk District.

Supervisor Saraceni	Aye	Councilor Ellis	Aye	Councilor Geraci	Aye
Councilor Moore	Aye	Councilor Diamond	Aye		

All Ayes, motion carried and adopted

Discussion:

This motion was rescinded because the map, plan and report were revised.

**MOTION TO AUTHORIZE TOWN CLERK TO ADVERTISE FOR PUBLIC HEARING
REGARDING PROPOSED ROUTE 48 SIDEWALK DISTRICT**

RES#186/2018

Motion made by Councilor Moore seconded by Councilor Geraci to authorize the Town Clerk to advertise for a public hearing to be held on August 16, 2018 at 7:00 PM in Lysander Town Hall, to hear all people for or against the proposed Route 48 Sidewalk District.

Supervisor Saraceni	Aye	Councilor Ellis	Aye	Councilor Geraci	Aye
Councilor Moore	Aye	Councilor Diamond	Aye		

All Ayes, motion carried and adopted

MOTION TO AUTHORIZE HW SUPERINTENDENT TO SIGN OCWA PERMIT

RES#187/2018

Motion made by Councilor Moore seconded by Councilor Diamond to authorize the Town Highway Superintendent to sign the OCWA Permit which grants permission for the installation of approximately 610' of 8" water main extension for Section 2 of the Pompo Woods Subdivision within the existing Cold Springs Water Supply District with no existing pavement to be cut.

Supervisor Saraceni	Aye	Councilor Ellis	Aye	Councilor Geraci	Aye
Councilor Moore	Aye	Councilor Diamond	Aye		

All Ayes, motion carried and adopted

MOTION TO AUTHORIZE TOWN SUPERVISOR TO SIGN OCWA APPLICATION

RES#188/2018

Motion made by Councilor Geraci seconded by Councilor Ellis to authorize the Town Supervisor to sign the OCWA Application for one (1) Fire Hydrant for Section 2 of the Pompo Woods Subdivision in the existing Cold Springs Water Supply District.

Supervisor Saraceni	Aye	Councilor Ellis	Aye	Councilor Geraci	Aye
Councilor Moore	Aye	Councilor Diamond	Aye		

All Ayes, motion carried and adopted

MOTION FOR PUNCH LIST SECURITY FOR WHISPERING OAKS IV PHASE I SET AT \$77K

RES#189/2018

Motion made by Councilor Geraci seconded by Councilor Moore that the punch list security for the roadway, sanitary sewer, drainage, and water distribution system utilities included in Whispering Oaks IV Phase I Subdivision be set at \$77,000 for the following roadway.

<u>Street</u>	<u>Length</u>
Rubicon Road	0.116 miles

Supervisor Saraceni	Aye	Councilor Ellis	Aye	Councilor Geraci	Aye
Councilor Moore	Aye	Councilor Diamond	Aye		

All Ayes, motion carried and adopted

**MOTION FOR MAINTENANCE GUARANTEE
SECURITY FOR WHISPERING OAKS IV PHASE I SET AT \$85,388**

RES#190/2018

Motion made by Councilor Ellis seconded by Councilor Moore that the maintenance guarantee security for the roadway, sanitary sewer, drainage, and water distribution system utilities within the Whispering Oaks IV Phase I Subdivision is set at \$85,388 for a period of three (3) years.

Supervisor Saraceni	Aye	Councilor Ellis	Aye	Councilor Geraci	Aye
Councilor Moore	Aye	Councilor Diamond	Aye		

All Ayes, motion carried and adopted

**MOTION TO AUTHORIZE TOWN SUPERVISOR TO
SIGN LETTER OF INTENT REGARDING LEASE OF SPACE**

RES#191/2018

Motion made by Councilor Geraci seconded by Councilor Ellis to authorize the Town Supervisor to sign the Letter of Intent regarding rental space at Town Hall to Tina Solomon, of Prime America Financial Services.

Supervisor Saraceni	Aye	Councilor Ellis	Aye	Councilor Geraci	Aye
Councilor Moore	Aye	Councilor Diamond	Aye		

All Ayes, motion carried and adopted

**MOTION TO ADOPT RESOLUTION TO
DECOMMISSION THE CSX RAIL CROSSING ON LAMSON ROAD**

RES#192/2018

Motion made by Councilor Moore seconded by Councilor Ellis to adopt the following resolution:

WHEREAS, the Lysander Public Safety Coalition has requested that the decommissioning of the CSX Rail crossing on Lamson Road, west of Wrights Corners in the Town of Lysander, be pursued, and

WHEREAS, the Town of Lysander is aware that the CSX crossing referred to above is no longer in service, and;

WHEREAS, the Town of Lysander is aware that the CSX crossing, school buses and fire apparatus continue to stop at the crossing pursuant to law, which affects traffic flows and presents safety issues as well as safety response times, now:

THEREFORE BE IT RESOLVED that the Lysander Town Board hereby joins with the Lysander Public Safety Coalition and the County of Onondaga and requests Onondaga County seek permission from CSX to decommission the tracks at the crossing on Lamson Road for the reasons herein, and;

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

Supervisor Saraceni	Aye	Councilor Ellis	Aye	Councilor Geraci	Aye
Councilor Moore	Aye	Councilor Diamond	Aye		

All Ayes, motion carried and adopted

**MOTION TO HOLD A JOINT PUBLIC HEARING REGARDING THE ANNEXATION OF THE
LYSANDER TOWN PARK WITH THE VILLAGE OF BALDWINSVILLE**

RES#193/2018

Motion made by Councilor Moore seconded by Councilor Ellis to hold a joint public hearing regarding the annexation of Lysander Town Park to be held at Village Hall in the Village of Baldwinsville, at 7:00 PM on Thursday, August 9, 2018.

Supervisor Saraceni	Aye	Councilor Ellis	Aye	Councilor Geraci	Aye
Councilor Moore	Aye	Councilor Diamond	Aye		

All Ayes, motion carried and adopted

Discussion:

Both the Village of Baldwinsville and the Town of Lysander will advertise the public hearing.

MOTION TO APPROVE THE LYSANDER SPECIAL EVENT LICENSE

RES#194/2018

Motion made by Councilor Ellis seconded by Councilor Geraci to approve the Lysander Special Event License and this application shall be enforced immediately.

Supervisor Saraceni	Aye	Councilor Ellis	Aye	Councilor Geraci	Aye
Councilor Moore	Aye	Councilor Diamond	Aye		

All Ayes, motion carried and adopted

NEW BUSINESS:

Supervisor Saraceni said this portion of the agenda is an opportunity for Town Board Members to introduce items they would like researched or discussed at the next meeting or in the future.

Councilor Geraci said he would like to get a handle on where the HW Department is, not only with overtime money, but how it is doing with sticking to the budget. He is focused on overtime, but said it would be nice to see a report that shows what the status is, at given time frame. He wants to know that it is 'okay' and looking ahead to the future.

Comptroller David Rahrle said as the Board knows, he has already done a budget transfer once, of \$10K, and they have already gone through that. He said they are probably over the new budget amount of \$2,500 or \$2,000. **Councilor Geraci** said the purchase of parts is a concern now as well. **Councilor Geraci** said he would like the HW Superintendent to be at the meeting and didn't know why he wasn't there.

ANNOUNCEMENTS

Planning Board Meeting: Thursday, August 9, 2018, 7:00 PM in the Auditorium.

Town Board Meeting: Thursday, August 2, 2018, 7:00 PM, Work Session begins at 5:30 PM in the Auditorium.

Town Board Meeting: Thursday, August 16, 2018, 7:00 PM, Work Session begins at 5:30 PM in the Auditorium.

Joint Public Hearing Village/Town of Lysander re Annexation: Thursday, August 9, 2018, 7:00 PM in the Village of Baldwinsville.

Public Hearing/Zone Change 3160 Cold Springs Road: Thursday, August 16, 2018, 7:00 PM. (In the Auditorium).

Public Hearing/Zone Change 3070 Belgium Road: Thursday, August 16, 2018, 7:00 PM. (In the Auditorium).

Public Hearing/Proposed Route 48 Sidewalk District: Thursday, August 16, 2018, 7:00 PM. (In the Auditorium).

ADJOURNMENT INTO EXECUTIVE SESSION

RES#195/2018

A motion was made by Councilor Geraci and seconded by Councilor Diamond to adjourn the regular Town Board Meeting at 7:59 PM and enter into Executive Session regarding a personnel matter where no action will be taken.

EXECUTIVE SESSION

A motion was made by Councilor Geraci and seconded by Councilor Moore to adjourn Executive Session at 8:35 PM.

This is a true and complete recording
of the action taken at this meeting.

Dina Falcone, Town Clerk

October 11, 2017

Lysander Town Board
8220 Loop Road
Baldwinsville NY, 13027

Re: River Road

Subj: Private Road Dedication Request Analysis

Dear Supervisor Saraceni and Town Board Members;

As you know the residents of the River Grove section of Radisson have requested that the Town of Lysander take dedication of the private roads in the development. There was lengthy debate during the planning board approval for the project about the proposed private roads, copies of the planning board meeting minutes have been attached for your review. The private roads in the River Grove section of Radisson are not unique to this portion of Radisson. There are several other private drives serving sections of Radisson with multiple private residences include Grey Moore Way, Drummer Court, Pipers Court, Sumac Drive, Center Pointe Drive, Drumlin Heights Drive, Whitesboro Road, Grey Birch Extension, and Blythewood Court.

Ultimately the developer was informed that if the roads were not constructed to the Town of Lysander's design standards they would never be accepted as public roads. Variations from the Town of Lysander Road Design Standards include drive lane width and horizontal curve geometry. Due to the radius of the cul-de-sac in the development our current one way plow trucks would need to plow the cul-de-sac in the oncoming traffic lane as they do all of the cul-de-sac in Radisson. This is not normally an issue, however in this development homes have been constructed in the middle of the cul-de-sac which would makes this practice a hazard due to sight distance for the plow operators and oncoming traffic. Furthermore the private roads in this development were constructed without being inspected by the Town which gives the Town no knowledge that the materials and quantities used in the construction meet the Town's material specifications.

Furthermore each property owner in the development was required to sign a prospectus acknowledging that the property fronts a private road that is to be maintained by the HOA. If the property owners do not feel that they are receiving adequate snow removal services they should notify their HOA representatives and request amendments to the snow removal contract for a higher level of service.

At this time I would not feel comfortable recommending dedication of the private roads in the River Grove Section of Radisson due to safety concerns, and long term economic concerns related to the lack of inspection by the Town during the initial road construction.

Regards

Allen J. Yager, P.E.
Town of Lysander Engineer

Cc: Dina Falcone, Town of Lysander Clerk

TOWN OF LYSANDER BOARD MEETING: July 19, 2018

River Grove Request for Road Dedication/Adoption

- River Grove is a planned development in Radisson with a private HOA established in 2007
- 44 Home sites
- 14 Homes currently occupied
- City Water, City Sewer, Highway Department Tax, Town, County & State Tax
- Recently paved topcoat (2016) Curbing approved
- River Grove Residents petitioned the Town of Lysander in **October 2016** with no response. River Grove Residents attended a Town Board Meeting on **June 15, 2017** with promised follow up, and no such response has been received. Call to Town Supervisor on **June 15, 2018** prompted a response to be on the Agenda for **July 19, 2018** Meeting

Basis for Petition and Request for Road Dedication:

- **Safety and Security of our Residents is our primary concern**
 - Roads are being used by public vehicles (School Bus, Trash, Mail, Radisson Community Assoc and Emergency Responder Vehicles)
 - As discussed with Town Engineer, the homes in the back exceed the walking distance for school aged children to walk to Drakes Landing – requiring bus pick up (longer than 1,500 feet to closest public road) Confirmed with the Baldwinsville School District that Elementary has a required home pick up. Middle and High School .2 mile
 - Several residents with critical medical needs who require road maintenance for emergency responders
- Recent new home developments (River Pointe and Autumn Ridge) have since been created and maintained by the Town of Lysander.
- **Tax Assessment Support** – River Point has 25 home sites to support taxes for maintenance – River Grove will have 44 – Autumn Ridge 25 home sites and supported for road maintenance
- **Town Board raised concerns:**
 - **Radius of roads** – River Grove has a wider radius than River Pointe, but homeowners in River Grove are willing to have one-way in circle during plowing months
 - **Road widths** - several roads maintained by the Town are the same width (23')
 - **Precedence of other Private Roads** – River Grove has 14 homes occupied. No other private road in Radisson has more than 7 home sites, and do not have public vehicles access. Precedence would be set of the Development having 44 home sites and no less than 14 homes occupied.
 - **Taxes** – Town Supervisor has committed to a financial analysis of the tax basis to support. Recently River Grove Residents have experienced a tax increase in assessments (average \$16,000 increase). We have requested a formal tax assessment to support the road dedication. (44 homes vs 25 homes in River Pointe) see attached assessment overview

Town of Lysander	Raddison	Development	Street	Assessment	Total Lots	25
		River Point	Carmella Way	278,000		
		River Point	Salvatore Ave	309,800		
		River Point	Salvatore Ave	315,500		
		River Point	Salvatore Ave	285,500		
		River Point	Salvatore Ave	285,500		
					Average Assessment	294,000
					Estimated Tax Basis	7,350,000

Town of Lysander	Raddison	Development	Street	Assessment	Total Lots	44
		River Grove	River Grove Trail	300,000		
		River Grove	River Grove Trail	298,000		
		River Grove	River Grove Trail	262,500		
		River Grove	River Grove Trail	367,500		
		River Grove	Hickory Knoll Ln	336,000		
		River Grove	Hickory Knoll Ln	414,800		
		River Grove	Hickory Knoll Ln	346,500		
		River Grove	Hickory Knoll Ln	280,000		
		River Grove	Hickory Knoll Ln	300,000		
		River Grove	Hickory Knoll Ln	267,800		
		River Grove	Hickory Knoll Ln	345,000		
		River Grove	Hickory Knoll Ln	283,500		
		River Grove	Hickory Knoll Ln	341,300		
		River Grove	Hickory Knoll Ln	367,500		
					Average Assessment	381,000
					Estimated Tax Basis	16,764,000

Town of Lysander	Raddison	Development	Street	Assessment	Total Lots	25
		Autum Ridge	Autum Ridge Path	320,300		
		Autum Ridge	Autum Ridge Path	295,000		
		Autum Ridge	Autum Ridge Path	295,000		
		Autum Ridge	Autum Ridge Path	283,500		
		Autum Ridge	Autum Ridge Path	336,000		
		Autum Ridge	Autum Ridge Path	309,800		
		Autum Ridge	Autum Ridge Path	273,000		
		Autum Ridge	Autum Ridge Path	320,300		
		Autum Ridge	Autum Ridge Path	288,000		
		Autum Ridge	Autum Ridge Path	288,000		
		Autum Ridge	Autum Ridge Path	288,800		
		Autum Ridge	Autum Ridge Path	414,800		
		Autum Ridge	Autum Ridge Path	257,300		
		Autum Ridge	Autum Ridge Path	257,000		
		Autum Ridge	Autum Ridge Path	265,000		
		Autum Ridge	Autum Ridge Path	294,000		
		Autum Ridge	Autum Ridge Path	283,500		
		Autum Ridge	Autum Ridge Path	246,800		
		Autum Ridge	Autum Ridge Path	294,000		
		Autum Ridge	Autum Ridge Path	270,000		
		Autum Ridge	Autum Ridge Path	273,000		
					Average Assessment	291,000
					Estimated Tax Basis	7,250,000