

TOWN OF LYSANDER
PLANNING BOARD MEETING
8220 LOOP ROAD
Monday, April 15, 2019 @ 7:00 p.m.

The special meeting of the Town of Lysander Planning Board meeting was held Monday, April 15, 2019 at 7:30 p.m. at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York.

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

MEMBERS ABSENT: Keith Ewald

OTHERS PRESENT: Frank Costanzo, Zoning Board of Appeals; Mark Harrison, Belgium-Cold Springs Fire Department; Brian Bouchard, CHA Consulting and Karen Rice, Clerk to Planning Board

The meeting was called to order at 7:00 p.m.

I. PUBLIC HEARING -- None Scheduled

II. APPROVAL OF MINUTES

Review and approval of the minutes of the March 14, 2019 Planning Board meeting.

This item will be tabled until the May 9, 2019 regular Planning Board meeting.

III. NEW BUSINESS

1. Site Plan Amendment	J. Alberici & Sons
Golf Cart Storage/Storage	Timber Banks Parkway

Brian Bouchard, Clough Harbor Associates, represented the applicant with their application for an improvement to the maintenance area behind the Club House for a 30' x 100' golf cart storage facility. You will have the availability to drive right through. There will be a small connector fence so you can connect the new building with the old building so that there is some screening to the back. As well as an extension to the maintenance building, however it will be disconnected from the main building due to the elevation difference that we need to honor because of the new flood plain boundary. This will be sort of a screening building to screen the tee and will be used for maintenance purposes and house the trash and refuse area. Both of the buildings will be a clapboard siding with a pitched asphalt shingled roof similar to the aesthetics of what's existing.

John Corey questioned elevations.

Mr. Bouchard stated that the existing building at the time had to be 1' above flood elevation. A Certificate of Elevation was prepared at that time. The new regulations require 2' above flood elevation for any new buildings.

Karen Rice, Clerk, stated that a copy of the Elevation Certificate is in the file..

There is a letter on file prepared by Al Yager, Town Engineer, that will be made part of the public record, in part:

I have completed my review of the site plan modifications for the Golf Course Maintenance Area Improvements prepared by Clough Harbor Associates, dated April 12, 2019. The proposed building meets the requirements of the Town Code and the Timber Banks General Project Plan. The developer will need to obtain a flood plain development permit from the Town of Lysander Code Enforcement Officer prior to placing fill within the flood plain limits for construction of the proposed buildings. At this time I would not be opposed to the Planning Board approving the site plan amendment as submitted with the condition that the proposed buildings match the style of the existing maintenance building at the site.

Mr. Bouchard stated that the all applications have all been completed and will be reviewed by the Town Engineer that will be executed and provided to the Code Enforcement Officer for the building permit.

Hugh Kimball questioned if the application had to be forwarded to the Onondaga County Planning Board for their review and recommendation.

It was determined that it did not meet any of the criteria where referral was required.

Steve Darcangelo questioned if there was a change to parking to accommodate the refuse enclosure.

Mr. Bouchard stated that that was part of the maintenance area parking, there are a few spaces that will be occupied by that but it was generally just used for materials and storage, not parking. This addition provides us the opportunity to bring that inside and open up some of that employee related parking spaces in the back.

Mr. Darcangelo questioned access.

Mr. Bouchard stated that there will be overhead doors on the front of the building. The refuse area will look like it's a continuous building but it will actually be open but it will be more of a lean-to.

Mr. Darcangelo questioned if we are getting close on the parking numbers.

Karen stated that's part of the General Project Plan so you're not going to find it in here; Al signed off on it so I'm sure he checked.

Mr. Bouchard concurred stating that those spaces really aren't used by patrons.

Mr. Corey stated that he's not sure how you determine how many parking spots you need but having parked and played there many times I can't imagine two or three would make a difference. Parking has never been an issue.

Mr. Darcangelo questioned the proposed storm basins.

Mr. Bouchard stated that the new building will be slightly higher than the old building. There are overhead doors on the north side of the building so we still want to maintain 'pitch away', that's why they have been proposed...to keep the run-off from spilling back into that garage..

FINDINGS:

A separate environmental impact study is not required since this action is part of The Timbers Planned Unit Development and is consistent with the SEQR review included in the Timbers Land Use Plan.

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 Corey, Second by Lester

RESOLVED, that having reviewed the site plan as defined on a map dated April 12, 2019, prepared by Clough Harbor Associates, Project Engineer associated with the application of Timber Banks LLC and part of The Timbers PUD, to allow improvements to the Maintenance area by installing a Golf Cart Storage Building and Maintenance Storage Building, the site plan is hereby approved, with the following condition:

- 1) The proposed buildings match the style of the existing maintenance building on the site.

6 Ayes - 0 Noes

Mr. Bouchard thanked the Board for their time.

IV. OTHER BUSINESS

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| 1. Major Subdivision | Timber Banks Subdivision |
| Waive Hearing/Sign Final Plat | Section 1B, Phase 3F |
| | Lots 22, 24, 27, 29, 30 & 32 |
| | Long Shadow Drive |

Brian Bouchard, Clough Harbor Associates, represented Timber Banks for Final Plat approval of six (6) lots of a Preliminary Plat that was approved several years ago. Typical of what you've seen before, six lots on the end of Long Shadow Drive.

Hugh Kimball reiterated that basically this is the same plan as what was approved.

John Corey, Chairman...the lots have not changed from the original proposal.

Mr. Bouchard concurred.

There is a letter on file from Al Yager, Town Engineer, that will be made part of the public record, in part:

I have completed my review of the final plat for the Timber Banks, Section 1B, Phase 3F subdivision, consisting of lots 22, 24, 27, 29, 30 and 32, as prepared by Cliffford James Riggerman, L.S., dated March 11, 2019. The proposed six (6) 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.

Steve Darcangelo questioned the deep shared driveways, some have frontage that looks extremely small.

Karen Rice, Clerk, stated that flag-lots of this type are allowed in Major Subdivisions.

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

RESOLVED, that the Planning Board authorizes the Chairperson to review the Final Plat for the six (6) lot subdivision application of Timber Banks LLC for property located at Timber Banks, Section 1B, Phase 3F, Lots 22, 24, 27, 29, 30 & 32, Part of Farm Lot No. 88 and Part of Tax Map Number 072.01-03-36.2 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.

6 Ayes --- 0 Noes

Mr. Bouchard thanked the Board for their time.

V. ADJOURN

RESOLUTION #3 -- Motion by Lester, Second by Darcangelo

RESOLVED, that the April 15, 2019 special Planning Board meeting adjourn at 7:15 p.m.

6 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk