

TOWN OF LYSANDER
PLANNING BOARD MEETING
8220 LOOP ROAD
Thursday, February 11, 2021 @ 7:00 p.m.

The regular meeting of the Town of Lysander Planning Board was held Thursday, February 11, 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; Kevin Rode; John Switzer; Frank Costanzo, ZBA; Bill Massaro, Belgium Cold Springs Fire Department; James Trasher, CHA and Karen Rice, Clerk

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

I. PUBLIC HEARING -- None Scheduled

II. APPROVAL OF MINUTES

1. Review and approval of the minutes of the December 14, 2020 regular Planning Board meeting.

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

RESOLVED, that the minutes of the December 14, 2020 regular Planning Board meeting be approved as submitted.

5 Ayes -- 0 Noes

2. Review and approval of the minutes of the January 14, 2021 regular Planning Board meeting.

Eldan Homes, Crimson Ridge, Phase 5, Resolution #4: The motion did not include the map date and surveyor. ***As shown on a map prepared dated August 24, 2020, prepared by Ianuzzi-Romans Licensed Land Surveyor on a map dated August 24, 2020.***

RESOLUTION#2

RESOLVED, that the minutes of the January 14, 2021 Planning Board meeting be approved as amended.

5 Ayes -- 0 Noes

III. NEW BUSINESS

- | | |
|-------------------------------------------|------------------------------------------------------------|
| 1. Minor Subdivision
Case No. 2021—001 | SSC Lysander Land LLC
Clark, Bradley
8071 River Road |
|-------------------------------------------|------------------------------------------------------------|

John Switzer, SSC Lysander Land LLC, stated that they have an approved solar project for property located at 8071 River Road. The owners of the property, Mr. and Mrs. Clark, have requested that we split off 55 acres from the larger parcel.

Mr. Switzer indicated on the plan the leased area as approved by the Planning Board as well as the purchase area. The lot coverage ratio does not change because we had our lot coverage ratio calculations against the leased area. Other than that, it's really just splitting 55 acres out of 99.

Steve Darcangelo questioned what prompted the distinction between a lease and a sale.

Mr. Switzer stated that we still are leasing the land from Mr. Clark. Mr. Clark and his family are going through some family matters and essentially have asked us to subdivide the land so that he can sell the 55 acres.

Mr. Darcangelo reiterated that the piece you are going to be on will still be leased.

Mr. Switzer concurred stating that the solar facility is still leasing this 41.621-acre parcel.

Mr. Darcangelo questioned if there was something in the lease agreement the requirement for disposal/removal at the end of the lease...whose responsibility is it to take care of the solar array at the end of its useful life.

Mr. Switzer stated that they are responsible to remove the solar array at the end of its useful life and just in case something happens we have decommissioning sureties that are required pursuant to our permit with the Planning Board. It's also required, pursuant to our lease and thirdly it's required per our conversations with the Industrial Development Agency.

Hugh Kimball questioned the access on the portion that's going to have your equipment, for example how fire emergency crews get in, how the project is maintained, etc...

Mr. Switzer stated that the plan is exactly the same as what was approved. We access off of River Road. We worked with the Fire Department who wanted two hammerheads, with the one at the end of the road being a dual hammerhead. Other than that, the land is just going to sit here and be preserved for the future.

Al Yager, Town Engineer, stated that the only thing that the Board should be cognizant of is the northern property line which shows a 50' setback, which is something that the Planning Board has the ability to allow. The Planning Board, in this instance may want to consider some additional screening in that location simply because it's going to join another parcel for some future use.

William Lester stated that that's 55 acres that could be subdivided tomorrow.

Mr. Darcangelo questioned if we could hold the right to require screening on the future utilization on the adjacent property. Personally, I don't see a need for screening at this point in time for a piece of vacant land; yet I can see a future developer of that piece of property questioning why it is his responsibility to screen it for aesthetic purposes. I'm just wondering if we would have the right to require something in the future.

Mr. Lester stated that it would be the same individual that's selling the land. It would be in his advantage to be able to say the solar field is going to be screened would help sell the land. I would think that putting some vegetation there would be helpful.

Mr. Switzer stated that there's a huge forest right here (indicating on plan). It's already super screened. We're happy to leave the woods because there is already tons of buffer there.

Mr. Yager questioned if there was a small wetland to the north as well?

Mr. Switzer stated that there is not...if you remember we did a rare study and we found there were no Indiana bat activity there but the requirement from the State is that we can only trim and cut trees between November 1st and March 31st, so we have to do about an acre of clearing, other than that we're planning on leaving the trees.

Mr. Darcangelo questioned trees on the northwest boundary.

Mr. Switzer concurred while pointing out the woods on the property. The sun comes from the south, east and west. There is no reason for us to touch these trees even from a commercial standing point.

Mr. Darcangelo stated that actually it appears that they are off of the leased parcel, so you don't even have the authority to take them.

John Corey, Chairman, we had this discussion and felt that the screening was proper with the native vegetation that was there. The only area we discussed screening was on the back side where it butts up to the residential area (Anita Manor).

Mr. Yager concurred stating that we asked for screening there.

Mr. Darcangelo that because there is already natural screening there, if someone purchased that property and so chooses to develop it, they have the opportunity to maintain a buffer on their property that they control that is already existing. I would say that I am rethinking my position as we've talked and say that it would probably be on future developer of that piece of

property to protect their aesthetic interest by keeping a barrier of trees on their property that they have control over.

Mr. Corey concurred stating that it may never be developed or it could be developed tomorrow, but the buyer will see exactly what he's getting. I'm comfortable with where we're at right now and I'm not trying to place a burden upon the solar company to deal with something that may occur. To your point Steve a new buyer should take that into consideration if he's going to develop it.

Doug Beachel stated that he is fine with what's there. The required setback is protection as well.

Mr. Darcangelo stated that he knows there's nothing we can do but I will voice my opinion that I do not like these carved out pieces of subdivisions. I just think they are bad for future planning and that one certainly does violate the concern of the four to one ratio, road frontage vs depth.

Mr. Yager stated that with that being said, that parcel envisioned a residential property which is why we have the dead-end of Lucille Lane here (indicating on plan). It was always envisioned that a road would tie in here across from the YMCA or across from Timber Banks Parkway where another stub street was left within the Anita Manor subdivision. When the solar array is no longer in use it's assumed that there would still be the opportunity to develop it residentially. In that regard, with the odd configuration, it doesn't hurt what the long-range plan for that area always was.

Mr. Darcangelo concurred, however it's just the subdivided piece of property almost follows the shape of the array. When it was being leased it wasn't an issue but now that it's being subdivided it certainly would be better if it was a different configuration, but I know we have no authority to do anything but comment.

Mr. Kimball stated that Part I of the EAF, Question 15, Endangered Species, was answered Yes; assuming that is referring to the Indiana Bat.

Mr. Switzer concurred.

RESOLUTION #3 -- 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 SSC LYSANDER LAND LLC, 8071 River Road, Baldwinsville, New York Minor Subdivision 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 #4 -- 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 SSC LYSANDER LAND LLC, 8071 River 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 SSC LYSANDER LAND LLC for a subdivision of property located at 8071 River Road, Baldwinsville, New York, Tax Map No. 073.-01-24.1. for a development of two (2) lots from a parcel of approximately 55 acres.

5 Ayes -- 0 Noes

Mr. Switzer thanked the Board for their time.

2. Controlled Site Use
Case No. 2021—002

Ranalli ALA, LLC
Hencle Blvd/NYS Route 48

James Trasher, Clough Harbor Associates, represented Ranalli ALA, LLC proposing the construction of a 1,007,500 square foot warehouse at the intersection of Hencle Boulevard/690/NYS Route 48. There are three parcels under control, 1.59 acres; 27.07 acres and 93.93 acres (indicating on plan). All of the industrial land that exists per the Zoning Map is under our control for the development of this project. The Town Board has recently upgraded their Town Code with regard to lot coverage from 30% to 50%. Our project based on the total land area is 31.9%; that is building with parking area. We still have a lot of greenspace. Ranalli ALA is United Auto Supply. United Auto Supply was started by the Ranalli's a long time ago. It is a family owned business started as an auto supply place on Milton Ave and expanded under James Ranalli who is currently the CEO. They have distribution locations in Ohio, Pennsylvania, Massachusetts and New York. This would become their main distribution facility. They used to be located on 450 Tracy Street, Syracuse then purchased the P&C Warehouse four or five years ago and have out-grown that facility. Currently they have a 100,000 square foot facility under construction in downtown Syracuse, which is also too small. They have purchased several properties as well. They are a home-grown business with a national footprint. This would become their facility. We have proposed three access points. This would be broken into a phased project building starting with the first being a 650' x 550' portion of the building; then expand in two other phases in 500' sections up to 1,007,500 square feet at a height of 40'. The reason in doing that is we do have State wetlands on this site, so picking a component of the project that mitigates the permitting process right off the get go. We will work with Army Corp and NYS DEC. Based on the snow outside we couldn't get to the delineation; we are waiting for the snow to melt and vegetation to kick back in. Our hope is to go through the approval process, SEQR and Site Plan approval with this project underway late Spring, early Summer 2021, if possible. Basically, they will be relocating all of their facilities to this location. OCWA water would be extended to the site (indicating on plan). Rear loading docks are proposed, 100 dock/bays along one side at full construction, 41 on the other. There will be enough parking spaces for all of their employees. It will be a 24/7-day operation in this location. Their current operation is 24/7 closed Christmas and Thanksgiving Day. Pretty much every other day there will be people in there working. There is a high pressure 12" gas main that we have to work with and have been in contact with National Fuel. We will be looking at putting a pump station and a pumping system and initially connect at Giddings Crest, approximately 3000 feet away. We have the ability to do septic but we just don't think it's a good thing to do for this facility based on the flows. We would go through all of the requirements...stormwater, extending water, extending sewer, dark sky compliant/lighting so that we would fit into the neighborhood. We look forward to going through the process with the Planning Board.

Mr. Trasher continued stating that he realizes we won't be able to start the SEQR process tonight because of the Type I action. We hope to have a more detailed package ready for the March meeting to go through all of the different components.

Hugh Kimball questioned if the 600 parking spaces for cars is what you expect for employment.

Mr. Trasher concurred stating it's a big generator of jobs based on multiple shifts and operations they have elsewhere. It's a good thing for the area. Currently, at their existing facility they have 70 open positions they need to fill. The first phase of this will probably generate 100 to 150 jobs above that with a starting salary of \$18 +/-per hour and working up.

John Corey, Chairman, stated that basically the applicant wanted to get this in the docket to start the coordinated review. We will have several more shots at this application as more details come in.

Mr. Kimball questioned the gas line, stating that it's a major gas line.

Mr. Trasher stated that they've had multiple discussions with them in terms of their crossing details.

Mr. Kimball stated that it appears your parking lot would be over a portion of it.

Mr. Trasher concurred.

Bill Lester referred to Page 7 of the Environmental Assessment Form, more particularly, Will the proposed action result in a substantial increase in traffic above present levels...was answered No, but two or three down in that category there's a notation that a traffic study will be provided.

Mr. Trasher concurred stating...just using what this area was designed for, being zoned Industrial, and the four-lane divided highway, this is something that was anticipated when 690 was constructed. Based on access points on the State route here and two points on the County route we will have to do a Traffic Impact Study. We've had communication with the County DOT, Marty Voss, NYS DOT, Betsy Parmelee, Water Environment Protection (WEP), Frank Mento about this project. Globally this is a big project for the Town of Lysander, it's a big project for Onondaga County...we will be working with the Industrial Development (IDA), Empire State Development (ESD), Onondaga County, Rob Simpson, President of CenterState CEO and Ryan McMahon, County Executive, etc... as we go through this because they look at this as a benefit for this area. They look at this as a draw. Plants have left the Fulton area. This will attract jobs.

There was some discussion with regard to fire access with Mr. Trasher stating that they will have 26' wide access areas around the building for fire apparatus. We will be working with the local Fire Department. There will be a state-of-the art fire suppression system.

Mr. Kimball questioned how far up this project is from the intersection of 690.

Mr. Trasher stated that it appears to be approximately 1000 feet.

Mr. Kimball stated that prior to putting that light in at the intersection of 690/Church/Hencle and NYS Route 48 there used to be a lot of accidents. I don't think there has been any since but I'm sure the traffic experts will look at it.

RESOLUTION #6 -- 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 Ranalli ALA LLC, Proposed Hencle Boulevard Warehouse, for property located at Hencle Boulevard and NYS Route 48, Baldwinsville, New York, Controlled Site Use.

5 Ayes -- 0 Noes

Mr. Corey stated that Karen Rice, Clerk, will get the coordinated review process started as well as a SEQR Scoping Session and will advise of future meeting dates.

Mr. Trasher thanked the Board for their time.

IV. OTHER BUSINESS

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| 1. Controlled Site Use--Extension | SSC Lysander LLC |
| Case No. 2019--014 | 8071 River Road |

John Switzer, SSC Lysander LLC, stated that the March 12, 2020 Resolution for the Controlled Site Use approval of this project required that a building permit be secured within twelve (12) months. Our plan was to break ground this Spring, however due to supply constraints and employment constraints over the last year we are a little bit delayed and ask for a six-month extension to obtain our building permit.

Board members concurred asking if six-months would be enough.

Mr. Switzer concurred.

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

RESOLVED, that pursuant to the March 12, 2020 Controlled Site Use approval of a Solar Facility on property located at 8071 River Road, Baldwinsville, New York, as requested by John Switzer, SSC Lysander LLC, the Planning Board grants the SSC Lysander LLC project a six (6) month extension, until September 12, 2021, to secure a building permit.

5 Ayes -- 0 Noes

Mr. Switzer thanked the Board for their time.

V. ADJOURN

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

RESOLVED, that the February 11, 2021 regular meeting of the Lysander Planning Board adjourn at 7:38 p.m.

5 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk
Planning Board