

TOWN OF LYSANDER  
PLANNING BOARD MEETING  
8220 LOOP ROAD  
Thursday, August 29, 2019 @ 7:00 p.m.

The special meeting of the Town of Lysander Planning Board was held Thursday, August 29, 2019 at 7:00 p.m. at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York.

MEMBERS PRESENT: John Corey, Chairman; Joanne Daprano; Steve Darcangelo; Keith Ewald and Doug Beachel

MEMBERS ABSENT: Hugh Kimball and William Lester

OTHERS PRESENT: Al Yager, Town Engineer, Frank Costanzo, ZBA; Mark Harrison, Belgium-Cold Springs Fire Department and Karen Rice, Clerk

I. PUBLIC HEARING -- None Scheduled

II. APPROVAL OF MINUTES

Review and approval of the minutes of the July 11, 2019 regular Planning Board meeting.

RESOLUTION #1 -- Motion by Darcangelo, Second by Daprano

III. NEW BUSINESS

1. Site Plan Amendment 2019—0010	Timber Banks Management LLC Timber Banks Clubhouse & Event Center 3536 Timber Banks Parkway
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James Trasher, Clough Harbor & Associates, represented Timber Bank Management LLC stated he is before the Board for the Timber Banks Clubhouse & Event Center on property owned by Timber Banks LLC. The Clubhouse and Event Center was approved ten years ago as part of the General Project Plan and the Clubhouse, associated parking and maintenance building. The plans were prepared by TDK Engineering. The initial clubhouse was a ¼ of the size with an area for a tent off of the back . The golf course and development is now under new ownership and management. They desire is to have a Clubhouse with pro shop, restaurant and event center all under one roof. The event center will be available for weddings on the upper floor. Access to the proposed Clubhouse was identified and shown on the plan. It will also include a car port and outdoor patio and deck. The Clubhouse will be 18,000 square foot in size . The parking will be expanded . Stormwater Management will be updated. A water treatment pond for stormwater will be provided. The plans provided show the Site Plan, Grading Plan, Landscaping Plan, Utility Plan and Architectural Plans. Elevations are shown.

Mr. Trasher stated that Timber Banks has needed this for years. The development should have been built up faster than it did. We want to make it a premier golf in Central New York. It will be an amenity to the community with the golf course, marina, clubhouse and YMCA. It fits everything Gary Pooler wanted to do. We hope to break ground in late September, construct over the winter and be ready on or about July 1, 2020.

Keith Ewald questioned if it would be a year-round facility.

Mr. Trasher stated that it would. The restaurant will be open year round and the event center will be available for weddings, birthdays, graduation parties, etc.....

Mr. Ewald questioned what would become of the current pro-shop.

Mr. Trasher stated that it was built as a Maintenance facility and will continue as one, perhaps turn that space into an office.

Steve Darcangelo questioned if the parking is sufficient for the use.

Al Yager, Town Engineer, stated that it is. This is a PUD, Planned Unit Development. The parking guidelines identified in the General Project Plan are different than what is in the Town Code. Mixed use requires 5 spaces per 5000 square feet. The 277 spaces provided meet that requirement and should be adequate.

Mr. Darcangelo stated that it appears some spaces are 700' from the Clubhouse.

Mr. Yager concurred stating that there's no restriction. It just says parking space be provided. Is it the best layout that you could possibly have with the site constraints with the fairway, hazard cart-paths, no, but at the same time you don't want to change the golf course either.

There was some discussion with regard to the difference between walking paths and cart-paths.

Mr. Trasher stated that there was some confusion on that because they weren't identified correctly on the plan. They will be reidentified. The cart-paths are strictly for the golf carts during the day but can also be used as walking paths after hours for pedestrians.

Mr. Darcangelo questioned if you could provide a connection between the parking area and the Clubhouse. This will provide an opportunity for people to exit their car and not have to walk across the roadway or grass to get to a pedestrian way.

Mr. Trasher stated that they can put in a connection point.

Doug Beachel questioned if the existing parking is included in the parking calculation.

Mr. Yager stated that it is. Even the marina where 6/10's of a parking space is required for a boat slip.

Mr. Trasher stated that we had to take the square footage from all of the buildings. Maintenance facility, cart barn, Clubhouse, marina and calculated out. Every year we have a tournament with 288 golfers in the morning and afternoon and they all come back for dinner. People park down the road. We will have 56 more parking spaces than what is currently there. This will drastically improve day to day parking conditions. If we happen to have a wedding and a golf tournament on a Saturday we will be able to control it since we own both facilities so that there are no issues. You want both parties to be happy. This was always General Project Plan.

Mr. Yager concurred stating that it many have been anticipated to be smaller but meets the PUD and GPP.

Mr. Trasher added that this will give people what they really want. We believe it will be a premier wedding venue, premier golf course...you have the Turning Stone with the Casino but we hope to pull people back and keep them in Onondaga county.

Mark Harrison, Belgium Cold Springs Fire Department, questioned where the two new barns are being proposed.

Mr. Trasher stated that the cart barn and maintenance shed are on the back side of the maintenance facility

Mr. Harrison questioned how the Fire Department will have access.

Mr. Trasher stated that access is available next to the parking area.

Mr. Harrison questioned if there would be a sprinkler system in new building.

Mr. Trasher stated that it would be fully sprinklered.

Mr. Harrison asked if the developer could go with 4" on your connection because all of the buildings in Timber Banks have a 5" however our hoses are 4". Luckily we have an adapter to hook up to the system to but 4" would be best.

Mr. Trasher stated that they can put in 4".

Mr. Darcangelo asked the size of the line.

Mr. Trasher stated that it's an 8" main.

Mr. Darcangelo asked the size of the distribution system you're connecting into.

Mr. Trasher stated that it's being sized right now.

Mr. Darcangelo...It's only going to be 2", right?

Mr. Trasher concurred.

Mr. Harrison stated that it's only 2" but our 4" can hook up to it.

There being nothing further, there is a letter on file dated August 29, 2019, prepared by Al Yager, Town Engineer, that will be read into the record, in part:

**I have completed my review of the amended site plan and stormwater management report for the Timber Banks Clubhouse project. At this time the revised site plan package with a revision date of August 29, 2019 appears to meet all applicable local and state code requirements with one exception. The plans will need one further revision to show the existing and proposed grades for the angled road side parking and bioretention areas prior to construction commencing in that area of the site.**

**At this time I would not be opposed to the Planning Board approving the amended site plan as presented contingent on a full grading plan for the angled road side parking and bioretention areas being provided.**

FINDINGS:

A separate environmental impact study is not required since this action is part of The Timbers Planned Unit Development and is consistent with the SEQR review included in the Timbers Land Use Plan.

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

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

This action has not been referred to the Onondaga County Planning Board for their review and recommendation; as the Clubhouse was part of the original site plan review.

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

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

RESOLVED, that having reviewed the site plan as defined on a map dated August 27, 2019, revised August 29, 2019, prepared by James Trasher, Clough Harbor & Associates associated with the application of Timber Banks Management LLC, for property located at 3536 Timber Banks Parkway and part of The Timbers PUD, for the Timber Banks Clubhouse & Event Center, the site plan is hereby approved with the following modifications and conditions:

1. A full grading plan for the angled road side parking and bioretention areas being provided.

5 Ayes -- 0 Noes

Mr. Trasher thanked the Board for their time.

IV. ADJOURN

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

RESOLVED, that the August 29, 2019 Town of Lysander Special Planning Board meeting adjourn at 7:20 p.m.

5 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk