

TOWN OF LYSANDER  
COMPREHENSIVE LAND USE PLAN MEETING  
8220 LOOP ROAD  
Wednesday, December 15, 2021 @ 4:30 p.m.

The special meeting of the Comprehensive Land Use Planning Committee was held Wednesday, December 15, 2021 at 4:30 p.m. at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York.

MEMBERS PRESENT: John Corey, Chairman/Planning Board; William Lester, Planning Board

MEMBERS ABSENT: Joe Alberici, David Hafner and Matt Hunt, Committee Members

OTHERS PRESENT: Al Yager, Town Engineer and Karen Rice, Planning, ZBA and Codes, Secretary

I. OPEN MEETING—the meeting was called to order at 4:30 p.m.

II. REVIEW MEETING MINUTES

Review of the minutes of the December 1, 2022 CLUP meeting with no changes being made.

III. OLD BUSINESS

1. Updates/Status

Residential Development is still a work in progress and will hopefully be introduced at the next CLUP meeting; as well as suggested changes to the Code by Al and Karen.

Discussion: Apartments appear to be a hot commodity, currently they are only allowed in a PUD and in the Incentive Zoning District. Other areas of the Town should be explored.

William Lester, Committee Member, stated that apartments should have to pay an amenity fee of some sort to use the amenities that the Town of Lysander offers.

There has been considerable discussion with regard to apartments and a fee similar to the 'fees in lieu of land for public use' that the Planning Board assigns. Several years ago, under a prior administration, a fee was added for apartments at \$500 per unit, however it may not have made it into the Town Code as to how that would be handled. Currently a developer pays a per lot fee. PUD's are exempt as they provide their own amenities. Normally apartment complexes are

on 'one' lot and is not part of a subdivision. Further, amenities are included in the PUD areas that they are allowed.

Additional recommended changes to the Town Code. Review Lot Coverage in Solar Code: Solar farms and solar power plants in Agricultural Districts can only be located on lots of 20 acres or larger with a maximum coverage of 50% of the lot. Solar farms and solar power plants in AR-40 Zones and incentive overlay zones can only be located on lots of 30 acres or larger with a maximum coverage of 50% of the lot.

IV. OTHER BUSINESS

1. Comments, questions & concerns of committee members, staff and invited guests.
2. Schedule next Comprehensive Land Use Plan meetings every two weeks until finalized. The next CLUP meeting is Wednesday, January 12, 2022 at 4:30 p.m.

V. ADJOURN

The Comprehensive Land Use Plan Committee meeting adjourn at 5:15 p.m.

Respectfully submitted,

Karen Rice, Secretary