

TOWN OF LYSANDER
PLANNING BOARD MEETING
8220 LOOP ROAD
Monday, November 30, 2020 @ 7:00 p.m.

The special meeting of the Town of Lysander Planning Board meeting was held Monday, November 30, 2020 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 Steve Darcangelo
- MEMBERS ABSENT: Keith Ewald and Doug Beachel
- OTHERS PRESENT: Al Yager, Town Engineer; Linda Fredette; James Fredette; John Hourigan; Nancy Hourigan; Chis Denny; Laurie Denny; Nigel Ottman; Paul Troip; Doug Reith, CNY Land Surveying; Chris Quill; William Massaro, Belgium Cold Springs Fire Department; Scott Segretto; Tarice Segretto; Steve Sehnert, Applied Technologies and Karen Rice, Clerk

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. 2020—013 | Hourigan, Nancy
McIntyre, Plainville & Farnham Roads |
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Doug Reith, CNY Land Surveying, represented the applicant stating that the Hourigan's own approximately 398 acres of land. We will be creating three new lots and reconfiguring two. Lot 1 being the largest parcel consisting of 319 acres of farm land; Lot 2 27.9 acres with a house, barns, well and septic with access to Farnham Road; Lot 3 is off of McIntyre Road will be reconfigured with 4.8 acres, a house, well and septic; and Lot 4 will be reconfigured by swapping properties creating 3.5 acres with a house, well and septic.

Paul Troip, 7195 Farnham Road, reiterated that the applicant is just reconfiguring lots, not extending Farnham Road over to McIntyre.

Mr. Reith concurred stating that the land being conveyed to other lots is not able to be farmed. There are no plans to extend Farnham Road.

Linda Fredette, 7049 McIntyre Road, asked for clarification of the lot on McIntyre with Mr. Reith outlining the proposal for the portion of land on McIntyre.

Mrs. Fredette questioned if there was a 50' right-of-way from the State on the property.

Mr. Reith stated that they do not; the State has a 'blue' line associating with the Barge Canal System, indicating on plan

Mrs. Fredette questioned if the property has been sold.

Mr. Reith stated that he does not have that information.

The Public Hearing closed at 7:05 p.m.

PUBLIC HEARING -- 7:05 p.m.

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| 2. Minor Subdivision
Case No. 2020---014 | CNY Crops
Coppernoll Road |
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The Public Hearing opened at 7:05 p.m.

Doug Reith, CNY Land Surveying, represented the applicant stating that they have approximately 86 acres on Coppernoll Road. They are looking to cut 3 acres out of it. The intension was to build a house to go with an existing brown. There is a well however no septic design has been done at this time. The remnant piece would remain under agricultural. As a matter of fact, they will be expanding what they are farming.

John Corey, Chairman, questioned if the applicant is planning on proceeding with the application at this time.

Mr. Reith stated that they are not; once we go through the Public Hearing I will withdraw the application.

Christopher Quill, owner of adjacent in Ira, stated that he is a little bit confused about that last statement, withdrawing the application after the Public Hearing, obviously we're here for this subdivision. What is he actually withdrawing.

Mr. Reith stated that they will be withdrawing the subdivision; the person who was going to develop that piece of property changed his mind and bought a house in the Fulton area.

Mr. Quill questioned if they are still seeking subdivision of that parcel.

Mr. Reith stated that we will withdraw the application after the Public Hearing.

Mr. Corey stated that the Board is required, once we've scheduled a Public Hearing, to proceed with that hearing, even if things have changed so that's what we're doing. We're holding the Public Hearing and he will withdraw after we close it.

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

II. APPROVAL OF MINUTES

Review and approval of the minutes of the October 8, 2020 regular Planning Board meetings.

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

RESOLVED, that the minutes of the October 8, 2020 special Planning Board meeting be approved as submitted.

5 Ayes -- 0 Noes

OLD BUSINESS

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| 1. Minor Subdivision | Hourigan, Nancy |
| Case No. 2020—013 | McIntyre, Plainville & Farnham Roads |

Steve Darcangelo stated that there was some discussion with regard to the extension of Farnham Road during the Public Hearing and asked if that could take place at some point in time.

Al Yager, Town Engineer, stated that theoretically Farnham Road could go further into the parcel, be dedicated to the Town for further subdivision. At this time there is no plans to do so.

Mr. Darcangelo concurred stating that there's nothing included in this request.

Mr. Darcangelo further questioned who owns what comes off of Farnham Road.

Mr. Yager stated that it's a paper street between two lots...what's interesting with Farnham Road is the current zoning on Farnham Road is the zoning is R-20 (20,000 square foot residential building lots); obviously no sewers or water in that area. At this point in time the Onondaga County Department of Health is not approving new septic systems on half-acre lots. If somebody requested a zone change for that parcel to do anything smaller than a two-acre lot as required in the Agricultural District, the smallest you could go would be AR-40 (40,000 square foot residential building lots).

Mr. Darcangelo reiterated that if someone wanted to extend Farnham Road and further subdivide the property our zoning would allow a smaller lot with a zone change.

Mr. Yager concurred.

The application was forwarded to the Onondaga County Planning Board for their review and recommendation that will be made part of the public record, 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 Board advises the Town to ensure legal access to Lot 2 is granted, and shown on the filed subdivision map, to allow for continued use of the existing driveway through Lot 1.
- 2) The Board encourages the Town to consider the potential long-term effects of land fragmentation and large-lot, strip subdivisions along road frontages on the economic viability of agricultural lands, particularly within areas containing New York State Agricultural District properties and in farm/agricultural zoning districts. Potential conflicts with agricultural operations, changes to the rural character, increased public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur as a result of such subdivisions.

There is a letter on file prepared by Al Yager, Town Engineer, dated November 30, 2020 that will be made part of the public record, in part:

I have completed my review of the final plat for the Hourigan minor subdivision prepared by CNY Land Surveying dated October 2, 2020. Proposed Lot 2 does not appear to meet the minimum 200' lot width requirement when you consider the total frontage on the north and south sides plus the width of the Farnham Road right-of-way. Overall it appears that all of the proposed lots and lot line adjustments shown on the final plat for the subdivision conform to all other applicable Town Code requirements. 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 action has been referred to the Onondaga County Planning Board for their recommendation, which has been made part of the public record.

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 Kimball

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 one (1) lot subdivision and lot line realignment application by Nancy Hourigan, Plainville, McIntyre & Farnham Roads, Memphis, New York, Tax Map No 037-02-05.1 and 037-02-13, as shown on a map dated October 2, 2020, prepared by Douglas Reith, CNY Land Surveying, is hereby approved.

5 Ayes -- 0 Noes

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

RESOLVED, that in granting a subdivision to Nancy Hourigan, for property located at Plainville Road, McIntyre & Farnham Roads, Memphis, New York, the Planning Board invokes its right to impose a fee of \$250.00 per lot for one (1) lot in lieu of land for the development of parks, playgrounds, recreation or open land areas in the Town.

5 Noes -- 0 Ayes

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.

2. Minor Subdivision
Case No. 2020---014

CNY Crops
Coppernoll Road

Even though the Minor Subdivision is being withdrawn, associated information will be made part of the public record.

The application was forwarded to the Onondaga County Planning Board for their review and recommendation that will be made part of the public record, 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) Prior to development of proposed Lot 2, the Town is advised to ensure the boundaries for any federal and/or state wetlands and/or the 100-foot state wetland buffer are mapped and confirmed by the US Army Corps of Engineers and/or NYS Department of Environmental Conservation. Confirmed wetlands should be shown on any plans for the site and all necessary permits should be obtained for proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers.
- 2) The Board encourages the Town to consider the potential long-term effects of land fragmentation and large-lot, strip subdivisions along road frontages on the economic viability of agricultural lands, particularly within areas containing New York State agricultural District properties and in farm/agricultural zoning districts. Potential conflicts with agricultural operations, changes to the rural character, increased public service demands and costs, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur as a result of such subdivisions.

There is a letter on file prepared by Al Yager, Town Engineer, dated November 30, 2020 that will be made part of the public record, in part:

I have completed my review of the CNY Crops minor subdivision prepared by CNY Land Surveying dated September 30, 2020. Overall it appears that the site conforms to all applicable Town Code requirements.

At this time, it does not appear that proposed lot 2 has an Onondaga County Health Department approved septic system design which would allow it to be considered a residential building lot. Prior to a home being constructed on the lot an approved septic system design for the lot will be required. I would have no objections to the Planning Board approving this minor subdivision conditioned on an approved septic system design for the lot being provided.

3. Major Subdivision
Re-subdivision

Eldan Homes
Crimson Ridge, Phase 5, Sabin Road

Steve Sehnert, Licensed Land Surveyor, represented the applicant in his attempt to reconfigure Lots 12 and 13 on Sabin Road into four lots. Lot 12, as shown; divide Lot 13 into three lots with 56' of frontage with a small parcel to the north to be added to the RCA lands. The majority of that parcel is encumbered with Federal wetlands. The lot configurations for Lot 12B, 13A and 13B are to allow hook-up to the public sewer.

William Lester stated that some time ago there was talk about trash collection for those parcels on Sabin Road as the collectors can't get down that road because they can't back up. There was talk at one point about a right-of-way for totes to be dragged to where they could be picked up.

Al Yager, Town Engineer, stated that that was for yard waste. The existing sanitary sewer easement that goes all the way back to Verona Court also allows for pedestrian access to bring yard waste back to Verona Court. Trash pick-up would be something for the RCA to figure out. They may say that they have to contract with a separate trash hauler. From the Town's perspective it meets the subdivision requirements as shown.

There was some discussion as to whether or not this application has been approved by the Radisson Community Association.

Karen Rice, Clerk, stated that there have been discussions but I haven't received anything yet.

Mr. Yager stated that he knows the developer has talked with the RCA, whether or not the Board has seen it I don't know.

Mr. Lester stated that that was some discussion with Doug Beachel, RCA and Planning Board member, that it has been discussed but I too don't know if a letter has been drafted or submitted.

Karen concurred stating that Doug mentioned at a prior Board meeting that there wasn't an issue but we have not received a formal letter.

John Corey stated that if we were to move forward with this application this should be a condition on any approval.

Mr. Yager stated that the total number of lots proposed is still lower than what was originally approved in a Preliminary Plat for the overall subdivision because several lots in Sections 3 & 4 were combined and/or reconfigured. The number of lots in those sections were decreased. This proposed increase does not increase the overall density of what was previously approved.

Hugh Kimball stated that at the same time though it does increase the number of houses on that road and people on the other side of that road are not in Radisson.

Mr. Yager concurred.

Lot configurations and the reason for them were discussed, more particularly the easements associated with them, Mr. Darcangelo questioned if we have a requirement for setbacks from an easement to a structure.

Mr. Yager stated that we do not. At this point in time the easement would only be for access in case they ever had to do work in here (indicating on plan).

There was some discussion with regard to wetlands; because the wetland delineation is more than seven years old the Board does have the opportunity to request the developer to provide an updated determination letter from the Army Corp of Engineer; however there have been no changes.

Mr. Corey stated that given the information provided the question before the Board is do we feel we should schedule a Public Hearing to give people the opportunity to comment on this application given the change, particularly the people who live across the street.

Mr. Darcangelo stated that he would think a change in the number of lots, regardless on the overall number of lots within the subdivision, I would say it's a significant enough change to warrant a Public Hearing.

Mr. Lester, Ms. Daprano, Mr. Corey and Mr. Kimball concurred.

RESOLUTION #4 -- 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 James Bondur, for a resubdivision of property located at Sabin Road, Baldwinsville, New York, Tax Map No. 75.1-01-18.0 and 075.1-01-19.0 identified as Crimson Ridge, Phase 5, for a development of two (2) additional residential building lots from a parcel of approximately 1.5 acres.

5 Ayes -- 0 Noes

Mr. Sehnert thanked the Board for their time.

III. NEW BUSINESS

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| 1. Minor Subdivision | Hafner, David |
| Case No. 2020—015 | West Genesee Road |

Steve Sehnert, Licensed Land Surveyor, represented the applicant stating that a number of years ago the Hafner property was divided between two families. The parcel before the Board this evening is labeled Fred J Hafner, Jr. The two properties are between the River Mist and Seneca Estate subdivisions. There is a parcel of property along the river labeled Wohlers', that is a member of the Fred Hafner family and is still part of the farm operation. What they would like to do is to cut out a lot labeled Lot 1 along NYS Route 370, 206.40' x 300'. The property is zoned AR-40 that requires 40,000 square foot building lots with 150' lot width, with an additional

50' per the Highway Overlay Controls. Percolation tests have been taken. The lot is suitable for a subsurface sewage disposal system. Public water is available.

John Corey, Chairman, questioned if the subdivision was for only one additional building lot.

Karen Rice, Clerk, stated that the applicant came after the fact and made application for two lots so he's going to be asking Steve to amend that plan.

Mr. Corey questioned if the second lot would be adjacent to the proposed lot.

Karen stated that it would have 200' of lot width at 370 but constructed down by the river.

Mr. Sehnert stated that the second lot will be a lot with 200' of frontage on 370 with a right-of-way down to the river. The home would be built along the river similar to the Wohlers' lot. It will be a fee parcel to get down to the river.

Hugh Kimball questioned if that would leave a strange shaped lot once it's done.

Karen concurred...

Steve Darcangelo stated that it's going to create a landlocked parcel.

Karen stated that it won't be landlocked, he will have access to the river as part of the subdivision.

Al Yager, Town Engineer and Mr. Sehnert drew different scenarios of how this could be achieved.

Board members shared their confusion.

Karen stated that it made sense to do both lots at the same time rather than make a separate application at a later date and pay an additional \$800. It will be just like his sister's lot, the Wohlers', but with frontage on 370.

Mr. Kimball stated that it would be a flag-lot.

Karen stated that it will not as they will have the appropriate lot width at 370 with a right of way to get to the river and enough room to build down there.

Mr. Kimball stated that Wohlers' is a flag-lot.

Karen concurred stating that it's grandfathered, we allowed flag-lots back in the day

After considerable discussion and confusion with regard to the total acreage, number of lots, tax mapping, tax billing, etc... it was determined that there was not enough information to proceed this evening. Mr. Sehnert will revise the plan and be back before the Board.

Mr. Sehnert thanked the Board for their time.

IV. OTHER BUSINESS

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| 1. Major Subdivision Amendment | Longview at Radisson |
| Waive Hearing/Sign Plat | Phase 1B Amendment |
| | Lots 6/7 Longview Terrace |

Paul Fowler Development has a home under contract for property located at the Longview at Radisson subdivision. The purchasers are desirous of purchasing two lots along the Seneca River and have them combined so they can position their home in such a way to utilize more river frontage.

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

RESOLVED, that the Planning Board authorizes the Chairperson to review the Final Plat for the one (1) lot subdivision application of Paul Fowler, for property located at Longview at Radisson, Phase 1B Amended, combining Lots 6 and 7, Longview Terrace, Baldwinsville, NY, Part of Farm Lot No. 61 and Part of Tax Map Number , 082.-04-08.1 and 082.-04-08.2 and finding that all modifications and conditions have been met; and that the Final Plat is consistent

with the approved Preliminary Plat; and that any differences found are not significant; the Board authorizes the Chairperson to waive the Final Plat Public Hearing and sign the Final Plat.

5 Ayes -- 0 Noes

- 2. Major Subdivision—Final Plat Highland Meadows/Lysander Preserve
Lots 35 & 45 Giddings Trail

Al Yager, Town Engineer, stated that the developers of Highland Meadows/Lysander Preserve stated that they are just filing two additional lots as they have done three times prior for final plat approval.

Hugh Kimball stated that one of the houses is already built, not finished and the other has a cellar constructed.

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

RESOLVED, that the Planning Board authorizes the Chairperson to review the Final Plat for the two (2) lot subdivision application of Highland Meadows Development, LLC, for property located at Highland Meadows, Phase 3D, Lots 35 & 45 Giddings Trail, Part of Farm Lots No. 78 & 79, Part of Tax Map Number 049.2-03-06.4 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.

5 Ayes -- 0 Noes

- 3. Review and approval of the 2021 Planning Board Meeting Schedule.

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

RESOLVED, that the 2021 Town of Lysander Planning Board meeting schedule be approved.

5 Ayes -- 0 Noes

TOWN OF LYSANDER
2021 PLANNING BOARD MEETING SCHEDULE
Time: 7:00 p.m. in Auditorium

- January 14, 2020
- February 11, 2021
- March 11, 2021
- April 8, 2021
- May 13, 2021
- June 10, 2021
- July 8, 2021
- August 12, 2021
- September 9, 2021
- October 14, 2021
- November 11, 2021
- December 9, 2021

Dates subject to change with appropriate notice. Deadline for application, plans and fees is 10 days prior to meeting date.

Approved: 11/30/2020

V. ADJOURN

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

RESOVLED, that the November 30, 2020 Town of Lysander special Planning Board meeting adjourn at 7:54 p.m.

5 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk