

TOWN OF LYSANDER
COMPREHENSIVE LAND USE PLANNING COMMITTEE
Monday, January 25, 2021 @ 4:30 p.m.

The special meeting of the Comprehensive Land Use Planning Committee was held at the Town of Lysander Town Building, 8220 Loop Road, Baldwinsville, New York, Monday, January 25, 2021 @ at 4:30 p.m.

MEMBERS PRESENT: John Corey, Chairman/Planning Board Member; William Lester, Planning Board/Committee Member; Peter Moore, Town Board/Committee Member; Bob Geraci, Town Board/Committee Member; David Hafner, Committee Member; MaryAnn Williams, Committee Member

MEMBERS ABSENT: Joe Alberici, Committee Member;

OTHERS PRESENT: Al Yager, Town Engineer and Karen Rice, Secretary

The meeting was called to order by John Corey, Chairman, at 4:30 p.m.

REVIEW OF THE MINUTES

No amendments, corrections or additions made to the minutes of the November 16, 2020.

OLD BUSINESS

SOLAR: Al Yager, Town Engineer, stated that Solar will be one of the biggest issues addressed in the Comprehensive Land Use Plan (CLUP). We have reached out to Don Jordan and Megan Costa, Onondaga County Planning Agency. They are in the process of preparing a Soils map as we don't want solar facilities constructed on areas with prime soil; as well as a map showing where existing capacity is on the grid. We'd like to see an overlay done with soils in the Agricultural Districts to see what areas of the Town should be targeted. The best way to accomplish this would be with a new section in the CLUP.

Mr. Yager continued stating that he and Bill Lester will work on solar.

Robert Geraci questioned if we could refuse solar in areas where there's prime soils. The Town certainly has invaluable lands. Is there Ag and Markets protection? Solar could detract tremendously from the landscape of the Town.

Mr. Yager stated that these types of questions will show up during the SEQR process.

Mr. Geraci questioned if 'soils' is the only criteria...can we add view sheds; actively farmed land...

Melvin Farms, NYS Route 370/Hayes Road is in the AR-40 District, as well as in an Incentive Zoning District. There were concerns among Board members as there has been discussion with regard to developing that parcel with both residential housing units, single family and apartments, as well as solar. It was determined that it is an allowed use in the AR-40 District. Any Solar facility needs a Controlled Site Use approved by the Planning Board. All of those types of issues will be dealt with at that time.

CODE CONFLICTS WITH THE CLUP: John Corey, Chairman, stated that he, Karen Rice, Clerk and Tim Frateschi, Planning Board Attorney will review the CLUP, Zoning Ordinance and Subdivision Regulations to see what, if any, conflicts exist with the CLUP.

ECONOMIC DEVELOPMENT—INDUSTRIAL/COMMERCIAL ZONING: MaryAnn Williams will take on this task with her experience with the Baldwinsville Chamber of Commerce.

PREFACE/OVERVIEW: Bob Geraci asked that he prepare the preface concentrating on what is the Town's vision. A Vision Statement as to why open space is important.

Mr. Lester started that he believes the 2015 goals and objectives have not changed.

DISCUSSION: What is the Town is going to do to get developers to Lysander; while maintaining their philosophy that development must stand on its own. The Town will not supplement development by paying for sewer and water as some of our neighboring Towns have done.

AGRICULTURAL: David Hafner, coming from a family of life-long farmers will review the Agricultural Zoning District, stating that he has some ideas to share.

CLARIFICATION OF LANGUAGE:

This item will be a committee effort in identifying areas for high density development (Incentive Zoning District).

Mr. Lester gave his opinion that the Town has enough apartments.

Mr. Yager stated that that statement may not be accurate as there is a waiting list for apartments.

There was some discussion with regard to the burdening of the school district.

Research shows that out of the 400 new apartments in the Town of VanBuren on Downer Street there are only twelve (12) students. Apartments do not appear to be putting a burden on the schools. Any questions with this regard should be addressed by the Baldwinsville Central School District.

Peter Moore stated that he will reach out to the Baldwinsville School District and invite them to a future CLUP meeting.

OTHER BUSINESS

1. Karen Rice was asked to update the tables on pages 70 and 71 of the 2015 CLUP, more particularly the ten-year trend on residential building permits and any existing subdivisions that have not been built out and proposed subdivisions in the AR-40 Districts.
2. The next special CLUP Committee meeting is scheduled for Monday, February 22, 2021 at 4:30 p.m.

ADJOURN

The January 25, 2021 special meeting of the Comprehensive Land Use Plan Committee adjourned at 5:55 p.m.

Respectfully submitted

Karen Rice, Secretary

