

TOWN OF LYSANDER
PLANNING BOARD MEETING
8220 LOOP ROAD
Monday, December 14, 2020 @ 7:00 p.m.

The regular meeting of the Town of Lysander Planning Board was held Monday, December 14, 2021 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; Steve Darcangelo and Doug Beachel

MEMBERS ABSENT: Keith Ewald

OTHERS PRESENT: James Trasher, Clough Harbor & Associates; Frank
Costanzo, ZBA and Karen Rice, Clerk

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

I. APPROVAL OF MINUTES

Review and approval of the minutes of the November 30, 2020 regular Planning Board meeting.

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

RESOLVED, that the November 30, 2020 Planning Board meeting minutes be approved as submitted.

6 Ayes -- 0 Noes

II. OLD BUSINESS

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| 1. Minor Subdivision
Case No. 2020—015 | Hafner, David
West Genesee Road |
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John Corey, Chairman, stated that we have not received any updated documentation to allow us to review the Short Environmental Assessment form, however the Board is in a position to declare ourselves Lead Agency and schedule the Public Hearing.

RESOLUTION #2 -- 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 David Hafner, West Genesee Road, Baldwinsville, New York Minor Subdivision application.

6 Ayes -- 0 Noes

RESOLUTION #3 -- Motion by Corey, Second by Kimball

RESOLVED, that a Public Hearing be held at a date and time designated by the secretary, on the application of David Hafner, for a subdivision of property located at West Genesee Road, Baldwinsville, New York, Tax Map No. 049-02-24.1, for a development of three (2) lots from a parcel of approximately 38 acres.

6 Ayes -- 0 Noes

III. NEW BUSINESS

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| 1. Controlled Site Use
Case No. 2020—016 | Reeves, Brian
West Genesee Road |
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Brian Reeves has made application to the Board for a Controlled Site Use to allow the placement of Farm Worker Housing on West Genesee Road. Before this Board can act on this application, a variance will be required from the Zoning Board of Appeals, to allow a waiver on the distance required between the structure other buildings on the property. The application will also be forwarded to the Onondaga County Planning Board for their review and recommendation.

IV. OTHER BUSINESS

1. Major Subdivision—Final Plat Collington Pointe East/Copper River
Lots 48, 49, 65, 66 & 67 Chillingham Way

James Trasher, Clough Harbor, stated that it's a simple request for Final Plat approval for Lots 48, 49, 65, 66 & 67, Chillingham Way so that we can proceed with construction on those lots.

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 final plat for the Copper River/Collington Point East, Phase I, Section 2 major Subdivision as prepared by Ianuzzi & Romans Land Surveying, P.C., dated December 6, 2020. The Final Plat does not reflect any changes to the dimensions of the lots included in Phase I when compared to the Preliminary Plat for the subdivision that was previously approved by the Board. The only comment I have at this time is that the title of the map be changed to Copper River Phase I, Section 2 to avoid potential confusion that these lots are included in Phase II of the project. At this time, I would not be opposed to the Board waiving the final Public Hearing and authorizing the Chairman to sign the Final Plat contingent on a revised Final Plat being provided with the requested map title changes.

RESOLUTION #4 Motion by Corey, Second by Daprano

RESOLVED, that the Planning Board authorize the Chairperson to review the Final Plat for the fourteen (14) lot subdivision application of Bella Casa Builders, Collington Pointe East/Copper River, Part of Farm Lot 89 and Part of Tax Map Number 073.1-01-40.3 and 073.1-01-41, more particularly Lots 48, 49, 65, 66 & 67, Chillingham Way 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. Trasher thanked the Board for their time.

Steve Darcangelo questioned why this is done, for tax reasons.

Karen Rice, Clerk concurred stating so that they don't have to pay taxes on a residential building lot until they are ready to build.

Mr. Darcangelo...once they're approved, are they not residential building lots.

Karen: Not with preliminary, no.

Hugh Kimball stated that this has been the way the developers have done it for a number of years.

Mr. Darcangelo...once they go through the Planning Board, are they not individual tax parcels.]

Karen: No, the preliminary plat doesn't get filed.

Mr. Darcangelo reiterated that it's just a big parcel on paper.

Karen concurred stating that they can come in in sections or individual lots.

2. Planning Board Reducing membership from seven to five members:

John Corey, Chairman, stated that the Town Board will be holding a Public Hearing on December 17, 2020 reducing the number of board members from seven to the original five-member board starting in January 2021.

Hugh Kimball questioned how that works when there is only one person whose term is up.

Mr. Corey stated that one person's term is up and a second person has already submitted their resignation effective December 31, 2020.

Steve Darcangelo questioned what was the Boards intention when they increased it several years ago from five to seven.

Several board members speaking at once stating that it was political.

Mr. Corey stated that it was increased to seven in 2012 as that is the year he started.

Mr. Corey continued stating that there is only one other Board in Onondaga County that has seven board members.

Mr. Kimball stated that in the eleven years he has been on the Board there has never been a divided decision. We have always been unanimous.

Mr. Corey thanked everyone for all of your work and effort this year. I think we've done our job very well. Our job is basically to ensure the Codes and Regulations in Lysander pertaining to Subdivisions and Controlled Site Use are properly administered. I want to thank Joanne particularly since her term is up as she will be stepping down after 14 years of service.

Mr. Corey wished everyone a safe and very Merry and Blessed Christmas.

V. ADJOURN

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

RESOLVED, that the December 14, 2020 Town of Lysander Planning Board meeting adjourn at 7:14 p.m.

6 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk