

Collington Pointe East Residential Development Modification

Written Submissions from 4/6/2017 Meeting

April 4, 2017

Town Board
Town of Lysander
Lysander Town Hall
8220 Loop Road
Baldwinsville, NY 13027

RE: Collington Pointe East Incentive Zoning Application
CHA Proposal No.: 31204

Dear Town Board:

I have reviewed the modification to the incentive-zoning request from Bella Casa Builders and I continue to believe that this proposal will not benefit the residents of the town of Lysander for the following reasons:

1. The improvements recommended to Patchett Road will not address the current safety issues that exist on this road. The increased traffic that 90 building lots will bring will only make this road more dangerous. There are speed limit concerns, curves and hidden drives (i.e. a hill) that exist on this road that will not be addressed by CHA's incentive proposal. A transportation study (more in depth than what was provided by CHA) is required for Patchett Road such that a proper speed limit can be obtained. I prefer no changes to the Patchett Road shoulders with or without the additional homes, since the proposed changes will not lower the speed limit and only cause more disruptions to our properties.
2. The cash incentive to improve the sanitary sewer system for improvements in other parts of the town of Lysander is not a guaranteed success. Why would incentives be used in the other parts of Lysander for impacts in the Patchett Road area? Is there a concern for the potential sewer issues these additional houses could provide at the nearby sanitary facility? Hook-ups on Patchett Road being proposed are minimal and may be more intrusive to the residents than helpful.
3. What are the impacts to the Baldwinsville School district (e.g. Palmer Elementary) with the addition of 90 more homes? Redistricting could be required, where the impact will be less or none at all with 45 homes.
4. This incentive plan offers 3 parking spaces near an existing pond for \$44,000, in lieu of a stone dust-walking trail from an earlier proposal. Both proposals are empty and do not offer any incentives for the new residents at Collington Pointe and current residents along Patchett Road.

In closing, I think the credibility of Bella Casa Builders, CHA and the town of Lysander come into question as to why a decision has yet to be made on these proposals and why you continue to accept additional proposals, when the County has rejected such proposals.

Thank you,

Nick & Kelly Spagnoletti
3304 Patchett Road
Baldwinsville, NY 13027

Town Clerk

From: Thomas Quinn <quinntb@yahoo.com>
Sent: Wednesday, April 05, 2017 7:37 AM
To: Supervisor; Robert Geraci; Roman Diamond; Peter Moore; Robert Ellis
Cc: Karen Rice; Town Clerk
Subject: Re: Proposed Modified Collington Pointe East Comments

The below corrects several typos.
Thanks

Sent from Yahoo Mail on Android

Tom & Linda Quinn
7992 Collington Pointe Way
April 3, 2017

Modified Collington Pointe East Application

My wife and I live on the corner of Collington Pointe and Chillingham, directly west of the revised proposed lot 93 green space. We are unable to attend Thursday's Board meeting during which the new proposal will be discussed. We wish that our comments be read into the record and be considered.

Although, we think that the new proposal is a vast improvement over the original submittal, we do have concerns.

The owner and realtor represented to us prior to our purchase that the land east of our lot containing the pond would "never" be built upon due to the presence of the wetland. In fact, we relied on those representations as this was considered a premium lot. Now there is the proposed lot 93 labeled as "green space" and "forever wild". This is good.

However, the cover letter also states that the area around the pond will be a "pocket park" with three parking spaces. There are no specifics as to what this "park" would include or how the area would be when completed. Specifically, we object to the clearing and removal of the trees surrounding this as it would detract from the pond's wetland nature. (It is not a pretty wetland pond.) We believe that lot 93 wetland should be left in its wild state.

In the event that it is elected to create a pocket park **in spite** of opposing comments, we expect that the owner will provide landscaping to block any view of the park from our backyard and other back yards impacted.

We further expect that the area currently serving as a part of the temporary snowplow turnaround on Chillingham will be restored to its original treed condition as we were told. We never thought that when we sat in our backyard we would be forced to look at a turnaround, paved area, or parking area.

We were told by the owner that the land behind our lot would be forever wild because of the pond and that is what we expect to be honored.

Thank you for your consideration.