

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

The regular meeting of the Lysander Planning Board was held Thursday, November 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: Frank Costanzo, ZBA; Jim Stirushnik; Doug Reith, CNY
Land Surveying 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 | Allen Family Farms |
| Case No. 2018—010 | Plainville Road |

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

Doug Reith, CNY Land Surveying, represented the applicant.

John Corey, Chairman, stated that the application was introduced to the Board and public last month, there being nobody here to speak for or against the application, the Public Hearing was closed at 7:01 p.m.

II. APPROVAL OF MINUTES

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

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

RESOLVED, that the minutes of the October 11, 2018 regular Planning Board meeting be approve as submitted.

6 Ayes -- 0 Noes

III. OLD BUSINESS

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| 1. Minor Subdivision | Allen Family Farms |
| Case No. 2018--010 | Plainville Road |

This action was forwarded to the Onondaga County Planning Agency who have determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT in regards to the above referral:

The Board encourages the Town to consider the potential long-term effects of dividing farmsteads and farmlands onto separate lots and subdividing large strip lots along road frontages, 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 of the surrounding area, increases in 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 dated November 8, 2018, prepared by Allen Yager, Engineer that will be made part of the public record, in part:

I have completed my review of the Allen Family Farms Minor Subdivision map prepared by CNY Land Surveying, dated October 5, 2018. Lot 2 is a very odd configuration which the owner has explained to me is a result of existing facilities used for concrete production that the owner desires to keep with the remaining agricultural parcel. Overall it appears that the proposed lots

conform to all applicable Town Code requirements. I would have no objections to the Planning Board approving this minor subdivision at this time.

Hugh Kimball stated that he has a curiosity question more than anything that Karen might be able to answer. Why is there no street address for the property; I did find it because you gave me the property number.

Karen Rice, Clerk, stated that County doesn't always give parcels a number unless something is done with them. It was always part of the parcel across the street; part of the Plainville Turkey Farm.

Dough Reith, CNY Land Surveying, stated that they will assign it a number when the map is filed.

Karen concurred stating that they have to do that for 911 purposes.

Steve Darcangelo stated that he will vote in favor of this particular subdivision, however these convoluted parcels don't represent good planning. They could and probably will likely someday present themselves as a problem to the future users, Board members, etc., because it certainly provides an opportunity for landlocked parcels or pieces of land becoming unusable. But...our Code does not restrict it so I will vote for this. I might suggest that we consider a recommendation to our Town Board to consider a zoning change that might restrict something like this without being unduly restrictive to our residents who want to subdivide property; but at the same time something like this, basically two parcels interconnected with a roadway is certainly an obscure subdivision. It makes for an odd parcel and I don't know what the language would look like, it would have to be thought out...maybe after thinking about it they may say there's nothing we can really do that's practical. I can recognize that this might present problems down the road. I just don't think it represents good planning and as a Planning Board we may want to consider something like that.

John Corey, Chairman, concurred, however like you say the challenge is that this fits all of the Codes.

Mr. Darcangelo agreed and stated that this is a unique situation where agricultural land is being in a sense saved and they are suiting the interest of a party to use a piece of road front property but preserving a piece of agricultural land, so I wouldn't want to do something that blocks an opportunity like that at the same time. While I don't like the subdivision it does suit a good purpose and I don't think the County recognized that in their comment about doing something because they could have hacked up a big piece of what is good agricultural land.

William Lester stated that that is what would make it so difficult to try to come up with language.

Mr. Darcangelo concurred but maybe we can get a few people together for a meeting or two and come up with something or they may say there's nothing we can do; we have to look at each situation.

Hugh Kimball stated that if there weren't structures involved we probably wouldn't be doing this...we would probably look at it and ask why they are doing it this way. There are structures involved though.

FINDINGS:

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

There is a letter on file from Al Yager, Town Engineer, dated November 8, 2018, stating that he has reviewed the application and finds the subdivision acceptable.

This action was forwarded to the Onondaga County Planning Agency whose findings have been made part of the public record.

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

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

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 two (2) lot subdivision application by Allen Family Farm, for property located at Plainville Road, Plainville, New York, Tax Map No. 035.-02-05.1, as shown on a made dated October 5, 2018, prepared by Douglas Reith, Licensed Land Surveyor, is hereby approved.

6 Ayes -- 0 Noes

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

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

Discussion: Mr. Kimball questioned if the Board is creating a building lot.

Karen Rice, Clerk, stated that a home could be built on the 11 acre remnant piece, yes.

6 Ayes -- 0 Noes

All fees associated with this application have been paid.

State Law states that the applicant shall file the final plat in the Onondaga County Clerk's Office within 62 days from the date of the 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. Reith thanked the Board for their time.

IV. NEW BUSINESS

1. Minor Subdivision
Case No. 2018—011

Anderson, Timothy
Bellows Road

Doug Reith, CNY Land Surveying, represented the applicant stating basically we've got a 60 acre lot. The property is in a trust; the family is dividing it into 3 equal parcels, 20 acres to each of the three boys. Lot No. 2 has two houses and a barn with the appropriate septic and well. The other 2 lots are vacant that are both big enough where neither of those facilities are needed at this time. They would have to get septic approval before they get converted over to residential building lots.

John Corey, Chairman, stated that basically you are dividing the land for estate purposes.

Mr. Reith concurred stating that a very small portion is being farmed, but most of it is brush with woods in the back.

Hugh Kimball questioned if there are any wetlands associated with the parcel.

Mr. Reith stated that he's surprised there wasn't. There is an existing pond that the Federal Government says is theirs but it really isn't.

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

RESOLVED, That the Planning Board having followed the prescribed SEQR procedures and having received no comments to the contrary, hereby designates itself as Lead Agency for Timothy Anderson, Bellows Road, Baldwinsville, New York Minor Subdivision application.

6 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:
 - 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 Timothy Anderson, Bellows Road, Baldwinsville, New York, Minor Subdivision application, the Planning Board issues a NEGATIVE DECLARATION.

6 Ayes - 0 Noes

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

RESOLVED, that a Public Hearing be held at a date and time designated by the secretary, on the application of Timothy Anderson, for a subdivision of property located at Bellows Road, Baldwinsville, New York, Tax Map No. 026.-01-27.1, for a development of three (3) lots from a parcel of approximately 60 acres.

6 Ayes -- 0 Noes

DISCUSSION: The Thursday, December 13, 2018 regular Planning Board meeting has been moved to Monday, December 10, 2018.

Karen stated that she can still get the Legal Notice in in time for that date as this application doesn't require referral to the Onondaga County Planning Board for their review and recommendation.

Mr. Reith stated that that date and time is fine for him and thanked the Board for their time.

V. OTHER BUSINESS

1. Review and approval of the 2019 Planning Board meeting schedule.

In reviewing the 2019 Planning Board meeting schedule it was determined that the Thursday, February 14, 2019 regular Planning Board meeting be changed to Monday, February 11, 2019.

Joanne Daprano stated that she should be ok for that date, but I normally teach on Monday's and Wednesday's.

Steve Darcangelo stated that the Village of Baldwinsville's Zoning Board of Appeals meetings are held on Monday's, as needed, but I should know far enough in advance if one will be scheduled for that evening.

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

RESOLVED, that the 2019 Planning Board Meeting Schedule be approved as proposed.

6 Ayes -- 0 Noes

VI. ADJOURN

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

RESOLVED, that the November 8, 2018 regular Planning Board adjourn at 7:24 p.m.

6 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk