

Robert Kaestle

TOWN OF LYSANDER
PLANNING BOARD
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Town of Lysander Planning Board will hold a Public Hearing at 7:00 p.m., on Thursday, December 8, 2016 at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York, to consider the application of Robert Kaestle, for a Final Subdivision Approval for a Minor Subdivision on property located at the northeast corner of Avery & Swamp Roads, Baldwinsville, New York.

The applicant's proposal is to subdivide 84 acres into two parcels for estate purposes, both to remain under agriculture. Maps of the proposed subdivision are on file at the Town Building.

At such time all persons interested in said application will be given an opportunity to be heard by the Planning Board.

Dated: November 16, 2016

John Corey, Chairman
Lysander Planning Board

Robert H. Kaestle

Application to the Planning Board

For: Subdivision of Land
 Number of Lots 2
 Controlled Site Use
 Site Plan Approval

Date: _____
 Information Only
 Preliminary
 Final

Name of proposed development: Kaestle Subdivision

Applicant:

Name: Robert Kaestle

Address 8620 Avery Road
Baldwinsville, N.Y. 13027

Telephone: 678-2255

Owner of record:

Name Kaestle Family Trust

Address 8686 Avery Road
Baldwinsville, N.Y. 13027

Telephone: _____

Proof of ownership attached:

Site location:

Northeast corner of Avery
and Swamp Roads

Proposed use(s) of site:

Agricultural

Current use & condition of site:

Agricultural, house and barns,
forest, wetlands

Plans prepared by:

Name CNY Land Surveying, LLC

Address 2075 Church Road
Baldwinsville, N.Y. 13027

Telephone: 635-4614

Ownership intentions:

Name divide existing 83.35 Acres
into 2 lots of 34.267 Acres
and 49.084 Acres

Telephone: _____

Farm Lot No. 52

Tax Map No. 27-02-41.1

Current Zoning _____

Is site in an Agricultural Tax District? _____

Area of land 83.35 acres.

Plans for sewer and water connections:

Lot 1 has existing well and septic
Lot 2 is to be cultivated, no house

Character of surrounding

farm lands, forest, wetlands
with rural residences.

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Robert H. Kaestle
Name of Owner or Representative

Robert H. Kaestle
Signature

TOWN OF LYSANDER
8220 Loop Rd
Baldwinsville, NY 13027

Planning Board
(315) 638-4819

AGRICULTURAL DATA STATEMENT

This statement is required by Section 283-a, New York State Town Law, for any proposed project that would occur (a) on property within an Agricultural District containing a farm operation, or (b) on property with boundaries within 500 feet of a farm operation located with an Agricultural District.

A. Name of applicant: Robert Kaestle

Mailing address: 8620 Avery Road

Baldwinsville, N.Y. 13027

B. Description of the proposed project: to divide existing parcel into
two parcels

C. Project location: Northeast corner of Swamp Road and Avery Road

D. Tax Map number: 27-02-41-1

E. Number of acres involved with project: 83.35 Acres

F. Is project with Agricultural District? Yes No
Is project within 500 feet of an Agricultural District? Yes No

G. Is any portion of the project site currently being farmed?
Yes If so, how much? 35± Acres
No

H. Please identify name and address of who is farming the project site and/or any sites within 500 feet.
Joshua J. Allen

I. Please indicate what the intentions are for use of the remainder of the project site:
Both lots will still be farmed.

J. Who will maintain the remainder of the property not being used for this development?

New owners will maintain the lots they acquire.

K. Other Project Information. Please include information about the existing land cover of the site, any known impacts on existing storm water drainage (including field tiles), or other significant plant materials:

Lot 1 has farm land, house and barn, wetlands, some woods

Lot 2 has farm land, woods and wetlands

L. Please make a copy of the overall (original) parcel from the Towns' Tax Maps on file with the Town Assessor's Office. Identify the site of this application by placing an "X" on it. Include the tax map with this completed agricultural data statement.

M. Description of farm operation: property is currently farmed of corn and/or soybean

FARM NOTE

Prospective residents should be aware that such farm operations may generate dust, odor, smoke, noise, vibration and other conditions which routinely result from agricultural activities.

Robert W. Kaester
Name and Title of Person Competing Form

10-26-16
Date

FOR TOWN USE ONLY --- Has this Agricultural Data Statement been referred to the Onondaga

County Planning Agency? Yes _____ No _____

If yes, please give date of referral: _____

If yes, please give County Referral Number: _____

If no, please state reason: _____



Joanne M. Mahoney
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 22, 2016

OCPB Case # S-16-88

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Lysander Planning Board at the request of Sonbyrne Sales Inc / Christian Brunelle for the property located at 9255 Oswego Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Route 48 (Oswego Road), a state highway, and Route 29 (Lamson Road), a county highway; and
- WHEREAS, the applicant is proposing to subdivide a 28.705-acre parcel into two new lots (Lot 1 is 24.180 acres and Lot 2 is 3.991 acres) in a Neighborhood Residential Business (NR-BD) zoning district; and
- WHEREAS, the site is located in the northern area of the Town of Lysander, along New York State Route 48 leading north to Oswego County and south to State Route 690; nearby uses include agriculture, a church and gas station; and
- WHEREAS, the parcel contains the Old Lamson Station, containing a gas station, convenience store, ice cream, and Reeves farm stand, all to be located on proposed Lot 2 (4 acres), and approximately 20+ acres of farmed fields to the rear, which are to remain in agriculture and become Lot 1 (24 acres); and
- WHEREAS, per the referral materials the new owner would construct a retail store and fueling facility, presumably a Byrne Dairy gas/convenience store, on Lot 2, and Lot 1 is noted to remain in agricultural use; and
- WHEREAS, the Final Plat dated October 27, 2016 shows the existing buildings and three driveways on proposed Lot 2; any existing or proposed access onto NYS Route 48 or Lamson Road (county road) must meet the requirements of the New York State and Onondaga County Departments of Transportation, respectively; and
- WHEREAS, the Plan also calculates there to be approximately 0.534 acres along the road frontage which is subject to NYSDOT taking, decreasing the useable acreage to 2.991 acres; and
- WHEREAS, the plan shows the approximate location of an existing septic field, to the west of the farm stand; and the site is noted to be served by an individual well at the rear of Lot 2; and

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) in regards to the above referral:

Should the Town approve the subdivision, the applicant is advised the following regarding proposed development of proposed Lot 2:

1100 Civic Center, 421 Montgomery Street, Syracuse, NY 13202 (315) 435-2611, Fax (315) 435-2439

E-mail Address: countyplanning@ongov.net

1. The applicant is advised to contact the New York State and Onondaga County Departments of Transportation early in the planning process to coordinate on any plans regarding driveway access to the site.
2. The New York State and Onondaga County Departments of Transportation have determined that the applicant is required to complete a traffic study, including a gap analysis at AM/PM peak hours, for full build-out relating to the proposed action to meet Department requirements and is required to coordinate with the Departments to determine the scope of the study; the applicant must submit the traffic study to the Departments for approval and complete any appropriate mitigation as may be determined by the Departments.
3. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the New York State and Onondaga County Departments of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Departments.



Daniel Cupoli, Vice Chairman
Onondaga County Planning Board
Transmittal Date: 11-22-2016

SonByrne

TOWN OF LYSANDER
PLANNING BOARD
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Town of Lysander Planning Board will hold a Public Hearing at 7:10 p.m., on Thursday, December 8, 2016 at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York, to consider the application of SonByrne Sales, Inc., for a Final Subdivision Approval for a Minor Subdivision on property located at 9255 Oswego Road, Phoenix, New York.

The applicant's proposal is to subdivide 4 +/- acres with a convenience store, gas station and ice cream stand, from approximately 28 acres. The remnant piece will remain under agriculture. Maps of the proposed subdivision are on file at the Town Building.

At such time all persons interested in said application will be given an opportunity to be heard by the Planning Board.

Dated: November 16, 2016

John Corey, Chairman
Lysander Planning Board

W. C. Byrne

Application to the Planning Board

For: Subdivision of Land
 Number of Lots 2
 Controlled Site Use
 Site Plan Approval

Date: 10-
 Information Only
 Preliminary
 Final

Name of proposed development: Lamson Station Byrne Dairy

Applicant:

Plans prepared by:

Name Sonbyrne Sales Inc / Christian Brunelle

Name CNY Land Surveying / Doug Reith

Address 171 Rte 5
Weedsport, NY 13166

Address 2075 Church Road
Baldwinsville, NY 13027

Telephone: (315) 430-2525

Telephone: (315) 635-4614

Owner of record:

Ownership intentions:

Name Timothy and Myra Reeves

Name Sonbyrne Sales Inc

Address 1362 Lamson Rd.

Address 171 Rte 5

Phoenix, NY 13135

Weedsport, NY 13166

Telephone: (315) 380-4281

Telephone: (315) 214-6455

Proof of ownership attached:

Site Location:

Farm Lot No. _____

Tax Map No. 17-3-30.1

Current Zoning NR-BD / Agricultural

Lamson Station
9255 Oswego Road
Phoenix, NY 13135

Is site in an Agricultural Tax District? NO
Area of land 28.705 acres to be subdivided into (2) Lots

Proposed use(s) of site:

Plans for sewer and water connections: Private

Retail Store and Fueling Facility
Agricultural

Lot #1: 24.18 acres
Lot #2: 4.525 acres

Current use & condition of site:

Character of surrounding

Retail Store and Fueling Facility
Agricultural

Business / Agricultural

SEE REVERSE SIDE FOR ADDITIONAL SUBMITTAL REQUIREMENTS!

Christian Brunelle / Vice President
Name of Owner or Representative

Christian Brunelle
Signature



Joanne M. Mahoney
County Executive

Onondaga County Planning Board

RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

Meeting Date: November 22, 2016

OCPB Case # S-16-87

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a FINAL SUBDIVISION from the Town of Lysander Planning Board at the request of Robert Kaestle for the property located at 8686 Avery Road; and
- WHEREAS, General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of a farm operation located in an Agricultural District; and
- WHEREAS, the applicant is proposing to subdivide an 83.351-acre parcel into two new lots (Lot 1 is 34.267 acres and Lot 2 is 49.084 acres) in an Agricultural zoning district; and
- WHEREAS, the Final Plat dated October 13, 2016 shows the parcel being divided approximately in half, into Lot 1 (34.267 acres) with an existing house and barn, tilled agricultural fields and woods, and Lot 2 (49.084 acres) with agricultural fields and woods; and
- WHEREAS, per the local application and Environmental Assessment Form, the owner will retain Lot 1 and continue the existing use, and the new owners of Lot 2 intend to continue to cultivate the land, with no proposed development; and
- WHEREAS, proposed Lot 1 has two existing driveways onto Avery Road, a Town road, and Proposed Lot 2 has frontage on Avery Road and Swamp Road, both Town roads, with no access points indicated on the plan; a driveway accessing Lot 2 appears along Avery Road in aerial photography; and
- WHEREAS, per the referral materials, the existing house on proposed Lot 1 is served by a well and septic system, and no infrastructure is proposed for Lot 2; and
- WHEREAS, per the Final Plat and EAF, the rear half of both proposed parcels, with the wooded areas, contains significant areas of federal and state wetlands, and 100 year flood plains; the owners are advised that permits are necessary for any development or drainage within the floodplains or applicable buffer areas, and development is not advised within the flood plain; and

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.

Daniel Cupoli, Vice Chairman
Onondaga County Planning Board
Transmittal Date: 11-22-2016

JD/KV

Planning Board Meeting—December 8, 2016

Suggested Changes to Proposed On-Site Use Solar Energy Systems:

Suggested by: Rob Collier, Director + Project Development, OneEnergy

- **AR40**
 - o **Section 139-95**
 - **To first sentence, revise to say “shall be permitted in the Agricultural (A) and Agricultural-Residential 40,000 (AR-40) Districts, provided that Solar Farms and Solar Power Plants located in the AR-40 District shall be limited to fifteen (15) acres per project and a town-wide cap of sixty (60) acres, as an “Electric Generating....”**
- **Setbacks**
 - o **Section 139-95 B**
 - **Revise to reduce all setbacks to 100’ with visual screening from adjacent properties and public roads. Proposed language: “All solar panels and related equipment shall be set back at least one-hundred (100) feet from all property lines, public roads, power lines, and preexisting structures, unless a landscape buffer of four-season evergreen species is provided as a visual screen from adjacent properties and public roads. At the Planning Board’s discretion, setbacks may be either increased to the extent required to provide for public safety, health, and welfare or decreased in cases where the applicant can demonstrate that reduced buffers would not diminish an adjacent property owner’s ability to develop his or her property for purposes allowed within the Town’s Zoning Law.”**

In addition to these two suggested changes, OneEnergy would like to offer the following:

- **Section 139-95(C), reduce the fence height to be compliant with National Electric Code, which requires either 6 feet with 1 foot 3-strand barbed wire or 7 feet with no barbed wire. 8.5 feet is unnecessarily high for public safety and will only increase opposition to solar farms in the area.**
- **Section 139-95(J)(3), clarify that a surety bond is an acceptable form of security. Surety bonds are industry standard.**

Here’s a link to the National Grid incentive zones maps: <https://www.nyserda.ny.gov/All-Programs/Programs/NY-Sun/Project-Developers/Commercial-Industrial-MW-Block/Commercial-Industrial-MW-Block-Resources-Forms>. You’ll need to scroll down to the section that reads “Strategic Location Maps” then click on National Grid. You can download as a pdf or Google Earth file. The projects OneEnergy is exploring in Lysander are within these incentive zones.