

TOWN OF LYSANDER
PLANNING BOARD MEETING
8220 LOOP ROAD
Thursday, August 13, 2020 @ 7:00 p.m.

The Town of Lysander regular Planning Board meeting was held Thursday, August 13, 2020 at 7:00 p.m. at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York.

- MEMBERS PRESENT: John Corey, Chairman; Joanne Daprano; Hugh Kimball; William Lester and Steve Darcangelo
- MEMBERS ABSENT: Keith Ewald and Doug Beachel
- OTHERS PRESENT: Al Yager, Town Engineer; Jim Monahan, Monahan CNY Real Estate; Frank Costanzo, ZBA; William Massaro, Belgium Cold Springs Fire Department; Steve Sehnert, Applied Earth Technologies; Brad Trombley, Baldwinsville Adventist Church; Eric Strickland and Karen Rice, Clerk

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 July 9, 2020 Planning Board meeting.

RESOLUTION #1 -- Motion by Lester, Second by Kimball

RESOLVED, that the Minutes of the July 9, 2020 regular Planning Board meeting be approved as submitted.

5 Ayes -- 0 Noes

III. NEW BUSINESS

- | | |
|------------------------|--------------------------------|
| 1. Controlled Site Use | Baldwinsville Adventist Church |
| Case No. 2020—010 | 7830 Plainville Road |

Jim Monahan, Monahan CNY Real Estate, represented Baldwinsville Adventist Church stating that they are looking for approval to allow us to enter into a lease with Vance and Joanne Dann, who own the former Plainville Turkey Farm Store and the building attached by the silo, located at 7830 Plainville Road, Plainville, New York. Our attendance has not exceeded 100 to date. We formerly were located at 8255 Willett Parkway in Radisson for the last five years until the building was sold when we were asked to find another location. We have been working with the Dann's to negotiate the Letter of Intent; which was submitted as part of the application packet.

Mr. Monahan stated that the application went before the Onondaga County Planning Board that came back with septic and traffic questions. Both of those issues have been resolved within the last couple of days.

A site plan has been included in the submittal which shows what we are going to be using within the building; sanctuary layout with adjustments being made to accommodate handicap isles per the Town's initial review.

John Corey, Chairman, questioned the Lease Agreement.

Mr. Monahan stated that we will be entering into a one-year lease with two option years. The potential will be to be there for no more than five years, possibly longer. Our usage will be primarily Saturday's, Saturday morning is when the services are held. There would be sporadic days during the week with Board meetings and/or special events (Vacation Bible School, one week, once a year during the Summer and an occasional special event); but the majority of the time it won't be a high traffic flow. Usually on a Saturday you will see people arriving at 8:00 in the morning and are gone by 3:00 p.m.

Hugh Kimball questioned if there will be any night use anticipated.

Mr. Monahan stated that the only usage we usually have is a music rehearsal on Friday evening at 8:00 p.m. and an occasional Church board meeting once a month, no more than two hours per evening. That will be the extent of it with the exception of the Vacation Bible School which would probably run from 6:00 to 8:30 p.m.

Mr. Kimball stated the reason he asks that question is due to visibility in the dark. Perhaps a couple reflectors would help along with the light post that currently exists.

Mr. Monahan stated that they can definitely make that happen. We are willing to do whatever is necessary.

Mr. Kimball stated that he doesn't know if it's necessary, just a suggestion from driving up there.

Mr. Monahan stated that he has been back and forth with Karen and Al on several things and we determined that being in an Agricultural District we are only allowed one sign and we've decided to have it by the road with some reflectors or a small inground light right by the sign to illuminate the driveway that much more.

Steve Darcangelo questioned restrooms, kitchen, etc...

Mr. Monahan stated that there is a kitchen and two bathrooms in there. Whatever is necessary to make those handi-cap accessible will be done. One of our Board members, Brad Trombley, is here this evening and can speak with that regard as he has been throughout the facility.

Mr. Trombley stated that they are already ADA compliant and only requires hand-railings.

Mr. Darcangelo questioned if it was a commercial kitchen to facilitate events.

Mr. Monahan stated that they have a potluck every weekend after our service, basically just a kitchen facility to serve ourselves. Basically, reheat with minor cooking. We bring in a dish to pass and reheat it for the most part. There's not a lot of heavy duty, strong commercial cooking.

Mr. Darcangelo questioned if a grease trap would be required.

Al Yager, Town Engineer, stated that we have a letter from Jeff Till, Onondaga County Health Department stating that he didn't see additional modifications being required. If he's happy with it...

Mr. Kimball questioned if the exits are sufficient for the use.

Mr. Yager stated that they are.

Mr. Monahan stated that some of the doors have been identified to be changed by the owner prior to us going in because they are in poor condition.

Mr. Darcangelo questioned the hallway leading to the silo.

Mr. Trombley stated that there is a hallway to the silo, that is just an open space with a door on either side of it. It has never been an active silo, strictly for demonstration.

There was some discussion with regard to whether or not any of the space would be used as living space. There will be no on-site residency.

[At one point in time there was a dormitory constructed within the facility when it was a kosher poultry operation overseen by rabbis.]

The application was forwarded to the Onondaga County Planning Board for their review and recommendation, who made the following determination, in part:

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATIONS to the proposed action prior to local board approval of the proposed action:

1. The applicant must contact the Onondaga County Health Department to ensure the existing septic system can accommodate the proposed change of use.
2. The applicant must contact the Onondaga County Department of Transportation to coordinate requirements for the existing driveway on Plainville Road, in order to satisfy commercial driveway standards. The municipality must ensure any mitigation as may be

determined by the Department is reflected on the project plans prior to, or as a condition of municipal approval.

The Board also offers the following comment:

Given the proximity to nearby agricultural land uses, the Town should consider the implications of establishing a religious use adjacent to active farmland as part of its review. Mitigations, such as landscaping along parking areas, is strongly encouraged to buffer the two different land uses.

There is a letter on file from the Onondaga County Health Department, prepared by Jeffrey Till, P.E., Director, dated August 11, 2020 that will be made part of the public record, in part:

This is to advise you that we have reviewed the information that you submitted relative to the proposal to repurpose existing structures into a 100-seat capacity sanctuary, religious education and office rooms. We have no objection to this proposal with respect to arrangements for water supply and sewage disposal subject to the following conditions:

1. The sewage disposal facilities must be maintained in a sanitary condition at all times. In the event that the system is found to be inadequate, it must be modified under inspection and approval of this office.
2. Any inside plumbing modifications must be completed under a plumbing permit issued by the Plumbing Control Section of the Department of Water Environment Protection.

There is an email on file from Alvin Chan, Civil Engineer, Onondaga County Department of Transportation, dated August 13, 2020, that will be made part of the public record, in part:

The existing driveway appears to meet our requirements for usage. Since you are not proposing any work within our Onondaga County Right-Of-Way (ROW), no permit is needed at this time from us. You will only need a permit from us in the future if you plan to do some improvements without our ROW.

There is a letter on file prepared by Al Yager, Town Engineer, dated August 13, 2020, that will be made part of the public record, in part:

I have completed my review of the site plan for the Baldwinsville Adventist Church. The proposed use is allowed in the Town of Lysander Agricultural Zone and the site meets the Town of Lysander Code parking requirements. The Town has received letters from the Onondaga County Health Department and the Department of Transportation indicating that they are not opposed to the proposed use. I would not be opposed to the Board granting site plan approval for the project at this time.

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

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 Baldwinsville Adventist Church, 7830 Plainville Road, Memphis, New York Controlled Site Use application.

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 Corey, Second by Lester

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 Baldwinsville Adventist Church, 7830 Plainville Road, Memphis, New York Controlled Site Use application, the Board issues a **NEGATIVE DECLARATION**.

5 Ayes -- 0 Noes

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

RESOLVED, that having reviewed a site plan as defined on a map dated August 11, 2020 prepared by Baldwinsville Adventist Church, associated with the application of Baldwinsville Adventist Church, 7830 Plainville Road, Memphis, New York, for a **CONTROLLED SITE USE PERMIT**, to lease an existing building for Religious purposes, the site plan is hereby approved.

DISCUSSION:

Mr. Darcangelo questioned if the approval is based on time period, as they mentioned in their application.

Karen Rice, Clerk, stated that the use goes with the land. Any other use after the lease expires would need a Controlled Site Use as well.

5 Ayes -- 0 Noes

Mr. Monahan and Mr. Trombley thanked the Board for their time.

2. Minor Subdivision
Case No. 2020—011

Pierce, Michael
1484 Lamson Road

Steve Sehnert, Licensed Land Surveyor, represented the applicant stating that Mr. Pierce owns approximately 44 acres of land on the southwest corner of East Mud Lake and Lamson Roads. He wants to cut out a parcel on Lamson Road, as shown, 250' east of the northwest corner of this parcel, 2.3 acres in size, 250' x 400' . Most of the land is forested, brush and poison ivy. Percolation tests have been taken with a sewage disposal system designed and under review by the Onondaga County Health Department. There is a driveway cut in awaiting the approval of the Onondaga County Department of Transportation.

Hugh Kimball questioned if the location of the lot is where the trees are being cut.

Mr. Sehnert concurred stating that there's also a big pile of sand back in there.

It's a nice lot with the exception of the poison ivy.

There is an existing house on the remnant piece.

Mr. Kimball questioned if the application would go before the Onondaga County Planning Board.

Karen Rice, Clerk, concurred stating that it abuts two County roads and will have to be referred.

Steve Darcangelo stated that as you continue to develop these roadside parcels without getting into the middle, at some point won't we create a parcel which is not 'favorable'...right now you're running out of frontage. At some point this property won't have much road frontage relative to its depth. As long as the property owner recognizes that.

Mr. Sehnert stated that he has a feeling that County is going to come back and ask for a 60' strip for future access. At this point in time it's all family.

RESOLUTION #5 -- Motion by Corey, 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 Michael Pierce, 1484 Lamson Road, Baldwinsville, New York, Minor Subdivision Action.

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:
 - c. public / private water supplies? No
 - d. 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 #6 -- Motion by Corey, Second by Kimball

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 Michael Pierce, 1484 Lamson Road, Baldwinsville, New York, Minor Subdivision Application, the Planning Board issues a **NEGATIVE DECLARATION**.

5 Ayes -- 0 Noes

RESOLUTION #7 -- Motion by Corey, Second by Darcangelo

RESOLVED, that a Public Hearing be held (within sixty-two (62) days, at a date and time designated by the secretary) or on the application of Michael Pierce, for a subdivision of property located 1484 Lamson Road, Baldwinsville, New York, for a development of two (2) lots from a parcel of forty-three (43) acres. Conditioned upon filing a complete application and paying the appropriate fees.

5 Ayes -- 0 Noes

Mr. Sehnert thanked the Board for their time.

3. Minor Subdivision
Case No. 2020—012

J Alberici & Sons, Inc.
Timber Banks Parkway

No representation, however Al Yager, Town Engineer, knows enough about the project to get it the process started.

Mr. Yager stated that the Homeowner's Association has a piece of greenspace that they'd like to divide up for the individual homeowners of the multi-family units that are adjacent to them. In return they are giving the HOA a piece of greenspace along Timber Banks Parkway adjacent the future road that will cut over to the YMCA (Tall Tree Lane). They are essentially just swapping a piece of land so that the HOA will still have greenspace.

There is a letter on file prepared by Al Yager, Town Engineer, dated August 13, 2020, that will be made part of the public record, in part:

I have completed my review of the final plat for the Timber Banks Homeowners Association subdivision as prepared by Ianuzi & Romans Land Surveying dated July 17, 2020. The proposed two (2) lot subdivision is in compliance with the Timber Banks General Project Plan and contains no significant changes from the preliminary plat for the subdivision which was previously approved by the Planning Board. 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.

After the fact, Mr. Yager questioned if a Public Hearing was necessary.

Karen Rice, Clerk, questioned if they were just adding the greenspace to existing homes.

Mr. Yager stated that they aren't constructed yet, but yes...it will be added to those proposed lots.

Karen stated that since he will be creating two new lots a Public Hearing will be required. SEQR will not be required as it was done with the adoption of the General Project Plan.

RESOLUTION #8 -- Motion by Corey, Second by Lester

RESOLVED, that a Public Hearing be held (within sixty-two (62) days, at a date and time designated by the secretary, on the application of J Alberici & Sons, for a subdivision of property located Timber Banks Parkway, Baldwinsville, New York, for a development of two (2) lots, from property located at Timber Banks Parkway, Part of Tax Map No. 072.1-04-02.1 and Tax Map No. 072.1-04-17.1. Conditioned upon filing a complete application and paying the appropriate fees.

5 Ayes -- 0 Noes

IV. OTHER BUSINESS

1. Major Subdivision Amended: Cranes Watch
Waive Final Public Hearing/Authorize Chairman to sign the Final Plat for
Section 6A & 6B Amended—South Ivy Trail

Steve Sehnert, Licensed Land Surveyor, represented the Estate of Carmen Ligoci, stating that back in 2005 the owner of the three parcels at the southwest corner of Cranes Watch purchased Lot 6 where he built his own house at 1580 South Ivy Trail. He also bought a small parcel with an existing house and a couple garages known as the "Steel" parcel; as well as the lot in front of the Steel parcel heading towards South Ivy Trail. This parcel was for river access for the residents of the Cranes Watch subdivision; but wasn't of real interest to anybody at the time. Mr. Ligoci combined all of the parcels and combined them as shown on the final plat that was approved by the Planning Board, shown as Parcel 6A and 6B, on May 16, 2005. Mr. Ligoci was to file the map with the Onondaga County Clerk's office, but became sick and ultimately passed away. His widow is in the process of disposing of both of these parcels; as a matter of fact, they have already been disposed of but we're going through the process to make it 'legal'.

RESOLUTION #9 -- Motion by Corey, Second by Kimball

RESOLVED, that a Public Hearing having been held, 15 years ago, and there being no findings or grounds for decision contrary to the laws and regulations of the Town of Lysander,

County of Onondaga or State of New York, Final Plat approval for a two (2) lot subdivision application by the Estate of Carmen Ligoci, for property designated as Lot 6A and 6B, South Ivy Trail, Baldwinsville, New York, Part of Farm Lot No. 76 and Tax Map Nos. 046-01-05, 046-01-67.1 and 046-01-66.1, as shown on a map dated July 14, 2020, prepared by Stephen Sehnert, Licensed Land Surveyor, is hereby approved.

5 Ayes -- 0 Noes

Mr. Sehnert thanked the Board for their time.

2. Major Subdivision: Timber Banks
Waive Final Public Hearing/Authorize Chairman to sign Final Plat for
Lots 30, 31 & 32 Split Rail

Al Yager, Town Engineer, spoke on behalf of the developer on both of the following requests stating that the attached homes have been constructed and the property has been surveyed to set the property line between each unit.

RESOLUTION #10 -- Motion by Corey, Second by Lester

RESOLVED, that the Planning Board authorizes the Chairperson to review the Final Plat for the three (3) lot subdivision application of J Alberici & Sons for property located at Timber Banks, Section 1B, Phase 5C, 3rd Amendment, Lots 30, 31 & 32, Split Rail Drive, Part of Farm Lot No. 88 and Part of Tax Map Number 072.1-04-23.0 and finding that all modifications and conditions have been met; and that the Final Plat in 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

- Major Subdivision: Timber Banks
Waive Final Public Hearing/Authorize Chairman to sign Final Plat for
Lots 33 & 34 Split Rail

RESOLUTION #11 -- Motion by Corey, Second by Daprano

RESOLVED, that the Planning Board authorizes the Chairperson to review the Final Plat for the two (2) lot subdivision application of J Alberici & Sons for property located at Timber Banks, Section 1B, Phase 5C, 4th Amendment, Lots 33 & 34, Split Rail Drive, Part of Farm Lot No. 88 and Part of Tax Map Number 072.1-04-23.0 and finding that all modifications and conditions have been met; and that the Final Plat in 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

V. ADJOURN

RESOLUTION #12 -- Motion by Kimball, Second by Lester

RESOLVED, that the August 13, 2020 regular Town of Lysander Planning Board meeting adjourn at 7:50 p.m.

5 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk