

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

The regular meeting of the Lysander Planning Board was held Thursday, October 11, 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 Keith Ewald

MEMBERS ABSENT: Doug Beachel

OTHERS PRESENT: Al Yager, Town Engineer; Frank Costanzo, Zoning Board of Appeals; Doug Reith, Licensed Land Surveyor and Karen Rice, Clerk

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

I. PUBLIC HEARING -- None Scheduled

II. APPROVAL OF MINUTES

Review and approval of the minutes of the September 13, 2018 regular Planning Board meeting.

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

RESOLVED, that the minutes of the September 13, 2018 regular Planning Board meeting be approved as submitted.

6 Ayes -- 0 Noes

III. NEW BUSINESS

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

Doug Reith, Licensed Land Surveyor, represented the applicant stating that the Allen's own approximately 80 acres of land on Plainville Road, formerly part of the Plainville Turkey Farm. They are looking to subdivide out the turkey barns and parking lot as they're getting out of the turkey business and they want to get rid of the buildings along with the taxes on them. It is my understanding that the turkey barns have met their life expectancy as well. The property is zoned Agricultural. There are wetlands associated with the parcel, but will not affect the 11.9 acres being subdivided out. They are going to continue farming the remnant piece.

Hugh Kimball questioned what will become of the barns.

Mr. Reith stated that it's his understanding that they're going to sell them with Lot 2.

William Lester questioned access to Lot 2.

Mr. Reith indicated two (2) separate driveways that access the parcel.

Mr. Lester questioned if both were existing.

Mr. Reith concurred stating that everything shown on the plan is existing.

Mr. Lester questioned the Dewey property and whether it was part of this application.

Mr. Reith stated that it is not; it is a piece that was taken out previously under a different subdivision application.

Mr. Kimball questioned what was on the Dewey parcel.

Karen Rice, Clerk, stated that the Dewey's residence is on that parcel.

Mr. Reith concurred stating that it used to be the farmhand's house.

Steve Darcangelo stated that the 30' wide piece of property linking the turkey buildings with the parking area is an interesting one.

Mr. Reith concurred stating that they wanted access from the parking to the barns. There's about a 10' drop from the back of the parking lot down to the actual field.

Mr. Kimball questioned the Federal and State wetlands...they don't farm that so they're not going to change anything?

Mr. Reith stated that the property is forested.

Mr. Kimball stated that if anybody ever decides to do something they would need to put the boundaries in on the State wetland.

Mr. Reith concurred stating that they would have to be delineated.

Mr. Lester asked if the intent was to demolish the barns.

Mr. Reith stated that that is not the intent; I don't know what they buyers are going to do with them. At this time they will be left in place.

Mr. Darcangelo questioned if a structure can go where the asphalt parking lot is.

Mr. Reith stated that depth wise it's not large enough to do it.

Mr. Darcangelo reiterated that the buyer understands that that piece of the property would not be available for building a structure.

Mr. Reith concurred stating that your setback is 100'.

Karen added that it's actually 100' from the centerline or that of adjoining structures, so they could build something if it's in line with the Dewey parcel.

Mr. Reith stated that Dewey's structure sits back a little further.

John Corey reiterated that they have a buyer for Lot 2.

Mr. Reith concurred.

Mr. Corey stated that that whatever the applicant decides to do he's going to have to come before this board.

Mr. Reith stated that would think so...the potential buyer owns the property across the street.

Mr. Kimball stated that he can continue to use it for agricultural purposes...

Mr. Corey rephrased that statement stating that if he changes the use he would have to come in.

RESOLUTION #2 -- 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 Allen Family Farms, LLC, Plainville Road, Plainville, 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 #3 -- Motion by Corey, Second by Lester

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 Allen Family Farms, LLC, Plainville Road, Plainville, New York, Minor Subdivision application, the Planning Board issues a NEGATIVE DECLARATION.

6 Ayes -- 0 Noes

The application will be forwarded to the Onondaga County Planning Board for their review and recommendation.

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

RESOLVED, that a Public Hearing be held at a date and time designated by the secretary, on the application of Allen Family Farms, LLC, for a subdivision of property located at Plainville Road, Plainville, New York, Tax Map No. 035-002-05.1, for a development of two (2) lots from a parcel of approximately 80 acres.

6 Ayes -- 0 Noes

Mr. Reith thanked the Board for their time.

IV. OTHER BUSINESS

- | | |
|------------------------------------|-------------------------------------------------------------------------------|
| 1. Major Subdivision—Waive Hearing | Timber Banks, Section 4
Amendment No. 4
Morning Mist/Summers Gate Drive |
|------------------------------------|-------------------------------------------------------------------------------|

There is a letter on file dated October 10, 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 final plat for the Timber Banks, Lots RA-77, RA-78 & RA-79 Subdivision as prepared by Ianuzi & Romans Land Surveying, PC, dated August 22, 2018. The proposed three (3) lot subdivision appears to be in compliance with the Timber Banks General Project Plan. At this time I would not be opposed to the Board waiving the final public hearing and authorizing the Chairman to sign the final plat.

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 Timber Banks, that will be divided into three (3) zero lot line parcels, for property located at Timber Banks, Lots 77, 78 & 79, Morning Mist/Summers Gate Drive, Baldwinsville, New York, Part of Farm Lot No. 88 and Part of Tax Map No 072.1-04-16.1.

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.

6 Ayes -- 0 Noes

V. ADJOURN

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

RESOLVED, that the October 11, 2018 regular meeting of the Lysander Planning Board adjourn at 7:18 p.m.

6 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk