

TOWN OF LYSANDER
PLANNING BOARD MEETING
8220 Loop Road
Thursday, June 10, 2021 at 7:00 p.m.

The regular meeting of the Town of Lysander Planning Board was held Thursday, June 10, 2021 at 7:00 p.m. at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York.

MEMBERS PRESENT: John Corey, Chairman; Hugh Kimball; William Lester; Steve Darcangelo and Doug Beachel

OTHERS PRESENT: Al Yager, Town Engineer; Tim Frateschi, Planning Board Attorney; Cindy Clarke; Patty Berry; Nina Covelesla; Linda Mullin; Pat Mullin; Jim Siddall; Doug Clements; Wayne Gillespie; Roger Haskins, Jr.; Julie Haskins; Dan Pollock; Richard Lotano; Denise Lotano; Wayne Weiss; Jill Swayze Pamela Fortino; Paula Zebrowski; Barbara Winegard; Kevin Rode; Rob Helfrich; Michael Kester; Sharon Sterling; Phillip Sterling; Christine Nanna; Joseph Nanna; Edward Fisher; Doug Reith; Joe Loffredo; Frank Mathis; Brian Leaton; Matt Slade; Bill Hendry; Sue Padrao; Karen Hovey; Michael Barker; Diane Wargo; John Wargo; John Klimachefsky; Marjorie Klimachefsky; Paige Foley; Debbie Foley; Dee Hurd; Chris Hurd; Joanne Dinsmore; Gene Dinsmore; Tom Karle; Bill Spreter; Cindy Spreter; Charmaine Cota; Connie Russell; Mike Russell; Jason Killgrove; Tina Killgrove; Laura Leaton; Marchia Schwartz; Kelley Sluka; Ken Schmidt, et al; Tim Swan; Angelo Vecchio; Janis Briggs-Rowland; Danielle Scaia; Anna Vogel; Dana Himmel; Lillian Gilbert; Raymond Gilbert; Raymond Gilbert; Vicki Wallace; Theodore Wallace; Frank Costanzo; Terry Smith; Jean Smith; Karen Helfrich; Rob Helfrich; Jill Doerger; Dan Doerger; Abbey Doerger; Dave LaDue; Daniel Noone; Michael Alexander; Annette Alexander; Alan Castle; Austin Castle; Mike Oemcki; William Strieter; Barbara Rhea; C Rotunno; John Farneth; Mark Irwin; Maxine Arjomand; Margaret Castellini; Richard Castellini; Donna Neuman; Susan Fry; Mary Parrish; Danny Parrish; David Salzman; Linda Pientka; Trevor Hill; Nathan Hill; Cynthia VanDeValk; Oday Aljawhor, et al; Christine Barr; Robert Barr; Alice Lambers; Leah Carpenter; Martin Carpenter; James Trasher, CHA, ; James Ranalli; several others who did not sign in and Karen Rice, Clerk

John Corey, Chairman, opened the meeting at 7:00 p.m. stating that if you've seen the agenda, you will note that the Board will not be taking any action tonight regarding the proposed warehouse. We are still in the evaluation process that we have to go through and we are still waiting for materials from both the State (NYSDOT) and the County (DOT) that would allow us to continue our evaluation. So, there will be no action taken tonight. Until we get that information we will not be able to complete our assessment of the project and complete the Long Environmental Assessment Form which is critical to move forward. Every email, every letter that has been submitted has been read by myself and this Board. We are very much aware of the concerns and issues that members of the public, like yourself, has expressed. We share many of those concerns when we started this process and we are probably not going to hear anything tonight that we haven't already heard and are aware of. We will have to keep the Public Hearing open because we don't have the information we need. We will be having this Public Hearing in July again; so, I would just ask you if you can just bring something new to the table. I would like to place a limit on how much time we're going to allow for talking tonight because as I said the meeting (hearing) will not be closed. With that we will reconvene the Public Hearing.

I. PUBLIC HEARING -- 7:00 p.m. (Continuation from May 13, 2021)

The Public Hearing opened at 7:02 p.m.

- | | |
|----------------------------------------------|----------------------------------------------|
| 1. Controlled Site Use
Case No. 2021—0002 | Ranalli ALA, LLC
Hencle Blvd/NYS Route 48 |
|----------------------------------------------|----------------------------------------------|

James Trasher, CHA, represented the applicant stating that we have been before the Board on several occasions and we appreciate your time tonight. Last time there were people standing outside, some people made it in, so I'll give a brief overview of the project. Also, with me tonight is the CEO of United Auto Supply, Jim Ranalli. He is hear in hopes that his project continues to move forward. In relation to where we are, everyone knows....690 at the traffic signal and extension to the north, Oswego Road, Hencle Boulevard working back into the Radisson Development. We are proposing a 1,007,500 square foot building to be constructed over three phases; the first phase being 364,000 square feet. As part of the process we've done traffic studies; archaeological assessments; wetland delineations; stormwater reports; full construction drawings...as previously stated, water to the site would be provided by OCWA coming from

here I (indicating on plan), extend it and loop around. There has been conversations about water to the north that would allow OCWA and the Town to look at extending water districts to provide public water to homeowners that may have current issues with wells. We looked at that as a benefit. Additionally, we have been working with the Onondaga County Department of Water and Environmental Protection on sanitary sewer. A pump station would be located in approximately this location (indicating on plan), pumped down to a County/Town owned system down near Giddings Crest. That would extend sewers to this area and provide ability for homeowners between Hencle and points down at Giddings Crest that currently don't have sewers that tie to a low-pressure system. The plans that have been shown and reviewed by the Town Engineer, with received comments back, are landscape plans; photometric plans; site grading plan; stormwater plan have all been reviewed and replied to by our office. We have had multiple meetings with the NYS DOT. Our last call was between the Town Engineer and the Engineers from both departments was on Tuesday, June 8th where we reviewed our revisions to the study...the plan was relocating a curb-cut into the proposed parcel from this location (indicating on plan 550 feet from the intersection of Oswego Road. Access points were shown on the plan. There have been comments, people make statements about the size and lot coverage of this project. We have 127 +/- acres with our lot coverage being 31.9%. People compare us to Amazon, the Great Northern Mall...the Great Northern Mall building is 820,000 square feet with over 2,000,000 square feet of asphalt. Amazon is an 820,000 square foot building with over 1.3 million square feet of asphalt. We are a million square foot building with 100,000 square feet of asphalt; so, in terms of environmental impact, yes, we're taking a farmer's field that has been zoned Industrial, but used for agriculture for the last many years, but we are keeping 69% of land that's owned green. So, we look forward to comments; once again we'll take the comments from the Public Hearing and the Board and reply back to those comments with the Board, Engineer and Attorney. Once again, we look forward to hearing from folks tonight and look forward to hopefully getting approval on this project in July.

Steve Darcangelo questioned the extension of water, reiterating that your work is not intending to extend water to the other locations, is it?

Mr. Trasher...correct, but when we do this we are to turn the facilities over to Onondaga County Water Authority with easements for this project; so, our site will be totally looped, with conversations from OCWA, we will loop up to our northerly entrance. Sizing of the water will be based on what our needs are and potentially future extensions.

Mr. Darcangelo: Same with the sewer...it will be built to accommodate you, but are there any provisions being made to account for other connections.

Mr. Trasher concurred, stating that they are going to size a wet well in our pumps for our project, but we have had some conversations/statements from the County and Town Engineer, asking that we increase the size of the wet well. It will be designed for our flows because we will be dedicating that to the municipality (Town/County). It will be a municipal system at the end of the day.

Mr. Corey asked that any speakers please come up to the microphone, state your name and address and try to remember brevity would be good.

Rob Helfrich, 349 Hourglass Lane, stated that he's approximately $\frac{3}{4}$ of a mile from the proposed site. We have 850 people who have signed a petition in opposition of this project and I'll give that to Karen Rice, Clerk, for acceptance to the record. What I'm going to do is simply read from my statement and provide it to Karen again to be made part of the public record.

My family and I are long-term residents of Baldwinsville, having built our home in the Giddings Crest development in 1996. Our home is located less than $\frac{3}{4}$ mile from the proposed warehouse site. Over the last 25 years, we have enjoyed our beautiful Lysander living environment which has included many jogs and bike rides on Hencle Blvd, hikes, show shoeing, hunting and bird watching at the Three Rivers Wildlife Management Area as well as walking our dogs in Lysander Park.

I want to state why the Zoning Board needs motion for a Positive Declaration after review of the SEQR Part 2 EAF. I provided my 9-page analysis to Mr. Corey on May 27 which should have been admitted to the record. I will not go through the detail of that letter this evening, rather point out the most significant deficiencies of the April 8 Planning Board meeting whereby they intended to thereafter motion for a Negative Declaration.

- 1) Impact on Land – Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. The Board indicated “yes” to land impacts, but only identified one item where a moderate to large impact may occur. They ignored the fact, as provided in the March 16 Revised application, part 1 of the SEQR, the

distribution center will be constructed in multiple phases with the final phase to be complete in July 2025. The board answered “no, or small impact” to the question. “The proposed action may involve construction that continues for more than one year or in multiple phases”. The 1 million SF warehouse will be perhaps the largest construction project ever to be undertaken in the Town of Lysander. This is a major construction project.

2) Impact on Ground Water – The proposed action may result in a new or additional use of ground water, or may have the potential to introduce contaminants to the ground water or an aquifer. The board answered “No”. According to Part 1 of the SEQR, the project site is located over, or immediately adjoining a principal or primary aquifer. There are adjoining residents that depend on well water. This cannot be simply ignored by the Planning Board.

3) Impact on Plants and Animals - The proposed action may result in a loss of flora or fauna. The Board answered “yes”. However, James Trasher stated 95% of the project is farm field, the remainder is scrub brush. The Board thereafter ignored the answers to the required questions if answer Yes to that section I thought I could help the board in this regard and answer these questions for them.

a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal Government, that use the site, or are found on, over or near the site.

Answer: Moderate to large impact may occur. There is a federally protected bald eagle nesting, feeding and breeding area, the 100 Acre Marsh, within 1 mile of the proposed facility.

b. The proposed action may result in a reduction or degradation of the habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.

Answer: The proposed site is surrounded by the 3 Rivers Wildlife Management Area. In addition to the federally protected bald eagles, an analysis must be made of any other rare, threatened or endangered species. Furthermore, consideration must be given to the impact of a 1 million SF facility, 40-feet high, lit and operating 24/7 for 363 days will have any rare, threatened or endangered species.

c. The proposed action may cause reduction in population, or loss of individuals of any species of concern or conservation need, as listed by New York State or the Federal government that use the site, or are found on, over, or near the site.

Answer: Consider what a 1 million SF facility, 40-feet high, lit and operating 24/7 for 363 days will have on the nearby bald eagle flight patterns OVER or NEAR the site.

4) Impact on Agricultural Resources – The proposed action may impact agricultural resources. The Board answered “No” citing the property has been farmed in the past, however it is an Industrial Site. This is simply false and not true. Per SEQR Part 1, the land use is listed as agricultural. Over 90 acres of the site is currently planted. Appears to be soybeans. The land has never been an industrial site. It has been active agricultural land for the 25 years I have lived ¾ mile away. So, again let me assist the Board and fill in the questions they decided to ignore.

a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.

Answer: The proposed site is surrounded on three sides by the 3 Rivers Wildlife Management Area. The 3 Rivers Wildlife Management Area is defined within Classification III of the NYS Land Classification System. Therefore, an analysis of WMA soil impacts that may occur through storm drainage, excavation and erosion by the proposed site must be completed.

- b. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.

Answer: Moderate to Large Impact may Occur: At least 93 acres is currently used for agricultural purposes. The land is currently tilled and planted. Over 50 acres of agricultural land will be destroyed or eliminated by the proposed project, including the removal of more than 1,000 tons of natural material.

- c. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.

Answer: Moderate to Large Impact may Occur: Over 50 acres of current agricultural land will be destroyed. Over 38 acres will become impervious concrete and asphalt. Converting 90 acres to non-agricultural use will eliminate the harvest of approximately 18,000 bushels of corn or 4,500 bushels of soybeans per year.

- 5. Impact on Transportation – The proposed action may result in a change to existing transportation systems. The Board rightly answered “Yes”. However, they answered “no, or small impact may occur” for each subsequent question. I believe the proposed action will degrade existing transit access and this should be answered that a moderate to large impact may occur.

The traffic study that was contracted by the developer does not differentiate between tractor trailer and automobile. Simply “vehicles”. Differentiating trucks and passenger vehicles is required under SEQR Part 1 Section D.2.j item 2. Currently, there is often no available gap to turn left onto Hencle Blvd from Oswego Rd. given existing semi-truck volumes. One semitruck stopped at the light permits a gap for one vehicle. Two semi-trucks completely close any gap whereby no vehicles would be able to turn left from Oswego Rd to Hencle Blvd. Semi-truck and trailers average 70 to 80 feet.

The study cites that during the peak evening hour, there will be approximately 700 “vehicles” entering and existing he site. That is one every five seconds. If those vehicles include trucks, the traffic will be completely clogged. Inability to transit from Oswego Rd to 690 will likely cause residents to divert their travel through the Town of Baldwinsville to eventually enter 690. This will significantly increase traffic volume through Oswego Road in the Town of Baldwinsville.

The traffic growth rates used in the study failed to consider the new home growth within the Giddings Crest, Highland Meadows and Lysander Preserve communities which have an Oswego Road entrance within .6 miles from the proposed facility. The study states, “The Town of Lysander was contacted and indicated that there were no specific approved developments that needed to be included in the growth projections”. I disagree. The study dates for the growth analysis were between 2010 and 2019. Since 2019, there were 82 new homes built in Lysander. Of those new homes 15 were in Giddings Crest and Highland Meadows. Therefore, of the new home growth in Lysander since 2019, over 18% can be attributed to Giddings Crest and Highland Meadows. Currently, there are an additional 36 lots that either being developed or actively for sale. This new home growth, with an entrance .6 miles from the facility need to be considered for an accurate traffic study.

- 6. Impact on Noise, Odor and Light – The Board answered “Yes” however did not indicate anything greater than no or small impact. I disagree. I’ll answer for you a few of the questions in this section.

- a. The proposed action may produce sound above noise levels established by local regulation.

Answer: Moderate or Large Impact may Occur: Of significant residential concern is the use of “jake brakes” which are diesel truck engine compression brakes. They are often engaged when northbound 690 trucks come down the

include to the Hencle/Rte. 48 intersection and stoplight. Research indicates that the use of jake brakes can exceed 100 db. The use of jake brakes is outlawed in many residential communities. Jake brakes can often be heard in Giddings Crest, Highland Meadows and Lysander Preserve at any time of day, including the middle of the night. Many neighbors complain they rattle their windows. Until the applicant provides the required accurate truck usage data with the 141-bay warehouse, the extend that the issue is exacerbated cannot be fully determined. It will increase unbearable noise pollution.

- b. The proposed action may result in light shining onto adjoining properties.

Answer: Moderate or Large Impact may Occur: There are residential neighbors adjoining or near the proposed site on both Rte. 48 and Oswego Road. A 1 million SF warehouse, 40 feet high, 1/3-mile-long and lit 363 nights per year will very likely have a “moderate to large impact” on these neighbors with constant light shining from security and parking lot light posts.

- c. The proposed action may result in sky-glow brighter than existing are conditions.

Answer: Moderate or Large Impact may Occur: The existing area conditions are farmland, fields a woodlands. It will provide sky-glow brighter than existing condition. The degree of sky-glow with a facility larger than the Great Northern Mall will be substantial.

Light pollution also changes the natural illumination at night by brightening the skies and leads to the disruption of the ecosystem. Many wildlife animals such as mammals, birds, reptiles and insects are naturally photoperiodic. Many characteristics of these animals’ behavior and physiology depend on the day and night influences.

Too much light can damage human eyes and even harm the hormone melatonin which is responsible for regulating diurnal and nocturnal visions. This can result in sleep disorders and other health implication such as stress, exhaustion, headaches, increased anxiety, and some forms of obesity may develop.

A Positive Declaration followed with an Environmental Impact Statement is fully warranted for this project. As I identified, there are numerous items that will have a moderate to large environmental impact. Furthermore, if the Board approves a Negative Declaration, they will set the bar very low for all the future warehouses and industrial sites that will undoubtedly pop up from the current Hencle Blvd industrial zone that extends to Rte. 48 to Smokey Hollow across from the Lysander Park. They won’t have to worry about worsening light pollution, noise or traffic any more than the 1 million SF warehouse if built would cause. Furthermore, the Town Board also changed the decade old green space law on February 4 which will facilitate further industrialization. Let me remind the Planning Board and the public the date of the application is February 4th, which is the exact same date the Town changed the law. That’s a fact folks. The public interests must always be served first and foremost over those interests of developers and politicians.

(Applause)

Hugh Kimball, Planning Board, stated that he’d like to make one comment: Part 1 of the Environmental Assessment Form is the submission of the Developer. Those answers are theirs, not ours.

Mr. Helfrich stated that the Board filled out Part 2.

Mr. Kimball stated that Part 2 is not complete.

Mr. Helfrich stated that he's basing his statements on what happened at the April 8th Board meeting; which is in the public minutes, anyone else can look it up and make the same determination that I did.

Cindy Clarke, 47 West Genesee Street, stated that she just wants to give another perspective of all of this. It's a pretty contentious situation. The last time there was contention like this was many years ago in the Village. It was about garbage pick-up...it was quite a deal, but anyways, I've been in the Village for most of my life, starting in 1958. So, I've watched the good, the bad, the ugly...anything good or whatever, anything good or whatever, anything different I've lived it. I see a few familiar faces here too that have as well. That being said, I can remember Titcomb's, Barkers, The Corner Cakery...it was a small Town, it was a nice Town. We had a drinking fountain in the center of the Village. Everybody drank from it...no worries. So, going back to that, that's how I grew up...small Town, farm Town. No 690, if you had to go any place you'd hope you could get a ride, take a bus, whatever the case might be. I'm not big on change because I like that small-Town affect, but that being said as time went on and we fast forward to the 70's, this area took a down-turn. There were a lot of areas that were closed, dusty storefronts, there was nothing. Half of my 1968 graduating class left this area because there was nothing here. Whether it was because of the economy, whether it was because of our local government, Chamber of Commerce I don't know, but it was not a good place to be at that time for a lot of people. People left, nobody wanted to commit anymore. There was nothing to be offered. The Architectural Review Board came into place in the Village and you see the building's now they're all nicely colored and have to be a certain size. That wasn't the case years ago. (Interruption from a member of the public)...things were not good at that particular time. People that were here remember those times. Things were not good at that particular time. I can remember people didn't want 690 coming out; we didn't want to change our small-Town atmosphere. People didn't want Radisson. People didn't want Giddings Crest; they didn't want Lysander Preserve; they didn't want the Chaucer Circle Development...that directly affects me, but I live on a main road; that's life. I understand that you need to have development, you have to have businesses to survive. We have to learn how to work together. This is not a wealthy community. Most people around here don't live in t\$300,000 or \$400,000 homes. I think the median income for two people working is \$80,000 in this community. Think about that...people are looking, people here need jobs, sustainable jobs. Do you know what industrial zone can accommodate....a meat rendering plant, a crematorium, a Crucible Steel...as far as a carbon imprint, this is probably as little as you're going to find really. I don't like change either, I don't want to see all of this happening because I like how things were; but I understand that you have to have it to progress. We have a great school system; we have a community now; we have a lot of great people in this community but not everybody is wealthy or live in an expensive home. We all are part of one big community. People worry about housing values. Did the brewery bother Radisson...I don't know, I don't live in Radisson, but Radisson seems to be doing pretty well; I don't see that it hurt them too much. The brewery has been a good thing for this area, good jobs, good pay, a lot of benefits. I'm hoping that this will do the same....provide jobs for those people that aren't making \$200,000 or \$300,000 a year.

(Several people shouting from the public)

Mr. Corey stated that if you can't keep quiet and let people talk you will be asked to leave. Thank you!

Ms. Clarke thanked the Chairman, stating that she's not here to start trouble. I gave a different perspective, that's all. You want to come at me, come at me please, but that's all I wanted to do, give people a different perspective. The land has been Industrial forever and ever. Did you think it was just going to lay there open and green?

Public: It's farmed and has been farmland.

Ms. Clarke...it's zoned Industrial. Anyways, may I have my moment and the next person who would like to argue with me you can please do it after that, thank you very much. As of right now this land is zoned Industrial, regardless...do you think it's going to stand there. It's a chunk of land. Did you know they made...I checked the records, over \$700,000? Any of you get offered over \$700,000 for 127 acres...are you going to say, 'no, I'm going to leave it green

because nobody wants to do anything with this land; I don't want to upset my neighbors; I don't want to do that'. Are you kidding me....\$700,000 and you're going to say not.

Interruption with Ms. Clarke trying to continue...well, whatever, but this is who came first, this is where it is. They bought the land. You cannot take away...excuse me, I'm talking please. You can come up next if you would be so kind. Please, allow me my couple moments...just a few more. You cannot tell a property owner what to do with their property. There are property rights. If you have land somewhere and you want to sell it to somebody, offered money...just because your neighbor didn't like what you're going to do with it, should that preclude you from selling it to that person to make a profit. Already on this particular land it has brought in over \$600,000 in costs for permits. I don't know about you, I'm not a wealthy person, but something that can help us to increase the tax base, to lessen the load on us, I would welcome it, really truly. If it can help us...between Budweiser, Gypsum Express, this is what sustains an area, not just houses. You have to have jobs. Why do you think people move here, because we have things to offer. We've got 690, why are other business coming in, Taco Bell and things like that...they do their demographics, they do their homework. They see the growth, the potential, people. We have to have things to support all of this. If you don't have jobs or places for people to go people leave. I saw it happen, I lived through it, I saw it happen, so it could happen. We see it happen in other Cities where people don't want growth. The Cities die, they have nothing to offer and you end up with families scattered all over the United States. But anyways, with the concerns about the wetlands and all of that, I'm sure they're playing by the rules, I very much doubt these gentlemen (Planning Board) are going to let something go through that isn't properly taken care of and handled.

Several shouting at once with Ms. Clarke stating they're not political, they're just doing their job because somebody wants to do something with their job. OK...I can see that people don't want to listen to me anymore. I'm not used to be treated quite so rudely and I apologize. That being said I'm hoping as a community we can all understand it's not just a few people that are affected either way, all of us can be affected, positively, negatively. Like I said, Giddings Crest came in, Lysander Preserve, Radisson, the Brewery, Gypsum...all those industries and housing developments came in. Residential developments affect me the most but I like to see the growth in the area. This is my area, this is my community, so why try to hurt somebody else that wants to bring something in to try to bring the community up. It's a very low carbon imprint compared to meat rendering plants, a crematorium...this of the possibilities that could be beyond the end of your own noses. Think of the greater good to the whole community, not just a few of you, that's all. In the end I hope everybody works together and we can all come together as a community for everybody's best interest.

(Applause)

John Farneth, Dexter Parkway, first and foremost, I'd like to say (addressing audience members) Congratulations, it was very good bringing your points up, I agree with all of them. I disagree with almost everything you said, I disagree with almost everything you said...let's start with the carbon footprint. Your carbon footprint, your total is zero, it's 100%, all you are generating is carbon. A field of corn, and you can check the USDA on this has got almost as much carbon absorbing capabilities as a full forest. That land has been farmed for years. It's a beautiful field, when you say it's growing nothing, it's growing corn and soybeans. Is that nothing? It's beautiful agricultural.

(Applause)

Mr. Farneth continued stating Budweiser is using American grain, barley to make a product that people want to drink. I would wager a month's pay that his auto parts distributor is 100% made in China. What percentage of your cars are made in China.

Mr. Trasher stated that that has nothing to do with (the review of the site plan).

Mr. Farneth...it's got a lot to do with it.

James Ranalli stated that he would address it...we don't make a rotter in the United States of American.

Mr. Farneth: You could.

Mr. Ranalli: Excuse me...do you want me to start manufacturing over there with smoke stacks, do you want me to have smoke stacks...

Mr. Farneth: (Unclear...several talking at once)

Mr. Ranalli: You asked me a question...

Mr. Farneth: Yeah, What percentage is made in China?

Mr. Ranalli: 90%

Mr. Farneth: 99%

Mr. Ranalli: No, it's not 99%.

Mr. Farneth: Yes, it is the only thing you're not going to buy is the petroleum.

Mr. Ranalli: Sir, now you're going to tell me my business, excuse me...

Mr. Farneth: It's the petroleum which is made in America. Are you going to fly a Communist flag there? Are you going to ruin the whole northwest part of Onondaga County to sell Chinese parts?

Mr. Ranalli: What are you going to drive?

At this point there was shouting, name calling and booing.

Mr. Corey adjourned the Public Hearing at 7:40 p.m. It will be reopened next month.

Mr. Farneth: Fly the Chinese flag there...

Mr. Corey stated that you'll have an opportunity next month; but you're going to come here and behave appropriately.

(Shouting and arguing continued)

Mr. Frateschi stated that the Public Hearing is completely out of control. The Planning Board Chairman, in his discretion, can adjourn this Public Hearing until the next meeting if that is what he wants to do. Does anybody want to make a motion to do that.

Motion to adjourn made by Lester, Second by Beachel

Motion to adjourn the Ranalli ALA, LLC Public Hearing until Thursday, July 8, 2021 at 7:00 p.m.

4 Ayes -- 1 No (Steve Darcangelo)

Members of the public who were not able to speak gave their prepared statements to the secretary to be made part of the public record:

Anna Vogel, 116 Oswego Street, Baldwinsville, NY

Noreen Chalk, 303 Hourglass Lane, Baldwinsville, NY

Frank Matus, 45 Athena Drive, Baldwinsville, NY

Resident: 8426 Marco Drive, Baldwinsville, NY

William Spreter, 436 Hourglass Lane, Baldwinsville, NY

Ken Schmidt, 8337 Oswego Road, Baldwinsville, NY

II. APPROVAL OF MINUTES

Review and approval of the minutes of the May 13, 2021 regular Planning Board meeting will be tabled.

III. NEW BUSINESS

1. Site Plan Review
Case No. 2021--0005

Self Storage West Entry LLC
2732 West Entry Road

Matt Slade, Self-Storage West Entry, LLC, stated that they would like to convert an existing parking area and construct a 20' x 180' climate-controlled vehicles storage facility. The lot coverage will not be affected.

There is a letter on file prepared by Empire State Development, dated May 17, 2021 that will be read into the public record, in part:

This is to acknowledge receipt of the Sketch Plan for the new building being proposed for B & C Storage at 2732 West Entry Road, Baldwinsville, NY in the Radisson Community. The plan was drawn by RZ Engineering, PLLC and is dated 5/17/2021. It sets forth a proposed climate-controlled building 20' x 180' for a total of 3,600 sq. ft.

This letter serves as verification that the sketch plan has been reviewed and approved by ESD. The plan meets the requirements of the Radisson Corporate Park Development Controls for the Planned Unit Development (PUD) and the Radisson Declaration of Protective Covenants, Conditions and Restrictions.

There is a letter on file prepared by Al Yager, Town Engineer, dated June 10, 2021, that will be read in the public record, in part:

I have reviewed the revised sketch plan prepared by RZ Engineering, dated May 17, 2021. At this time, it appears that the revised site plan is in compliance with all Town of Lysander and Radisson Corporate Park Development Code requirements. The proposed building will be constructed in an existing impervious area so additional stormwater mitigation requirements will not be required. At this time, I would not be opposed to the Planning Board approving the revised site plan.

Steve Darcangelo questioned why this needed Planning Board?

Mr. Yager stated that any change to a site in the Radisson Industrial Park requires an amendment to the Site Plan.

Karen Rice, Clerk, stated that any Site Plan/Controlled Site Use amendment requires Planning Board review and approval.

The applicant submitted a Short Environmental Assessment form; the Chairman questioned if we needed to review it since one was done with the original application for Site Plan approval.

Tim Frateschi, Attorney to the Planning Board, stated that because you made a SEQR determination in the past and you believe this amendment to the Site Plan is not going to be a significant change to the site and will not require further environmental review, then no, you don't have to do it.

William Lester, Planning Board, stated that it's an improvement.

Mr. Frateschi stated that you can recognize for the record that SEQR is already been done on the initial application...

Karen stated that it has actually been done for all of Radisson is their Amendment to Land Use Plan in Amendment #3.

Mr. Darcangelo questioned if there was a chance that this was a Type 2.

Mr. Frateschi stated that it is not. We can just state for the record that SEQR has been accomplished and this insignificant change will not have an environmental impact.

FINDINGS:

There is a letter on file prepared by the Empire State Development Corporation, dated May 17 2021, stating that they have reviewed the application and it conforms with the rules and regulations of the Radisson PUD.

There is a letter on file prepared by Al Yager, Town Engineer, dated June 10, 2021 that was made part of the public record.

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

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

This action did not require referral to the Onondaga County Planning Board for their review and recommendation.

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

RESOLUTION #1 -- Motion by

RESOLVED, that having reviewed the site plan as defined on a map dated May 17, 2021, prepared by RZ Engineering, PLLC, associated with the application of Self Storage West Entry LLC, 2732 West Entry Road, Baldwinsville, New York and part of The Radisson PUD, for an addition to a storage unit, the site plan is hereby approved.

5 Ayes -- 0 Noes

2. Minor Subdivision Case No. 2021—0006	Fenzl, Richard Church Road
--------------------------------------------	-------------------------------

Doug Reith, CNY Land Surveying, stating that Mr. Fenzl owns approximately 62 acres on Church, Prine and Fenner Roads with an existing house on Church Road. There was a lot cut out a lot quite a few years ago that is owned by Eilers. The gentleman who was living here got to the point where he can't handle it anymore. He is cutting out 6.513 acres leaving a remnant piece of 55.896 acres to be continued to be farmed by one of the Reeves. The existing house obviously has a well and septic system. The property is affected by wetlands with part of a stream that serves Ox Creek, as shown on the plan.

Steve Darcangelo, Planning Board, questioned the odd shaped parcel.

Mr. Reith stated that there's a ridge, indicating on plan, that the farmer can't get up. It can't be farmed, so why purchase it. There was a second lot that was subdivided out years ago that Mr. Fenzl had recombined with the parcel for tax purposes, adding to the odd shaped lot.

Mr. Darcangelo stated that odd shaped parcels come back to haunt you.

This application will be forwarded to the Onondaga County Planning Agency for their review and recommendation as it borders a County road.

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

RESOLVED, That the Planning Board having followed the prescribed SEQR procedures and having received no comments to the contrary, hereby designates itself as **LEAD AGENCY** for the Richard Fenzl, Minor Subdivision.

5 Ayes -- 0 Noes

The applicant has completed Part I, Project Information; John Corey, Chairman, reviewed Part Two—Environmental Assessment, with the board.

1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? No
2. Will the proposed action result in a change in the use or intensity of use of land? No
3. Will the proposed action impair the character or quality of the existing community? No
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? N/A

5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? No
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? No
7. Will the proposed action impact existing:
 - a. public / private water supplies? No
 - b. public / private wastewater treatment utilities? No
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? No
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, water bodies, groundwater, air quality, flora and fauna)? No
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? No
11. Will the proposed action create a hazard to environmental resources or human health? No

RESOLUTION #3 -- Motion by

RESOLVED, That the Planning Board having followed the prescribed SEQR procedures and having received no comments to the contrary, hereby designates itself as **LEAD AGENCY** for Richard Fenzl, 1201 Church Road, Baldwinsville, New York Minor Subdivision application.

5 Ayes -- 0 Noes

RESOLUTION #4 -- Motion by Corey, Second by Beachel

RESOLVED, that having reviewed the SEQR regulations, determined this is an **UNLISTED ACTION**, and having reviewed the Short Environmental Assessment form, and finding no significant or adverse impacts resulting from the Richard Fenzl, 1201 Church Road, Baldwinsville, New York, Minor Subdivision application, the Planning Board issues a **NEGATIVE DECLARATION**.

5 Ayes -- 0 Noes

RESOLUTION #5 -- Motion by Corey, Second by Lester

RESOLVED, that a Public Hearing be held at a date and time designated by the secretary, on the application of Richard Fenzl, for a subdivision of property located at 1201 Church Road, Baldwinsville, Baldwinsville, New York, Tax Map No. 0026.-03-13.1, for a two-lot subdivision from a parcel of approximately 62 acres.

5 Ayes -- 0 Noes

Mr. Reith thanked the Board for their time.

IV. OTHER BUSINESS

- | | |
|---------------------------------|-------------------------------------|
| 1. Major Subdivision—Final Plat | J Alberici & Sons
Tall Tree Lane |
|---------------------------------|-------------------------------------|

John Corey, Chairman, stated that the map has been provided for Final Plat approval for 24 lots on Tall Tree and Forest Ridge Lane.

James Trasher, CHA, stated that all of the infrastructure has been done and dedicated and securities have been posted with the Town Board. There are houses that are currently under construction. With your approval we can file this map and houses in this section can be sold.

There is a letter on file prepared by Al Yager, Town Engineer, dated June 10, 2021, that will be made read into the public record, in part:

I have completed my review of the final plat for the Timber Banks Section 3, Phase 4 subdivision as prepared by Ianuzi & Romans Land Surveying, P.C., dated November 3, 2020. The proposed 24 lot subdivision appears to be in compliance with the requirements of the Town of Lysander Code and Timber Banks General Project Plan. I would not be opposed to the board waiving the final public hearing and granting authorization to the Chairman to sign the plat at this time.

RESOLUTION #6 -- Motion by Corey, Second by Lester

RESOLVED, that the Planning Board authorizes the Chairperson to review the Final Plat for the twenty-four (24) lot subdivision application of J Alberici & Sons for property located at Timber Banks, Section No. 3, Phase 4, Lots 310 through 313, 344 through 349, 351 through 364, Part of Farm Lot No. 88 and Part of Tax Map Number 072.2.-01-01.0 and finding that all modifications and conditions have been met; and that the Final Plat is consistent with the approved Preliminary Plat; and that any differences found are not significant; the Board authorizes the Chairperson to waive the Final Plat Public Hearing and sign the Final Plat.

5 Ayes -- 0 Noes

Mr. Trasher thanked the Board for their time.

V. ADJOURN

RESOLUTION #6 -- Motion by

RESOLVED, that the June 10, 2021 regular meeting of the Town of Lysander Planning Board adjourn at 8:08 p.m.

5 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk
Planning Board