

TOWN OF LYSANDER
PLANNING BOARD REGULAR MEETING
Monday, July 15, 2013 @ 7:00 p.m.

The regular meeting of the Lysander Planning Board was held Monday, July 15, 2013 at 7:00 p.m. at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York.

MEMBERS PRESENT: Fred Allen, Chairman; Joanne Daprano; James Aust; John Corey; William Lester; James Hickey

MEMBERS ABSENT: Hugh Kimball

OTHERS PRESENT: Al Yager, Town Engineer; Tim Frateschi, Esq.; Dan Pollock; Ric Maar; Roxanne Parmele; Tom Fava; G. Coddington; G.H. Coddington; Tom Moskalyk; Frank Costanzo, ZBA; Hal Welsh; Vince Kearney, Belgium Cold Springs Fire Department; Cindy Dowd Greene, Antonio Vitale; N. Podkaminer; Karen Rice, Clerk and several others.

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

I. PUBLIC HEARING -- 7:00 p.m.

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| 1. Minor Subdivision
Case No. 2013—011 | Pollock, Dan
Oswego Road |
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The Public Hearing opened at 7:00 p.m.

Dan Pollock stated that he'd like to subdivide approximately 4 1/2 acres with approximately 288' of road frontage from a 20 acre parcel on NYS Route 48/Oswego Road. There were comments made at the Onondaga County Planning Board's meeting with regard to the driveway location, more particularly showing the proposed location. The septic system has not yet been designed but is underway.

The Public Hearing closed at 7:02 p.m.

APPROVAL OF MINUTES

Review and approval of the minutes of the May 23, 2013 and June 17, 2013
Planning Board meetings.

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

RESOLVED, that the minutes of the May 23, 2013 Planning Board meeting be approved as submitted.

James Hickey was not at the meeting, all votes will be amended to reflect same.

5 Ayes -- 1 Abstain (Hickey was not present at the May 23, 2013 meeting)

The minutes of the June 17, 2013 Planning Board meeting will be tabled.

II. OLD BUSINESS

1. Minor Subdivision
Case No. 2013—011

Pollock, Dan
Oswego Road

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 action has been referred to the Onondaga County Planning Board who have determined that the referral be acted upon by the referring board with the following modifications and conditions:

- 1) The applicant is required to obtain a permit from the New York State Department of Transportation for any proposed driveways and prior to any proposed work within the right-of-way.
- 2) The Onondaga County Health Department must formally accept or approve respectively, any existing or proposed septic system to service this property prior to Department endorsement of this subdivision plan.
- 3) The Board encourages the Town to consider the potential long-term effects of subdivisions to create new residential lots in rural areas, including areas containing NYS Agricultural district properties and in farm/agricultural zoning districts, as potential conflicts with agricultural operations, changes to the rural character, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur.

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

This subdivision does not provide suitable land, as recommended by the Parks and Recreation Commission, for the development of parks, playgrounds, recreation or open land areas in the Town.

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

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 two (2) lot subdivision application by Dan Pollock for property located at Oswego Road, north of Church Road, Part of Farm Lot No.57, and Tax Map No. 030.-03-06.1, as shown on a map dated June 6, 2013, prepared by Douglas Reith, Licensed Land Surveyor, is hereby approved.

6 Ayes -- 0 Noes

RESOLUTION #3 -- Motion by Allen, Second by Hickey

RESOLVED, that in granting a subdivision to Dan Pollock for property located at Oswego Road, north of Church Road, Baldwinsville, New York, the Planning Board invokes its right to impose a fee of \$150.00 per lot for one (1) lot, in lieu of land for the development of parks, playgrounds, recreation or open land areas in the Town.

6 Ayes -- 0 Noes

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 Planning Clerk's office.

2. Site Plan Review	Fava, Frank
Case No. 2005—020	Glacier Ridge Road

Ric Maar, Dunn & Sgromo, represented the applicant stating that Mr. Fava has made his presentation to the board for his apartment building over the last several meetings, having addressed the board's concerns, etc... We have been asked to provide a drainage plan to Al Yager, Town Engineer, which has been done. Mr. Yager has come back with a few comments, all of which are minor and being worked out. The Board was also waiting on a letter from the Radisson Community Association, which has been received with a copy being submitted to the board. Pending any further questions from this board, we're looking for conditional approval this evening conditioned upon Mr. Yager's letter.

Mr. Yager stated that we should note that this is a three story building with all of the buildings surrounding it being two stories. Radisson, being a PUD (Planned Unit Development) does not restrict that height. The Radisson Architectural Standards Committee has reviewed the application and has no problems

It was determined that Lead Agency was done at the February meeting for the subdivision, but not the site plan.

RESOLUTION #4 -- Motion by Allen, Second by Hickey

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 Frank Fava, Center Pointe @ Radisson, Glacier Ridge Road, Baldwinsville, New York, Site Plan Approval Application.

6 Ayes -- 0 Noes

The applicant has completed Part I, Project Information; Fred Allen, Chairman, reviewed Part Two—Environmental Assessment, with the board.

- Does the action exceed any Type I threshold in 6 NYCRR, Part 617.12? No
- Will action receive coordinated review as provided for Unlisted Actions in 6 NYCRR, Part 617.6? No
- Could action result in any adverse effects associated with the following:

- Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? No
- Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? No
- Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? No
- A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? No
- Growth, subsequent development, or related activities likely to be induced by the proposed action? No
- Long term, short term, cumulative, or other effects not identified in the above questions? No
- Other impacts (including changes in use of either quantity or type of energy)? No

Is there, or is there likely to be, controversy related to potential adverse environmental impacts?
No

RESOLUTION #5 -- Motion by Allen, Second by Hickey

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 Frank Fava, Center Pointe @ Radisson, Glacier Ridge Road, Baldwinsville, New York, Site Plan Approval Application, the Planning Board issues a NEGATIVE DECLARATION.

6 Ayes -- 0 Noes

FINDINGS:

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

There is a letter on file from the Radisson Community Association, dated July 8, 2013, stating that they have reviewed the application and it conforms to the rules and regulations in the Radisson PUD.

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

This action is consistent with the Town's current Zoning Ordinances.

This action did not require referral to the Onondaga County Planning Board for their review and recommendation.

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

RESOLUTION #6 -- Motion by Allen, Second by Daprano

RESOLVED, that having reviewed the site plan as defined on a map dated July 5, 2013, prepared by Dunn & Sgromo, Engineers, File No. 1059.001, consisting of #C1.0, Site Plan, #C2.0, Erosion & Sediment Control, #C2.1, Erosion & Sediment Details & Notes, #C2.2, Stormwater Management Details, #C3.0, Utilities Details & Notes and #C3.1, Details, associated with the application of B & F Development, Center Pointe Drive, Baldwinsville, New York and part of The Radisson PUD, Center Pointe Apartment Expansion, the site plan is hereby approved with the following modifications and conditions:

- 1) All fees associated with this application, including expert fees, be made payable to the Lysander Town Clerk. No building permit will be issued until an escrow account is established; and
- 2) All comments addressed in Al Yager, Town Engineer's report dated July 11, 2013, must be addressed.

William Lester stated that he'd like to see these drawings signed with a revision date showing when they were submitted for Site Plan approval. I understand that they're not for construction...

Mr. Maar stated that when they submit them for final review they will be signed and stamped, the revision box will reflect that.

Mr. Yager added that his final review letter will list all the drawings and revision dates as well.

6 Ayes -- 0 Noes

Mr. Maar thanked the board for their time.

3. Site Plan Approval
Case No. 2013—008

Northwest YMCA—Formalize Resolution
River Road

James Aust questioned if the developers have resolved the issue with both the New York State Department of Transportation (NYS DOT) and the Onondaga County Department of Transportation (County DOT).

Al Yager, Town Engineer, stated that the developers have agreed to all of the recommendations that have been made where the traffic is concerned. They will not be allowed to construct the site entrance from River Road without a set of plans being reviewed and approved for construction by the departments.

Mr. Aust stated that he's still not comfortable with what will happen at the Hicks Road/370 and River Road/370 situation after the bridge is completed.

