

TOWN OF LYSANDER
PLANNING BOARD MEETING
8220 LOOP ROAD
Thursday, September 12, 2019 @ 7:00 p.m.

The regular meeting of the Lysander Planning Board was held Thursday, September 12, 2019 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; Mark Harrison, Belgium Cold Springs Fire Department; Frank Costanzo, Zoning Board of Appeals 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 August 29, 2019 special Planning Board meeting.

Steve Darcangelo stated that he has not had the opportunity to review the minutes and questioned if the reference to sidewalks were noted in the minutes.

Board members concurred, stating...the cart paths and walkways, yes, James Trasher, Clough Harbor & Associates, is going to make that change and show the connection.

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

RESOLVED, that the minutes of the August 29, 2019 special Planning Board meeting be approved as submitted.

5 Ayes -- 0 Noes

III. NEW BUSINESS

1. Major Subdivision—Final Plat Collington Pointe East/Copper River Phase 1, 14 Lots, Chillingham Way

John Corey, Chairman, stated that the preliminary plat for Collington Pointe East was approved for approximately 90 lots. The Board gave conditional Final Plat approval for twelve (12) lots in June 2019. Since that time all of the conditions have been satisfied both for the Incentive Zoning and Planning Board. They are before the Board this evening for Final Plat approval for an additional two (2) lots.

Mr. Corey questioned if we should rescind the first resolution.

Karen Rice, Clerk, stated that that has been made part of the resolution prepared for this evening.

There is a letter on file prepared by Al Yager, Town Engineer, dated September 12, 2019 that will be made part of the public record, in part:

I have completed my review of the Final Plat for the Collington Pointe East, Phase I subdivision, as prepared by Ianuzzi & Romans Land Surveying, P.C. with a final revision date of August 28, 2019. The Final Plat does not reflect any changes to the dimensions of the lots included in Phase I when compared to the Preliminary Plat for the subdivision that was previously approved by the Board. The only comment I have at this time is that the green space lot on the north end of the property and the green space lot on the south side of Chillingham Way should be subdivided at this time and deeded to the Town. 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 contingent on the revised final plat being provided that includes the two (2) green space lots.

James Trasher, Clough Harbor, represented the applicant, stating that we previously received approval for Lots 51 through 62. Based on people's desire for lots, Lots 50 and 47 have been added. This project received Incentive Zoning. Greenspace was left at the request of the Town Board (indicating on plan) for the Town to take ownership. Per Mr. Yager's review letter, the surveyor is working on updating a second map that transfers ownership from Bella Casa Builders to the Town of Lysander. However, we are requesting approval of this map so we can file for all necessary inspections and be able to connect our water and sewer so the houses can be roughed in. Without the plumbing inspection they can't finish the drywall. Jeff Till, Onondaga County Health Department is awaiting this map with a check for \$518.

Steve Darcangelo questioned why you are skipping over Lots 48 & 49; is it because of marketing conditions or something to do with developing the property.

Mr. Trasher stated that it's really marketing conditions. It is the developer's desire. They would become taxable lots at approximately \$1200 per year in taxes so this will remain as part of the whole until they have buyers. There's a lot of time, energy and money every time we come back and do this. There's another \$1350 of additional zone fees that he pays plus application fees of \$400 etc... There are contracts on Lots 47 and 50. Hopefully the next time you see me fourteen (14) lots will have been sold and we'll be talking about taking in the lots on the other side of the road and Stoney Pond Way.

Mr. Darcangelo questioned if Stoney Pond Way was roughed in.

Mr. Trasher stated that it is not...as you see right here, whatever is shown is what we have constructed. National Grid required us to put asphalt in. The Town Engineer may or may not accept that in the future. We will see what the condition is later after construction and a few years sitting there. Utilities...water, sewer and drainage are installed (indicating on plan).

Mr. Darcangelo stated that without a true hammerhead should we ask the fire department their opinion of development along that road?

Mark Harrison, Belgium Cold Springs Fire Department, stated that he drove up there after the meeting with this map. There is a dirt road that goes up from Patchett Road....a gravel access. Is that going to get paved?

Mr. Trasher stated that that road will not be paved.

Mr. Harrison reiterated that in the wintertime it's not going to get plowed.

Mr. Trasher (indicating on plan) laid out the plowing limits and hammerheads. That portion of Stoney Pond Way was installed at the cost of \$25,000 on asphalt that may or may not be good when the time comes only because National Grid did not want to drive on gravel. Any house that is being constructed is being constructed with access off of Chillingham Way.

Mr. Harrison questioned future connections to Patchett Road.

Mr. Trasher stated that that will be the last phase. It is meant for construction only. Truck will come in at this point so they don't go through the existing subdivision/Chillingham Way.

Mr. Yager concurred stating that it won't be a permanent road; eventually It will be closed back up.

Mr. Darcangelo questioned if the roads have been dedicated to the Town.

Mr. Yager stated that they have been, however the map hasn't been filed. They're technically not ours until the map and deeds have been filed.

Mr. Harrison questioned if there would be a service road going down to the swamp...there was some discussion that a member of our department remembers.

Mr. Yager there was talk about a walking path around the stormwater pond but the Town Board eliminated that.

Mr. Trasher stated that you have access to the stormwater pond behind Collington Pointe Section I, behind the pump station.

Mr. Harrison stated that the water keeps getting higher and higher. I don't know how close it comes up behind you.

Mr. Yager stated that the beavers have caused that. The State won't take care of it; DEC won't take care of it. The beavers have it backed up in a bad way. It's actually backed up going towards Speach Drive.

High Kimball questioned how far you will develop until you find another place where you can get out of the subdivision rather than going back through Collington Pointe.

Mr. Trasher stated that hopefully people will buy the houses over the next couple of years...it's based on how quickly people buy.

Mr. Kimball questioned other access points to Patchett Road.

Karen Rice, Clerk, provided a copy of the Preliminary Plat showing future access points.

Mr. Kimball stated that his concern is the same that we had in Lysander Preserve. We allowed them to do two different ways but once they got past a certain point we had to have another connection at the Giddings end.

Mr. Trasher stated we have made sure there is ease for the fire department, emergency vehicles, etc...to get through the subdivision; hopefully things go quick so that we can get out to Patchett Road. We've had a good year so far, seven sales right now so half of the lots are sold.

Mr. Kimball questioned if you see any need to clear more trees for the rest of the project.

Mr. Trasher stated for any building lots or roads...

Mr. Kimball stated that he's talking about the whole project, not just what we're seeing here today.

Mr. Yager stated that more clearing is needed.

Mr. Kimball stated that he was disappointed that more trees weren't able to be saved, but maybe there weren't any in this area.

Mr. Trasher stated that most of it was scrub brush.

Mr. Yager added first generation growth from vacant farmland.

Mr. Trasher stated that there is hemlock, 10", 12" caliper trees but when a homeowner comes in and sees them and want them down because either the builder does it now or they're paying someone \$2,000 to cut down a tree in a couple of years when it's ready to fall on their house.

Mr. Kimball stated that there are some pretty good sized trees along that back side.

Mr. Trasher stated that they have a forever strip along the back where we gave the easement where nothing will be cut between Collington Pointe I and Collington Pointe East/Copper River.

Mr. Kimball questioned trees on the other side.

Mr. Trasher stated that it all depends on where they fall and whether or not they're good trees, bad trees. Builders aren't into ripping down trees if they don't have to. They have to rip them down where they're building a house. It's up to the homebuyer and if he wants to keep any big, oak trees.

Mr. Yager stated that there aren't any oak trees in there...it's mostly box elder, willow, sumac...

Mr. Kimball questioned if there was a drop off off of the back of Lots 60, 61 and 62...or is that an optical illusion.

Mr. Trasher stated that those lots will have walk-out basements. Everyone wants them. It's not an optical illusion. They'll have sliding doors going straight out to the back yards.

Mr. Kimball reiterated that it will be level going out the back.

Mr. Yager concurred stating that it's a gradual slope down to the stormwater area.

Mr. Darcangelo questioned Lot 62 and if the wetland buffer gets drawn into their deed.

Mr. Trasher stated that it does and if they want to do something within the buffer area they have to go get a permit.

Mr. Kimball stated his concern is with water and asked the engineer if he is seeing anything so far that causes you any concerns with how they're doing with water or anything else..

Mr. Yager stated that any issues they had have been addressed. They had some erosion issues that have been taken care of with check-dams and stabilization.

RESOLUTION #2 -- Motion by Corey, Second by Lester

RESOLVED, that the Planning Board rescind the resolution of June 12, 2109 and authorize the Chairperson to review the Final Plat for the fourteen (14) lot subdivision application of Bella Casa Builders, Collington Pointe East/Copper River, Part of Farm Lot 89 and Part of tax Map Number 073.1-01-40.3 and 073.1-01-41, more particularly Lots 50 through 62 and Lot 47, Chillingham Way 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 Pubic Hearing and sign the Final Plat, conditioned upon:

1. In addition to the fourteen (14) building lot subdivision the Planning Board Chairman be authorized to sign a second final plat which depicts the two (2) greenspace parcels to be filed upon review and approval of the Town Engineer.

5 Ayes -- 0 Noes

Mr. Trasher thanked the Board for their time.

IV. **ADJOURN**

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

RESOLVED, that the September 12, 2019 special Planning Board meeting adjourn at 7:25 p.m.

5 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk