

TOWN OF LYSANDER  
PLANNING BOARD MEETING  
8220 LOOP ROAD  
Thursday, January 11, 2018 @ 7:00 p.m.

The regular meeting of the Town of Lysander Planning Board was held 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 Keith Ewald

MEMBERS ABSENT: Steve Darcangelo

OTHERS PRESENT: Al Yager, Town Engineer, Joel Needle; Warren Abbott;  
Frank Costanzo, Zoning Board of Appeals and Karen Rice,  
Clerk

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

I. PUBLIC HEARING—7:00 p.m.

- |                      |                  |
|----------------------|------------------|
| 1. Minor Subdivision | Needle, Joel     |
| Case No. 2017—015    | 1741 Church Road |

The Public Hearing opened at 7:00 p.m.

Joel Needle, 1741 Church Road, stated that he has approximately sixteen (16) acres of land on Church Road that he would like to subdivide into three residential building lots, one with his existing home, each lot being over five (5) acres in size. However, it has come to our attention that we don't have the 250' of lot width at the road for one of the lots. Therefore, we have decided to go before the Zoning board of Appeals seeking a 5' minimum lot width variance.

The Public Hearing adjourned at 7:01 p.m.

II. APPOINTMENTS:

**Al Yager, Engineer to the Planning Board**

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

RESOLVED, that the Planning Board appoint Allen Yager, Engineer to the Planning Board, for the 2018 calendar year.

4 Ayes -- 0 Noes

**Timothy Frateschi, Attorney to the Planning Board**

**RESOLUTION #2** -- Motion by Corey, Second by Lester

RESOLVED, that the Planning Board appoint Timothy Frateschi, Esq., Frateschi, Schiano & Germano, PLLC, attorney to the Planning Board, for the 2018 calendar year.

5 Ayes -- 0 Noes

**William Lester, Deputy Chairman**

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

RESOLVED, that the Planning Board appoint William Lester, Deputy Chairman to the Planning Board to act on behalf of the Chairman if he is unable or has a conflict of interest for the 2018 calendar year.

4 Ayes -- 1 Abstain (Lester)

**III. APPROVAL OF MINUTES**

Review and approval of the minutes of the December 14, 2017 regular Planning Board meeting.

**RESOLUTION #4** -- Motion by Kimball, Second by Lester

RESOLVED, that the minutes of the December 14, 2017 regular Planning Board meeting be approved as submitted.

4 Ayes -- 0 Noes

**IV. OLD BUSINESS**

- |                      |                  |
|----------------------|------------------|
| 1. Minor Subdivision | Needle, Joel     |
| Case No. 2017—015    | 1741 Church Road |

This item will be tabled until the after the applicant goes before the Zoning Board of Appeals; however Al Yager, Town Engineer, reviewed the application and made the following recommendation that will be made part of the public record, in part:

I have completed my review of both versions of the Needle Minor Subdivision (*a plan showing following the letter of the law and a plan showing the proposed 245' of lot width at the road with 250' at the building line*), prepared by CNY Land Surveying dated January 10, 2018. In this instance the Planning Board appears to have some discretion with regards to the proposed lot configuration. The Town of Lysander Subdivision Code Section 117-14, Paragraph B(2) states the following: **"To the greatest extent possible, all lot lines should be at right angles to the street or to a tangent of the arc of a curved street."** It appears that this requirement can be met in this instance. However, this configuration is somewhat awkward and could lead to property line disputes between neighbors in the future.

With regards to the lot frontage requirement in the Agricultural District/Highway Overlay, the proposed lots must have 250' of frontage at the front building line. Both plans as presented do not meet this requirement for Lot 1. The Planning Board could give a conditional approval for a revised plat showing 2 lots with the Lot 1 configuration revised to meet the 250' frontage requirement. The applicant also has the option to go before the ZBA for a lot width variance if he so desires.

Mr. Yager stated that the Planning Board may want to give the applicant some direction if the variance is granted as to which plan they would want to see; not necessarily at this point in time, but make yourselves familiar with it and pass along what your thoughts are to the applicant.

John Corey, Chairman, stated that speaking for himself he would hope that the Planning Board would continue to do what it has done in honoring the Town Code and make sure those codes are enforced in actions that we take. There's no sense having the Town Code if they're just going to ignore it. Having said that, the fact that somebody put that language in the Town Code to provide some degree of discretion on the part of the Planning Board I think recognized that because highways are not always straight there will be instances where we may create more of a mess by following the Code than making an exception. "I am of the frame of mind that I wouldn't be too troubled with this with making an exception."

Mr. Kimball concurred with Mr. Corey's last statement.

Mr. Yager stated that does fit the pattern of how other subdivisions have (unclear).

Mr. Kimball stated that it's not like we're going in the middle of nowhere and have all kinds of options. There's one big lot and they want to make it three, it really won't make that big a difference.

Joanne Daprano stated that she likes the original plan. I don't like the one that follows the Code. I think we're being proactive. We're going to try to alleviate issues down the road and I think the proposed subdivision is straight forward.

Keith Ewald concurred stating that given what's out there today and what he's trying to do...I think by following the letter of the law in this particular case could result in some property disputes down the line. It's an awkward configuration. It's pretty benign.

Mr. Corey stated that it appears unanimous that we're willing to use our discretion in this case and go with the original proposal.

Mr. Needle thanked the board for their time.

## V. OTHER BUSINESS

1. Timber Banks Subdivision: Waiving final Public Hearings and authorizing the Chairman to sign the final plat for various Sections and Lots in Timber Banks:

### **Timber Banks, Section 1B, Phase 3C, Lot 21:**

James Trasher, Clough Harbor & Associates, represented the applicant, stating that they would like Final Plat approval for Lot 21 off of Timber Banks Parkway. All infrastructure is in and

accepted by the Town. The builder would like to start construction this Spring. Final Plat approval is needed for closing.

Hugh Kimball addressed the Town Engineer, asking if this is consistent with what we have seen and what have done before.

There is a letter on filed prepared by Mr. Yager dated January 11, 2018 that will be made part of the public record, in part:

I have completed my review of the final plat for the above referenced major subdivision as prepared by Clifford James Riggerman, L.S., dated January 4, 2018. The proposed 1 lot subdivision appears to be in compliance with Timber Banks General Project Plan. The plat should be revised to show the text for Lot 21 being bold to distinguish it from the adjacent lots that have not yet received final plat approval. 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, conditioned on the above comment being addressed.

Mr. Yager stated that he has received the requested map showing the change. It can be approved at this time because we've seen the revised map with the contingency having been met.

**RESOLUTION #5** -- Motion by Corey, Second by Daprano

RESOLVED, that the Planning Board authorizes the Chairperson to review the Final Plat for the one (1) lot subdivision application of The Timbers LLC for property located at Section 1B, Phase 3C, Lot 21, Long Shadow Drive, Baldwinsville, New York, Part of Tax Map Number 072.1-03-36.2 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.

4 Ayes -- 0 Noes

**Timber Banks, Section 1B, Phase 5C, Lots 1, 2, 3 & 4**

James Trasher, Clough Harbor & Associates, represented the applicant, stating that they are seeking Final Plat approval for four lots off of Timber Banks Parkway and Forest Ridge Lane, indicated on the plan what parcels are a part of this request. Lot 1 will remain with the Timbers LLC; Lot 2 will be the Townhome/Apartment Home type buildings; Lot 3 and Lot 4 would be two (2) lots off of Bramble Run and Summers Gate; which will be sold to J. Alberici & Sons. This request is so that Timber Banks can transfer Lots 2, 3 & 4 to the builder with the remnant piece remaining with the Timbers LLC.

Hugh Kimball questioned if all of Lot 1 is proposed to be open space.

Mr. Trasher and Mr. Yager stated that they will developed; they just haven't been sold. They will be higher density lots.

There is a letter on filed prepared by Al Yager, Town Engineer, dated January 11, 2018 that will be made part of the public record, in part:

I have completed my review of the final plat for the Timber Banks Section 1B, Phase 5C Major Subdivision, as prepared by Clifford James Riggerman, L.S., dated December 28, 3017. The proposed 4 lot subdivision appears to be in compliance with the Timber Banks General Project Plan. The plat should be revised to show the text for all new lots including the ROW to be taken by the Town in bold to distinguish them from the adjacent lots. The Title of the map will also need to be revised to state that it is a Final Plat and that the plat maps for the individual lots that will be filed after the lots are developed will be final plat amendments. 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, conditioned on the above comments being addressed.

Mr. Yager stated that the builders will be back in front of the Board when the final lot configuration with the units that they build, are built once each individual adjoining wall is built. T

Mr. Trasher stated that they were trying to close on this land prior to the end of the year and they realized that Timber Banks Parkway hadn't been filed. Trying to transfer land from the Timbers to J. Alberici & Sons was impossible. That's why we're here...trying to break this out for the acquisition. We will go through the dedication of this section of roadway up to Forest Ridge.

John Corey, Chairman, questioned if the contingencies outlined in Mr. Yager's letter have been met.

Mr. Yager stated that they have.

Mr. Kimball questioned if this fits in with whatever has gone before or at least what's next.

Mr. Yager stated we're just splitting up the parcels so that builders can build the attached units that are approved. At this point in time it is so that there can be a legal transfer of the land so the builders can construct the Townhouse units that were previously approved in the preliminary plat.

**RESOLUTION #6** -- Motion by Corey, Second by Kimball

RESOLVED, that the Planning Board authorizes the Chairperson to review the Final Plat for the four (4) lot subdivision application of The Timbers LLC for property located at Section 1B, Phase 5C, Lots 1, 2, 3 & 4, Bramble Run, Summers Gate Drive, Forest Ridge Lane and Timber Banks Parkway Baldwinsville, New York, Part of Tax Map Number 072.1--04-01.0 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.

4 Ayes -- 0 Noes

**Timber Banks right-of-way for portions of Tall Tree Lane to be known as Section 3, Phase 2**

James Trasher, Clough Harbor & Associates, represented the applicant, stating that there is an eighteen (18) lot subdivision behind the YMCA. We're looking for Final Approval on that as well because we'd like to file the map. There are builders that area ready to go in and start spec homes.

Al Yager, Town Engineer, stated that Tall Tree Lane that comes in off of River Road has been dedicated to the Town by resolution from the Town Board. It has been constructed and maintained by the Town, however the map has not been filed showing the right-of-way. The map shown is missing some bearings, distances and geometry on it. My thought would be that we should make this all one filing with the right-of-way from River Road back to here (indicating on plan) as one parcel. The eighteen (18) lots will be filed at once. The developer is not going to come in for Final Plat for a few lots at a time apparently. The Planning Board can approval Section 3, Phase 2, conditioned upon the map, including the right-of-way on Tall Tree Lane from River Road to the back of the YMCA parcel as one parcel with the text for the lots being bold to identify that it's a new lot being filed if the Board is so inclined. This would save a bit of a filing headache from filing two separate maps for two pieces of right-of-way on the same road. It doesn't make any sense from a map filing standpoint to file two separate maps for a right-of-way for one road.

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

RESOLVED, that the Planning Board authorizes the Chairperson to review the Final Plat for the eighteen (18) lot subdivision application of The Timbers LLC for property located at Section 3, Phase 2, Tall Tree Lane, including the right-of-way from River Road to a point behind the YMCA and the 20' sanitary sewer easement, Baldwinsville, New York, 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 conditioned upon the three sheets be filed as one map.

4 Ayes -- 0 Noes

Mr. Trasher thanked the Board for their time.

VI. ADJOURN

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

RESOLVED, that the January 11, 2018 Town of Lysander Planning Board meeting adjourn at 7:30 p.m.

4 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk

TOWN OF LYSANDER  
PLANNING BOARD MEETING  
8220 LOOP ROAD  
Thursday, February 8, 2018 @ 7:00 p.m.

The regular meeting of the Town of Lysander Planning Board was held Thursday, February 8, 2018 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; Keith Ewald and Doug Beachel

OTHERS PRESENT: Al Yager, Town Engineer; Tim Frateschi, Esq. to Planning Board; Matt Speach, Belgium Cold Springs Fire Department; Steve Sehnert, Applied Earth Technologies; Jim Stirushnik; Carmen Cesta; Tim Coyer, Ianuzi-Romans; and Karen Rice, Clerk

John Corey, Chairman, called the meeting to order at 7:00 p.m. and introduced Doug Beachel as our newest Board member.

I. PUBLIC HEARING—None Scheduled

II. APPROVAL OF MINUTES

Review and approval of the minutes of the January 11, 2018 Planning Board meeting.

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

RESOLVED, that the Planning Board accept the minutes of the January 11, 2018 regular Planning Board meeting as submitted.

5 Ayes -- 2 Abstain

Darcangelo as he was not present at the 1/11/2018 meeting and Beachel as he was not yet appointed to the Board.

III. OLD BUSINESS

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|----------------------|------------------------|
| 1. Minor Subdivision | Cobb, Timothy          |
| Case No. 2017—013    | 3145 Cold Springs Road |

Steve Sehnert, Applied Earth Technologies, represented Timothy and Morgan Cobb in their Minor Subdivision application for property located at 3145 Cold Springs Road; stating that the plan is to divide the twenty-one (21) acres into four (4) lots as shown on the plan. The largest parcel, Lot 1 being 14 acres with the existing Cobb residence. Lot 2, 2.27 acres; Lot 3, 2.31 acres and Lot 4 2.66 all of which will have individual driveways. The property will have public water and individual subsurface sewage disposal systems. The applicants tried to connect to

public sewers by securing an easement through the adjacent property but could not come to terms economically with the owner.

The application was forwarded to the Onondaga County Planning Board whose recommendation will be made part of the Findings.

There is a letter on file dated February 8, 2018, prepared by Al Yager, Town Engineer, that will be made part of the public record, in part:

I have completed my review of the preliminary plat for the Minor Subdivision prepared by Applied Earth Technologies, dated December 27, 2017. Overall it appears that the proposed lots conform to all applicable Town Code requirements. The additional curb cuts for each lot will need to be approved by the NYSDOT (New York State Department of Transportation) prior to the start of construction on each lot. With that being said I would have no objections to the Planning Board approving this Minor Subdivision at this time.

#### FINDINGS:

An environmental assessment indicates that this action will not result in any significant or adverse environmental impacts.

This action is consistent with the Town's Comprehensive Plan.

This action is consistent with the Town's current zoning ordinances.

This was forwarded to the Onondaga County Planning Board who made the following recommendation, in part: **NOW THEREFORE BE IT RESOLVED**, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following **COMMENTS**:

1) The Town is advised to consider lot size requirements in light of sewerage, farmland protection, and open space objectives for this area. If sewers are anticipated for this stretch of Rote 370, large lot sizes are discouraged, in favor of significantly smaller lot sizes to minimize infrastructure expense and maximize open land protection. If sewers are not anticipated, maintenance of farmland useable open space and view sheds should be considered in the design and siting of lots, as well as driveway consolidation to minimize conflict points along the heavily traveled NYS Route 370.

- 2) The applicant and municipality are advised to ensure the following county, state and/or federal regulations have been met prior to approving this subdivision:
- a. **Septic System Approval**—The Onondaga County Health Department must formally approve any existing or proposed septic system for all lots less than five acres prior to Department endorsement of the subdivision.
  - b. **Residential Driveway Permit**—New driveways on residential lots providing access to a state road require a residential driveway permit from the New York State Department of Transportation Onondaga West Residency office.

This action will cause no adverse effects on the public health, safety and welfare in the neighborhood or district.

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

RESOLVED, that a Public Hearing having been held 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 four (4) lot subdivision application by Timothy and Morgan Cobb for property located at the north side of Route 370, opposite Barbara Lane, Baldwinsville, New York, Part of Farm Lot No. 89 and Tax Map No. 060.-02-08, as shown on a made dated December 27, 2017, prepared by Stephen Sehnert, Licensed Land Surveyor, is hereby approved.

7 Ayes -- 0 Noes:

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

RESOLVED, that in granting a subdivision to Timothy and Morgan Cobb for property located at the north side of Route 370, opposite Barbara Lane, Baldwinsville, New York, the Planning Board invokes its right to impose a fee of \$150.00 per lot for three (3) lots in lieu of land for the development of parks, playgrounds, recreation or open land areas in the Town.

(Applicant made application and paid prior to the increase in Fees In Lieu of Land for Public Use)

7 Ayes -- 0 Noes

All fees associated with this application are paid.

State law states that the applicant shall file the final plat in the Onondaga County Clerk's office within sixty-two (62) days from the date of final approval or such approval shall expire. The applicant shall also file one copy of the final plat in the Lysander Clerk's office.

Mr. Sehnert thanked the Board for their time.

IV. NEW BUSINESS

- |                        |                            |
|------------------------|----------------------------|
| 1. Controlled Site Use | Abear, James/Cesta, Carmen |
| Case No. 2018—001      | 2916 Belgium Road          |

Carmen Cesta, owner of the property and James Abear, tenant, were before the Board for a Controlled Site Use to allow an Auto Repair Facility & Sales.

Mr. Abear stated that he is trying to obtain a New York State Dealer's license for car sales. I would purchase a couple cars, makes any repairs, fix them up a little bit and sell them.

Mr. Cesta added that he's not going to be lining up 20 cars out front and be a car dealership. This is just something he does, six or seven cars. There won't be any flags, for sale or hot deal signs.

Hugh Kimball stated that there wouldn't be any room to do that out there anyway.

Mr. Cesta concurred.

William Lester asked what the current use of the facility is.

Mr. Cesta stated that a golf cart sales company was in there when I bought it.

John Corey, Chairman, stated that the Board previously approved an application for the golf cart facility.

Mr. Kimball questioned what you would do with the oil and grease.

Mr. Abear stated that any waste oil is picked up by a company called Safety Clean. They basically pump it out, recycle it somehow and resell it for heating perhaps.

Mr. Cesta stated that when they negotiated he told the applicant he can't have any oil tanks outside. From what I understand he's going to clean them up, fix them up and resell them. He's not going to be doing motors, transmissions or anything like that.

Mr. Kimball concurred stating that there will be times you have to change the oil, etc...

Mr. Cesta concurred.

Steve Darcangelo stated that historically it has been a repair facility, correct.

Karen Rice, Clerk, concurred stating that American Van & Accessories were a long time tenant.

Mr. Darcangelo questioned if there are any type of underground storage tanks on site.

Mr. Cesta stated that there are not.

Tim Frateschi, Esq., questioned if the applicant would have a license from the State to repair cars.

Mr. Abear stated that that's not his intention, 90% of what I'm trying to do here is just buy a couple of cars, doing my own work per say.

Mr. Frateschi reiterated that it's not a repair shop...if I wanted to come and get my car repaired you wouldn't do that there.

Mr. Abear concurred stating not at this time.

Mr. Kimball questioned if you've already started as he noticed five cars out there.

Mr. Abear stated that he has a plow truck and a couple of cars that I own personally. Anything that is there now is titled to me personally. If you buy and sell more than three (3) cars in a calendar year the State wants you to have a dealer's license. I'm just trying to do it the legal way. That's my passion...I bring back cars that are on their way out and fix them up and sell them.

Mr. Lester questioned if you do this on the classic car level.

Mr. Abear stated that he does not, not 'frame off restoration'.

Mr. Darcangelo questioned the hours of operation.

Mr. Abear stated that it will be 9 to 5

Mr. Cesta added that he explained to him that he can't interfere with his business (Carm's Dog House).

In reviewing the Site Plan, Mr. Frateschi questioned which parking spaces would be allotted to the Abear Auto?

Mr. Cesta stated that he has three employees. All of the day care client drop off and go. Nobody stays too long. The whole area between the buildings is paved if additional parking is ever needed.

There was considerable discussion as to how many parking spots is actually required as this is not a public auto repair facility at this time and Mr. Abear is the one and only employee.

Mr. Frateschi stated he'd like to see the parking designated on the site plan. Ultimately we need to make sure we have enough parking here.

Mr. Frateschi asked the surveyor if he could mark up his site plan to show the parking.

Mr. Sehnert: Please do.

Parking spaces were designated on the plan showing the parking for Carm's Dog House (9) and Abear Auto (6) with four (4) additional for overflow parking.

Mr. Darcangelo questioned how big the Dog Day Care building is and how many parking spaces are required.

Mr. Cesta stated that it is 1800 square feet.

In reviewing the Code Al Yager, Town Engineer, stated that it appears that six (6) are required.

Karen Rice, Clerk, added that Abear Auto requires even less. It goes by the number of bays. I think we needed three.

Mr. Abear concurred stating that they also need three (3) spots available for the sale of cars at any given time according to the State for the Dealer's License.

Mr. Frateschi stated that if something else comes into the site you may have a problem with parking.

Mr. Cesta stated that if he can acquire the land next to Country Max we can use that.

Karen added that he has a lot of blacktop area...

Mr. Frateschi concurred stating that you can put more parking in other places, but right now the designated parking is getting close.

Mr. Kimball questioned if there was a restroom in the building.

Mr. Abear stated that there is.

Mr. Cesta stated that that too is required, as well as a water source.

Mr. Yager stated that if people are going to bring you their cars for repair; if you do get your auto repair license, that will require additional requirements for a Special Permit.

Mr. Abear stated that he was unsure whether or not he needed a repair license to work on his own vehicles.

Mr. Yager stated that from the State's standpoint I don't think you do; the only thing you will need a repair license for is if you decide to repair cars for the public.

Karen stated that he knows he will have to come back and go before the Zoning Board of Appeals for an auto repair facility.

Mr. Lester questioned who owns the property.

Mr. Cesta stated that he owns all of it.

Mr. Kimball stated that the property looks very nice, you've done a great job there.

Mr. Cesta stated that a lot of people have told him it used to look like a junkyard and now it's a nice doggy day care. This is a great Town to do business with.

Mr. Frateschi questioned what the plans are for signage.

Mr. Abear stated that the Golf Cart facility has a small sign at the road and one on the building itself. That's good enough for me.

John Corey asked if the applicant anticipated putting his own sign up.

Mr. Abear stated that he mainly advertises his cars on line.

Karen added that he can have one on the existing free standing sign; it would have to be a certain size, and one on the façade of the building

Mr. Yager concurred stating for now the Board may want to just restrict signage to the existing free standing sign that's at the road (Empire Golf Carts).

Mr. Frateschi stated that if he wants a bigger one someday he has to come back.

Mr. Darcangelo questioned if signage is dictated by parcel.

Karen stated that it is not, it goes by the façade of the building...

Mr. Yager concurred.

Karen continued stating that he could probably have three. He'd have to go through the Code Enforcement Officer for a building permit for that. I think we're still working on Carm's...when he decides to go forward this may be done at that time.

**RESOLUTION #4** -- Motion by Corey, Second by Lester

RESOLVED, that the Planning Board having followed the prescribed SEQQR procedures and having received no comments to the contrary, hereby designates itself as Lead Agency for James Abear, Abear Auto, 2916 Belgium Road, Baldwinsville, New York Controlled Site Use Permit.

7 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 #5** -- 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 James Abear, Abear Auto, 2916 Belgium Road, Baldwinsville, New York, CONTROLLED SITE USE application, the Planning Board issues a NEGATIVE DECLARATION.

7 Ayes -- 0 Noes:

RESOLUTION #6 -- Motion by Corey, Second by Darcangelo

RESOLVED, that having reviewed a site plan as defined on a map dated January 30, 2018, Stephen Sehnert, Licensed Land Surveyor, associated with the application of James Abear, Abear Auto, 2916 Belgium Road, Baldwinsville, New York for a Controlled Site Use Permit for the use of an existing building and associated parking for an Auto Repair Facility, the site plan is hereby approved with the following modifications and conditions, if any:

- 1) Limit the signage to the size of the current sign; and
- 2) If it becomes a licensed automobile repair facility the applicant would have to come back in for a Special Use Permit.

DISCUSSION:

Mr. Darcangelo questioned if the existing signs are compliant and not on a variance.

Mr. Yager stated that the existing signs are compliant.

7 Ayes -- Noes

Mr. Cesta and Mr. Abear thanked the Board for their time.

2. Minor Subdivision	Croucher, Eric
Case No. 2018—002	8299 Wheaton Road

Steve Sehnert, Applied Earth Technologies, represented the applicant in his proposal for a Minor Subdivision for property located at 8299 Wheaton Road. Dr. Croucher owns approximately 100 acres with an existing home and outbuildings just south of Reeves Road. He would like to subdivide it into four lots. Dr. Croucher would like to amend a map from some number of years titled the Thelan Property, Lot 2, into Lot 2A, 2B, 2C & 2D. Lot 2A will contain approximately 90 acres; Lot 2B, 1.84 acres; Lot 2C, 1.84 acres and Lot 2D, 6 ¼ acre in size. There are wetlands associated with the application in the far western extreme portion of the property on Lot 2A. Most of the property is under cultivation and will continue to be under cultivation by the current tenant. At the present time we don't have the results on perc tests as the weather is not conducive at this time. We are on hold until we can get in there. According to the soils map this is all fine, sandy soil so if we do have any issues with a high water table it is a situation we can take care of. All of the lots conform to the Code with the minimum 200' lot width and 80,000 square feet plus some.

John Corey, Chairman, reiterated that Dr. Croucher is just subdividing land; he's not going to live there.

Mr. Sehnert concurred stating that he lives just down the road a way.  
Hugh Kimball questioned the wetlands and asked if they were State and/or Federal wetlands.

Mr. Sehnert stated that they are both Federal & State wetlands in this vicinity here indicating on the plan) that go to the west.

Mr. Kimball stated that if they're Federal & State they should probably be on your map; further the State wetlands should show a boundary.

Mr. Sehnert stated that it will be shown when we get to that stage; but they're not interfering with what he plans to do.

The application will be forwarded to the Onondaga County Planning Board for their review and recommendation for their review and recommendation since the property is within 500' of an Ag Taxing District.

In reviewing the meeting materials, it was determined that the Ag Data Statement that was submitted was not complete.

Mr. Sehnert stated that he will have that taken care of.

RESOLUTION #7 -- 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 Eric Croucher, 8299 Wheaton Road, Baldwinsville, New York, Minor Subdivision application.

7 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?
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 #8** -- Motion by Corey, Second by Daprano

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 Eric Croucher, 8299 Wheaton Road, Baldwinsville, New York, Minor Subdivision application, the Planning Board issues a NEGATIVE DECLARATION.

7 Ayes -- 0 Noes

**RESOLUTION #9** -- 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 Eric Croucher, for a subdivision of property located at 8299 Wheaton Road, Part of Farm Lot No. 63 and Tax Map No. 028.-02-03.6, for a development of three (4) lots from a parcel of approximately one-hundred (100) acres.

7 Ayes -- 0 Noes

Mr. Sehnert thanked the Board for their time.

3. Minor Subdivision	Rocco, Bob/S & R Custom Homes
Case No. 2018—003	3626 & 3630 Doyle Road

Tim Coyer, Ianuzi-Romans, represented Bob Rocco, S & R Homes, stating that the property is located at the corner of Olive Drive and Doyle Roads. The property is zoned AR-40. It consists of two existing tax parcels, with an existing home on one of those parcels. They'd like to combine and resubdivide the property into four lots. Mr. Rocco will purchase three of the four parcels being created and possibly build single family houses on them. Lot 1 is the corner lot with the existing home and 41,249+/- square feet and access to both Olive and Doyle, Lot 2, 42,402+/- square feet with frontage on Doyle Road, Lot 3, 53,870+/- square feet and Lot 4 56,453+/- square feet; both with frontage on Olive Drive. The lots will be serviced by septic. We are working with the engineers for both percolation tests and septic designs. Sewers are available, but I believe they're all dry sewers.

Karen Rice, Clerk, concurred stating that they were put in when the Spring Brook Subdivision was approved some 25 years ago.

Mr. Coyer stated that public water is available, both on Olive and Doyle.

Steve Darcangelo questioned if dry sewers would be part of this project and would they be graded and sloped to accommodate any future hook-up.

Al Yager, Town Engineer, stated that right now it would take two lateral cuts, which is fairly costly and the likelihood of sewers getting to that neighborhood anytime in the near future....

There was further discussion with regard to sewers and the manhole location. It would not be feasible for Lot 2 as it's too far away.

Mr. Darcangelo reiterated that there's no need to consider running laterals on this property at this time.

Mr. Yager questioned if the overall parcel is within the existing sewer & drainage district boundaries.

Mr. Coyer stated that he does not have that answer.

Mr. Yager stated that if not, we will want to include them. That would be a function of the Town Board.

There was some discussion with regard to drainage with Mr. Yager stating that we will have to take a look at where any existing drainage easements are in the district make provisions through that.

Hugh Kimball noted that the question related to archaeological was checked yes and questioned what the concern would be there.

Mr. Coyer stated that I'm not sure what the concern is, however we actually go to the NYS DEC (New York State Department of Environmental Conservation) website and it fills it out for you.

Mr. Yager stated that the majority of the peninsula is considered an archaeological sensitive area just because of Indian encampments along the river.

Tim Frateschi, Esq., stated that it doesn't necessarily mean that that it's archaeologically sensitive.

Mr. Yager concurred stating that due to the fact that there's been significant clearing and grading activities in that area.

Karen stated that she'll pull the Spring Brook file to see if an archaeological study was done.

Mr. Coyer stated that almost every single one that we do the EAF comes back with that marked yes. In the past we used to mark it ourselves as no however design engineers go to the same website that we do now and theirs comes up yes so we'd like to head it off from the beginning.

**RESOLUTION #10** -- Motion by Corey, Second by Beachel

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

Bob Rocco, S & R Custom Homes, 3626 & 3630 Doyle Road, Baldwinsville, New York Minor Subdivision application.

7 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?
7. Will the proposed action impact existing:
  - e. public / private water supplies? No
  - f. 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 #11 -- 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 Bob Rocco, S & R Custom Homes, 3626 & 3630 Doyle, Baldwinsville, New York, Minor Subdivision application, the Planning Board issues a NEGATIVE DECLARATION.

7 Ayes -- 0 Noes

RESOLUTION #12 -- Motion by Corey, Second by Daprano

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 Bob Rocco, S & R Custom Homes, for a subdivision of property located at 3626 & 3630 Doyle Road, Part of Farm Lot No. 97 and Tax Map No. 069-02-06 & 07, for a development of four (4) lots from a parcel of approximately five (5) acres, conditioned upon paying the appropriate fees.

7 Ayes -- 0 Noes

Mr. Coyer thanked the Board for their time.

V. ADJOURN

RESOLUTION #13 -- Motion by Lester, Second by Kimball

RESOLVED, that the February 8, 2018 regular meeting of the Lysander Planning Board adjourn at 8:02 p.m.

Respectfully submitted,

Karen Rice, Clerk

TOWN OF LYSANDER  
PLANNING BOARD MEETING  
8220 LOOP ROAD  
Thursday, March 8, 2018 @ 7:00 p.m.

The regular meeting of the Town of Lysander Planning Board was held Thursday, March 8, 2018 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: Al Yager, Town Engineer; Tim Coyer, Ianuzi-Romans;  
Larry Gross; Carolyn Gross; Darlene Arena and Karen  
Rice, Clerk

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

I. PUBLIC HEARING—7:00 p.m.

- |                      |                        |
|----------------------|------------------------|
| 1. Minor Subdivision | S & R Custom Homes     |
| Case No. 2018—003    | 3626 & 3630 Doyle Road |

The Pubic Hearing opened at 7:00 p.m.

Tim Coyer, Ianuzi-Romans, Licensed Land Surveyors, represented the applicant stating that the property is at the corner of Doyle Road and Olive Drive. It's roughly 4 ½ acres in size and zoned AR-40. The applicant would like to subdivide this into four (4) new parcels, Lot 1 with an existing residence; Lot 2 approximately one (1) acre on Doyle Road; Lot 3 & 4 approximately 1.3 acres with frontage on Olive Drive. We have not been able to do the percolation tests; the applicant will be doing them in the next month once things dry out. All we are seeking tonight is to take comments and get the Public Hearing closed and take it up again in the next month or so.

Larry Gross, 3622 Doyle Road, stated that he and his wife Carolyn have resided here for forty (40) years, stating that he's a little surprised at how little information is shown on the map. I would hope that before any approval is given the perc tests and septic system designs are reviewed with the opportunity for the public to review those with you. Some years ago when the houses were built on Olive Drive there were septic systems that failed and the drainage from that came across our property. Fortunately it was something that could be fixed. We'd like the opportunity to look at that when the time comes. Also, we're hoping we can see some sort of topo map showing where the drainage goes. Our septic system and tile field is in the front of our house. Additional drainage from this project might come across our front yard and inundate our septic system and we wouldn't want that. Further, we are hoping that any trees that exist between our property and the proposed property on Doyle Road be left in-tact that might be on this property along the boundary. We have a nice buffer. There are a lot of trees running along our property line. Lastly, we'd like to see where any proposed driveway and house would be located.

Hugh Kimball questioned if that was a swale on the other side of the house.

Carolyn Gross, 3622 Doyle Road, concurred stating that that water runs all along the back of our yard, through the swale into the neighbor's yard on the other side. We do have a water drainage problem in the whole area. It's called Cold Springs...high water tables.

Mr. Gross stated that as he understands it, no action will be taken tonight.

Mr. Corey concurred stating that more than likely it will be May before they are back before the Board.

Mr. Gross questioned if they would have an opportunity to review what comes in.

Mr. Corey stated that this is actually the Public Hearing, but you will be able to attend that meeting and see it at that time.

Steve Darcangelo stated that this is a request for a subdivision not for the development of the property; therefore there will not be any contour maps presented for this application.

Al Yager, Town Engineer, stated that being relatively familiar with the area I know it's relatively flat on this existing parcel. There is some grade change to the south...the existing topography everything is sloped to the south and west, but more to the south. I'm basing that on...

Mr. and Mrs. Gross contradicted that point with Mr. Gross stating that it's to the west with some to the south.

Mrs. Gross invited the Board to visit their property for themselves.

Mr. Darcangelo stated that with regard to trees...this Board cannot dictate what trees are removed on any given piece of property. You can maintain the buffer on your side but they do have the right to take their trees down.

Mr. Gross stated that he does intend to continue to maintain his buffer. There are some trees that aren't on our property but I would assume any new owner wouldn't want to take the trees down anyway.

Mr. Darcangelo stated that that could be an assumption but this Board does not direct or restrict tree removal on the property as a result of this subdivision.

Mr. Gross thanked the Board for their time.

Harry Smith, 3625 Doyle Road, stating that the subdivision won't impact me at all...however, as a matter of awareness, after residing here for 40 years, with the development of Olive Drive and the percolation problems they had there. Early on they were taking (unclear) and it's not representative of what you have to deal with the rest of the time of year. I've seen when they were building those houses, especially on the west side of Olive Drive, they had the laterals all in place in the late winter and the water table was right up level with the grade. Eventually, most of the septic's had to go for a raised bed system. Again...it's known as Cold Springs. Just some advice for the builder...and being aware of the impact that the Gross family has already experienced with surface run-off.

The Public Hearing closed at 7:10 p.m.

PUBLIC HEARING—(adjourned from 1/11/2018)

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| 2. Minor Subdivision<br>Case No. 2017—015 | Needle, Joel<br>1741 Church Road |
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The Public Hearing reopened at 7:11 p.m.

There was no representation for Joel Needle.

Karen Rice, Clerk, stated that Joel went before the Zoning Board of Appeals on Monday March 5, 2017 for a Lot Width Area Variance, which was approved.

The Public Hearing closed at 7:12 p.m.

II. APPROVAL OF MINUTES

Review and approval of the minutes of the February 8, 2018 Planning Board meeting.

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

RESOLVED, that the minutes of the February 8, 2018 regular Planning Board meeting be approved as submitted.

6 Ayes -- 0 Noes

III OLD BUSINESS

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| 1. Minor Subdivision<br>Case No. 2018—003 | S & R Custom Homes<br>3626 & 3630 Doyle Road |
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It was determined that this application will be tabled until such time that the applicant can get percolation tests and septic system designs approved by the Onondaga County Health Department.

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| 2. Minor Subdivision<br>Case No. 2017—015 | Needle, Joel<br>1741 Church Road |
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The Board attempted to review the subdivision plans without representation; however the maps submitted for the review this evening were not the maps that were approved by the Zoning Board of Appeals, therefore this item will be tabled.

IV. OTHER BUSINESS

1. Minor Subdivision  
Case No. 2018—002

Croucher, Eric  
8299 Wheaton Road

The Planning Board previously passed a resolution to schedule a Public Hearing for the above referenced property. It was determined that the applicant has not been able to get the necessary percolation tests performed due to weather and has asked that the Board pass another resolution to schedule the Public Hearing within 62 days hopefully to allow such time to get that done.

RESOLUTION #2 -- 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 Eric Croucher, for a subdivision of property located at 8299 Wheaton Road, Part of Farm Lot No. 63 and Tax Map No. 028.-02-03.6, for a development of four (4) lots from a parcel of approximately one-hundred (100) acres.

6 Ayes -- 0 Noes

V. ADJOURN

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

RESOLVED, that the March 8, 2017 regular Planning Board meeting adjourn at 7:22 p.m.

6 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk  
Planning Board