Fred Allen, Chairman, stated that that was prior to them giving some more information to the Department of Transportation. Since that point in time the developer has agreed to another traffic study after the construction of 420± units. We will address it again when the Timbers comes back and wants to build lot 421. It's up to Mr. Pooler and the County to resolve any traffic issues.

James Trasher, Clough Harbour, stated that they are working with DOT with regard to the highway work permit, traffic signal at River Road, turn lanes, etc...

There was some discussion with regard to the plans not being stamped and signed with James Trasher, Clough Harbour, stating that they don't stamp and sign the plans until they are approved by the engineer just so you don't have multiple copies floating for people to try to construct off of. If they're not stamped and signed they're no good to anyone.

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

The **TOWN PLANNING BOARD OF THE TOWN OF LYSANDER**, in the County of Onondaga, State of New York, met in regular session at the Town Hall in the Town of Lysander, located at 8220 Loop Road, Baldwinsville, New York 13027, County of Onondaga, State of New York, on the 15th day of July, 2013, at 7:00 p.m. The meeting was called to order by Frederick Allen, as Chairman, and the following were present, namely:

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| Frederick Allen | Chairman |
| James Aust | Member |
| Joanne Daprano | Member |
| John Corey | Member |
| William Lester | Member |
| James Hickey | Member |

Absent: Hubert Kimball

WHEREAS, the YMCA of Greater Syracuse, Inc. a/k/a Northwest Family YMCA (the "YMCA" or the "Applicant") has proposed the construction of an approximately 100,000 sq. ft. building with associated parking (the "Project") on approximately 11.6 acre parcel of vacant land (the "Land"), situated in the Timber Banks subdivision on the east side of River Road south of the Timber Banks Golf Course and Marina Development and owned by Pooler Enterprises (the "Company");

WHEREAS, Timber Banks is a Planned Unit Development ("PUD") established by the Town in 2006, which PUD consisted of a General Project Plan ("GPP") adopted by the Town Board which governed the types of uses allowed in Timber Banks;

WHEREAS, on or about February 8, 2013, the Company made application to the Town Board for an amendment ("Amendment No. 3") to the GPP that would change the use of the Land so as to allow the YMCA to construct the Project;

WHEREAS, the Town Board designated itself as Lead Agency (without any opposition from the Planning Board) to consider all of the environmental impacts of Amendment No. 3, including the impacts of the Project on the community, and issued a negative declaration on May 20, 2013, to which the Planning Board has no objections;

WHEREAS, the Town Board approved Amendment No. 3 by resolution on May 20, 2013;

WHEREAS, subsequent to the Town Board issuing its Negative Declaration and approving Amendment 3, the Planning Board began considering that site plan, dated April 15, 2016, and prepared by Clough Harbour & Associates, (the "Site Plan") which details the configuration of the Project and sets forth the relevant designs necessary to accommodate stormwater, traffic, parking, building placement, landscaping, lighting and elevations;

WHEREAS, by letter resolution, dated June 12, 2013, the Onondaga County Planning resolution, dated June 12, 2013, the Onondaga County Planning Board requested two modifications to the Project related to: (i) mitigation required at the proposed intersection at River Road, and (ii) development of a Stormwater Pollution and Prevention Plan ("SWPP") to meet County DOT and State DEC drainage and water pollution standards;

WHEREAS, at its June 17, 2013 meeting, the Planning Board reviewed the Site Plan and gave conditional approval and requested that the Attorney for the Planning Board draft a final resolution granting approval to the Site Plan with any necessary conditions;

NOW, THEREFORE BE IT RESOLVED, that the Planning Board hereby grants approval of the Site Plan, and all of the related documents in the application and submitted to date (which documents are incorporated herein) to the YMCA upon the following conditions being met:

1. Conformance with all of the conditions set forth in the Town Engineer's letter to Mr. James Trasher, P.E., dated July 10, 2013, which letter is attached to this Resolution;
2. Conformance with all of the conditions set forth in the letter, dated April 26, 2013, from David H. Cooper, Jr., Civil Engineer, Onondaga County Department of Transportation, to the YMCA's consultant, Gordon T. Stansbury, outlining the need for signalization at the intersection of River Road and the Project, which letter is attached to this Resolution.

5 Ayes -- 1 Abstain (James Aust)

The application is approved.

YMCA Representatives thanked the board.

III. NEW BUSINESS

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| 1. Minor Subdivision | CNY Crops |
| Case No. 2013—012 | Plainville/South of Church Rd |

Fred Allen, Chairman, stated that he is part of owner of the company that owns this property, therefore will have to step down from the voting and will present it to the board while Joanne Daprano acts as Acting Chairman.

Mr. Allen stated that there is an existing farm with fifty (50) acres. An employee wants to purchase the house with 80,000 square feet, with the remnant piece to remain under agriculture. The lot will have 250' along Plainville Road, as required on a County road.

Ms. Daprano questioned access.

Mr. Allen stated that there is an existing driveway...septic system exists, well exists; all we did was take the house with the required acreage.

This application will be forwarded to the Onondaga County Planning Board for their review and recommendation as it's on a County road.

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

RESOLVED, that the Planning Board having followed the prescribed SEQRR procedures and having received no comments to the contrary, hereby designates itself as Lead Agency for CNY Crops Plainville, LLC, Plainville Road, Baldwinsville, New York Minor Subdivision application.

5 Ayes -- 0 Noes

The applicant has completed Part I, Project Information; the board reviewed Part Two, Environmental Assessment, with the board.

- Does the action exceed any Type I threshold in 6 NYCRR, Part 617.12? No
- Will action receive coordinated review as provided for Unlisted Actions in 6 NYCRR, Part 617.6? No
- Could action result in any adverse effects associated with the following:
 - Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? No
 - Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? No
 - Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? No
 - A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? No
 - Growth, subsequent development, or related activities likely to be induced by the proposed action? No
 - Long term, short term, cumulative, or other effects not identified in the above questions? No
 - Other impacts (including changes in use of either quantity or type of energy)? No

Is there, or is there likely to be, controversy related to potential adverse environmental impacts?
No

RESOLUTION #9 -- Motion by Lester, Second by Hickey

RESOLVED, 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 CNY Crops Plainville, LLC Minor Subdivision application, the Planning Board issues a NEGATIVE DECLARATION.

5 Ayes -- 0 Noes

RESOLUTION #10 -- Motion by Daprano, Second by Hickey

RESOLVED, that a Public Hearing be held Thursday, August 15, 2013 at 7:00 p.m. on the application of CNY Crops Plainville, LLC, for a subdivision of property located at the east side of Plainville Road, approximately 3000 feet south of Church Road, Part of Farm Lot No. 53 and Tax Map No. 027.-04-01, for a development of two (2) lots from a parcel of fifty (50) acres. Conditioned upon filing a complete application and paying to the Town Clerk the appropriate fees.

5 Ayes -- 0 Noes

Mr. Allen thanked the board for their time.

IV. OTHER BUSINESS

Tim Frateschi, Esq., stated that this evening will be his last board meeting with the Town of Lysander as he's leaving his law firm and thanked the board for having the opportunity to serve. Mr. Frateschi further stated that it has been a pleasure and hopes the feeling is mutual and wishes the board the best. All the major projects that we've had to deal with have come together, there will be more in the future but with Mr. Allen as the Chairman this board is going to be led very well. Again, thank you for the opportunity to serve this board.

Board members thanked Tim for his service with Mr. Allen adding his special thanks for the help in his tenure. You have a long history with the board and we wish you well in your new endeavor, although it's nowhere near as interesting as municipal law.

Mr. Frateschi stated that he's excited by the opportunity but has some reservations because I've enjoyed working in the municipal area and this Planning Board specifically. Who knows what the future brings though. Perhaps I'll come back and do a Case Law Review once a year with the Onondaga County Planning Agency.

Karen Rice, Clerk, also thanked Tim for all the help and guidance he has given her over the years. He will be truly missed.

V. ADJOURN

The regular Planning Board meeting is scheduled for July 15, 2013 adjourned at 7:40 p.m.

6 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk