

TOWN OF LYSANDER  
PLANNING BOARD MEETING  
8220 LOOP ROAD  
Thursday, October 8, 2020 @ 7:00 p.m.

The regular meeting of the Town of Lysander Planning Board was held Thursday, October 8, 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 Doug Beachel

MEMBERS ABSENT: Keith Ewald and Steve Darcangelo

OTHERS PRESENT: James Bondur, Eldan Homes; Dan Barnaba, Eldan Homes; Dough Reith, CNY Land Surveying; Frank Costanzo, ZBA; 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 10, 2020 regular Planning Board meetings.

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

RESOLVED, that the minutes of the September 10, 2020 regular Planning Board meeting be approved as submitted.

5 Ayes -- 0 Noes

III. NEW BUSINESS

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

Doug Reith, CNY Land Surveying, represented the applicant stating that the Hourigan's own property with access on McIntyre, Plainville & Farnham Roads. They are desirous of rearranging lot lines, while keeping and maintaining as much of the agricultural lands as possible. Trimming and moving the lines. Lot 1 will be 319 acres after we subdivide and rearrange parcels; Lot 2 will be 27.8 acres, with a single-family residence and out-buildings with access to Farnham Road; Lot 3 becomes 4.875 acres with a single-family residence and out-buildings with access off of McIntyre Road and Lot 4 becomes 3.482 after conveying land to an adjacent property owner.

William Lester questioned if Lot 2 can be accessed by the farm road coming off of McIntyre.

Mr. Reith stated that it cannot, there is an existing turn-around at the end of Farnham Road for access.

Mr. Lester questioned fire access.

Mr. Reith stated that fire access would be off of Farnham Road, as it is for all of the other houses out there. They might be able to use the dirt road during the Summer but during the Winter there's no way they'd use it.

John Corey, Chairman, stated that it appears that the applicant is just cleaning up lot lines; no new residential building lots are being proposed.

Mr. Reith concurred stating that the Hourigan's buy farms and cut the houses out because they don't want those, strictly for cultivation.

Hugh Kimball questioned if the houses are going to be sold.

Mr. Reith stated that to the best of his knowledge they already have buyers and/or have been sold.

RESOLUTION #2 -- 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 **LEAD AGENCY** for Nancy Hourigan, for property located at Plainville, McIntyre & Farnham Roads, Memphis, New York Minor Subdivision application.

5 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 #3 -- 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 Nancy Hourigan, Plainville, McIntyre & Farnham Roads, Memphis, New York, Minor Subdivision application, the Planning Board issues a **NEGATIVE DECLARATION**.

5 Ayes -- 0 Noes

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 Nancy Hourigan, for a subdivision of property located at Plainville, McIntyre & Farnham Roads, Memphis, New York, Tax Map No. 037-02-5.1 and 037-02-13, for a development of two (2) lots from a parcel of approximately 353 acres

5 Ayes -- 0 Noes

Mr. Reith thanked the Board for their time.

Doug Reith, CNY Land Surveying, represented the applicant stating that the parcel is approximately 86 acres, not all of it is shown because we are only proposing a building lot up along the road, labeled Lot 2 with 3.1 acres and an existing barn. The remnant piece will contain agricultural land, that will remain under agricultural, wooded areas and gravel pits. The applicant is not looking to make any changes there. Lot 2 also has an existing well. There is no septic yet, approval from the Onondaga County Health Department will be required when they get to the point of construction. The parcel backs up to the County Line (Oswego County). There are wetlands associated with the parcel, but not where they want to build.

John Corey, Chairman, stated that the only change will be construction on the proposed building lot.

Mr. Reith concurred.

Karen Rice, Clerk, stated that we'll need perc's; is that going to be done for that 3-acre piece?

Mr. Reith concurred stating that that has to be done but the owner of the property is down in Florida. I don't know where he's at with that.

William Lester stated that the only structure on there now is the barn, correct?

Mr. Reith concurred stating that he believes it's being used for storage of their tractors and such.

RESOLUTION #5 -- 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 CNY Crops Plainville, LLC, Coppernoll Road, Baldwinsville, New York Minor Subdivision application.

5 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:
  - 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 #6 -- 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 CNY Crops Plainville, LLC, Coppernoll Road, Minor Subdivision application, the Planning Board issues a **NEGATIVE DECLARATION**.

5 Ayes -- 0 Noes

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

RESOLVED, that a Public Hearing be held within 62 days, at a date and time designated by the secretary, on the application of CNY Crops Plainville, LLC, for a subdivision of property located Coppernoll Road, Part of Farm Lot No. 34 and Tax Map No. 015.-05-01.1, for a development of two (2) lots from a parcel of approximately 86 acres.

5 Ayes -- 0 Noes

Mr. Reith thanked the Board for their time.

IV. OTHER BUSINESS

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| 1. Major Subdivision<br>Re-subdivision | Eldan Homes<br>Crimson Ridge, Phase 5, Sabin Road |
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Dan Barnaba, President of Eldan Homes, stated that he and Jim Bondur are the developers of the referenced property, which is part of a much larger community known as Crimson Ridge. This project has been before the Board on several occasions. This particular Phase was a 13-lot subdivision around a cul de sac known as Verona Court. There were two parcels that were outside the cul de sac. Those two parcels have frontage on Sabin Road. After 4 or 5 years of marketing efforts we've come to the conclusion that there wasn't a market interest in larger home sites on Sabin Road; so, after reconsideration we've decided to create smaller home sites on Sabin Road. That will help us accomplish two goals, 1) lower land price gets us to a lower building lot price; which gets us to a lower home price, and 2) more homes in close proximity to one another will have more of an affect on the nature of the street, in such that residents will be a little less intimidated to buy there if there's four homes instead of being larger, newer homes amongst some of the older homes already on the street. We're hoping it will enhance the character of the street. It is within the Radisson PUD. This has gone before the Radisson Board of Directors however we have not yet received a letter from the Radisson Community Association. We're essentially taking the two lots and realigning them so that there are four. There is access to public water, sewer and we'll work closely with your engineer regarding any reshaping of the lots and creating easements for access to the sewer location.

There is a letter on file dated October 8, 2020, 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 Subdivision Plat for Lots 12 & 13 of Crimson Ridge, Phase V, prepared by lanuzi & Romans, dated August 1, 2019. The developer will need to address the following engineering comments prior to the Board considering approval of the plat:*

- 1) *A 20' sanitary sewer easement will need to extend east between Lots 12A & 12B to Sabin Road.*
- 2) *The back of Lot 13A extending south to the sanitary sewer easement will need to be a minimum of 20' wide to allow the property owner adequate room to excavate the sewer lateral for repairs without encroaching onto the adjacent lot.*
- 3) *The Radisson Community Association will need to provide a letter indicating that they are not opposed to the proposed configuration.*

Mr. Barnaba stated that there will be some follow-up with Al with regard to his concerns. I'm sure his goal is to have municipal access to anybody's sewer that might need maintenance or repair without disturbing property owners, so that may involve adjusting the shape of the lots or creating easement rights. I'm sure we can work something out.

Mr. Corey questioned if we have received anything from the Radisson Community Association.

Karen Rice, Clerk, nothing since our last conversation where approval had not been received. I was hoping Doug (Beachel) might have an update.

Doug Beachel stated that the RCA Board looked at the 4-lot subdivision a couple of months ago and didn't have any issues at that time. I think our only concern now is the land to be dedicated to the RCA. We can review this drawing at our October 28<sup>th</sup> meeting.

Jim Bondur stated that land near NYS Route 31 will be deeded back to the RCA.

Mr. Beachel stated that we're ok with going from 2 to 4 lots...

Mr. Corey stated that there appears to be a few things that need to be worked out.

Mr. Barnaba stated that the next map you will see will be an amendment to Crimson Ridge, Section 5 so it will go from a 13-lot subdivision to a 15-lot subdivision. There will be a larger map showing all 15 lots. I'm not sure if there will be a public hearing required or if this would just be treated as an amendment.

Mr. Corey stated that there wouldn't be a public hearing but will have to come back to our November meeting. We will need to have a letter from the RCA approving this. We follow them on what they do within the PUD.

Mr. Bondur questioned if he would have to stop by and see Lynn (Tanner, RCA)?

Mr. Beachel stated that they will go over it again as a Board.

Hugh Kimball stated that the County tax map site has the lot that that shows 52.73 of frontage continuing to a street down below in Radisson, in the back.

Mr. Barnaba stated that that's correct, it goes down to Samantha Drive. The bigger map will show a bit of the adjacent parcel.

Mr. Kimball continued asking how the water pressure is in this area, as it's a pretty good height.

Mr. Barnaba stated that it's probably lower than below...I can't imagine that it's that much of a different elevation than the ones on Verona Court. We had no problems, as a matter of fact when we installed the water system we had to put pressure reducing valves in all of the homes.

Mr. Bondur stated, if he understands correctly, we satisfy these issues with AI and we have the letter from the RCA we're ok?

Mr. Corey concurred stating that as long as AI is happy and the RCA is happy and it sounds like those are very doable I don't personally see an issue with it. We'll put it on the agenda as an amendment to Phase 5.

Mr. Barnaba and Mr. Bondur thanked the Board for their time.

V. ADJOURN

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

RESOLVED, that the October 8, 2020 regular Town of Lysander Planning Board meeting adjourn at 7:30 p.m.

5 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk