

A Regular Town Board meeting was held on February 16, 2017 at the Lysander Town Building, 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: Anthony Rivizzigno, Town Attorney; Town Engineer Al Yager, Town Comptroller David Rahrle; Theresa Golden, Assessor; Dina Falcone, Town Clerk; Parks and Recreation Supervisor Tony Burkinshaw; Gene Dinsmore, Highway Superintendent; PAC-B, and several residents.

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

PUBLIC HEARING NO. 1:
INCENTIVE ZONING MAP CHANGE APPLICATION

RES#44/2017

Supervisor Saraceni moved to open the public hearing at 7:02 pm.

Town Clerk Dina Falcone read the proof: "PLEASE TAKE NOTICE that a public hearing will be held by the Town Board of the Town of Lysander on Thursday, February 16, 2017, at 7:00 P.M. at Lysander Town Hall, 8220 Loop Road, Baldwinsville, New York 13027, regarding the Incentive Zoning Map Change Application (hereinafter "Incentive Zoning Application"). PLEASE TAKE FURTHER NOTICE that the environmental significance of said proposed Incentive Zoning Application Map Change will be reviewed by the Town Board of the Town of Lysander incident to and as a part of said public hearing. Copies of said proposed Incentive Zoning Map Change Application are available for review at the office of the Town Clerk. By order of the Town Board of the Town of Lysander, dated January 19, 2017. Town of Lysander Dina Falcone, Town Clerk."

Town Engineer Al Yager referred to the map on the bulletin board and explained the proposed change as follows: He stated that the existing zoning map has the parcels north of what is Whispering Oaks IV, which was already approved, wrapping around the north side of Whispering Oaks and the north side of Paul Hafner's property [included in the Incentive Zoning overlay]. He stated that the proposed map takes those out, and takes out small residential parcels and the Village DPW parcel to the southeast of Whispering Oaks along 370 [which have been taken out of the Incentive Zoning overlay].

Referring to the map, he pointed to the piece which has already been approved for a project. Keeping it in allows the goal of making sewers as close as possible to the Seneca Estates and Riverbend neighborhoods, and if there is ever an issue with the septic systems near the river that results in a Consent Order from the DEC. This area would be able to be serviced by gravity sewers to the existing pump station in the Whispering Oaks Development.

PUBLIC COMMENTS RELATED TO
INCENTIVE ZONING MAP CHANGE APPLICATION

Andy Reeves of Reeves Road stated that he has a problem where the Town is leaving the Incentive Zoning. He would eliminate that also. He said that it is good farmland but he [Hafner] put deep irrigation in there last year, if [the Town] took that and left everything as a cluster development, he could still farm that, and if someone upstream wanted to run sewers, he said to let them negotiate that with the land owner. Mr. Reeves said it makes no sense to put Incentive Zoning right now in the most valuable farmland. He said irrigation is quite expensive and deep and it works with fruit and vegetables. As far as Seneca Estates, he said that the Town never complied with County and/or took a survey. (He asked someone from the audience about sewers). He asked if the Town is not going to put public sewers in, why is the Town setting land aside. He said it's not going to happen, and if it does happen he suggested letting the developers down the road do it with cluster housing.

Kevin Rode of Greymoor Way stated his concern with cutting off the north part of the Incentive Zoning on Emerick Road. He said that if there is going to be possibly up to 34 homes built that it could connect to that. He asked if the Town did a soil study to see if it is good farmland.

Supervisor Saraceni said yes. Mr. Rode said it was mostly stone. He spoke regarding the idea of preservation of good farmland and greenspace, and looking at the map he sees "a whole lot of green" that isn't going to be developed. He said there is no water and no sewer. He doesn't see the change, and he asked why just change one part of it, as it would have to be brought before County Planning, and ask them what their thoughts are on changing the map. If 'we' [meaning the Town] are going to talk to those land owners why didn't 'we' talk to the others east of 370 and change the map all at once? If we want to revisit it maybe 'we' should look at doing everything at one time. Mr. Rode said he is against it; to take that part of Emerick Road off. He thinks the Town is taking an opportunity away from a land owner that could possibly be his retirement. He thinks it is as good idea to leave it there; at least that part. He said he understands Mr. Reeve's concern regarding irrigation. He thinks the north part of Emerick should be left in.

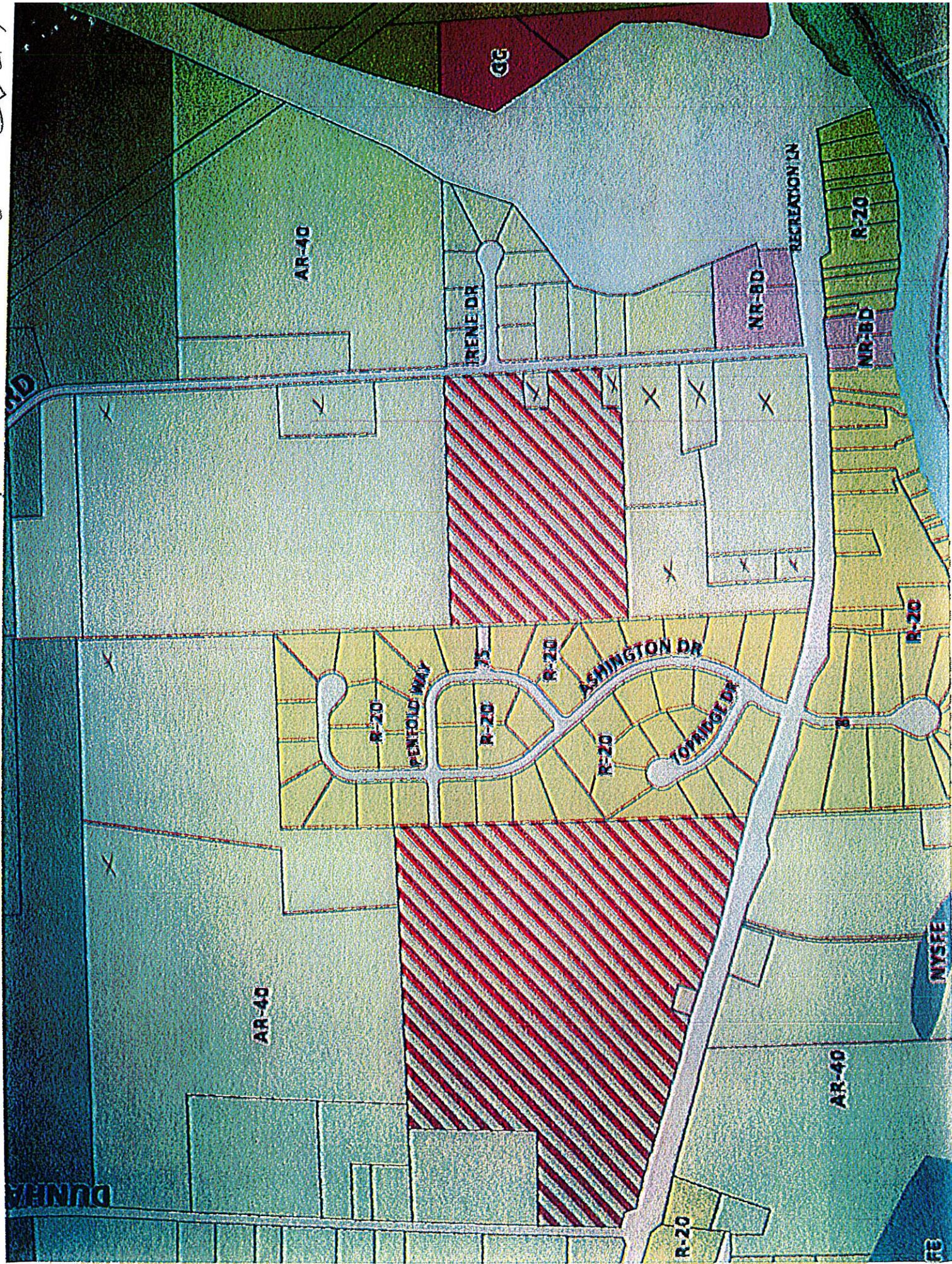
RES#45/2017

Hearing all comments, **Supervisor Saraceni** closed the Public Hearing at 7:10 pm. The motion was made by **Councilor Moore** and seconded by **Councilor Ellis**.

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

All Ayes, motion carried and adopted

1-10-2021 - 10:00 AM



<u>Tax Map Number</u>	<u>Property Address</u>	<u>Amount of Land</u>
049.-02-09.1	1939 West Genesee Road	150' x 200 (30,000 sf)
049.-02-23.0	1941 West Genesee Road	1.3 acres
049.-02-10.1	1927 West Genesee Road	7.2 acres
049.-02-06.0	8137 Emerick Road	5.7 acres
049.-02-07	8127 Emerick Road	1.8 acres
049.-02-08.1	1963 West Genesee Road	11.52 acres
049.-02-05	8147 Emerick Road	100' x 175' (17,500 sf)
049.-02-04	8163 Emerick Road	125' x 210' (26,250 sf)
049.-02-02.4	8205 Emerick Road	3.25 acres
049.-02-02.1	8245 Emerick Road	54.17 acres
049.-02-22.1	8205R Emerick Road	30.38 acres
049.-02-20.2	8280 Dunham Road	52.07 acres