

TOWN OF LYSANDER
PLANNING BOARD MEETING
8220 LOOP ROAD
Thursday, October 10, 2019 @ 7:00 p.m.

The regular meeting of the Lysander Planning Board was held Thursday, October 10, 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; Frank Costanzo, Zoning Board of Appeals; Corey Figueiredo; Steve Sehnert, Licensed Land Surveyor; A. Figueiredo; Jim Stirushnik 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 12, 2019 regular Planning Board meeting.

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

RESOLVED, that the minutes of the September 12, 2019 regular Planning Board meeting be approved as submitted.

3 Ayes -- 2 Abstain (Daprano and Lester)

III. OLD BUSINESS

1. Major Subdivision—Final Plat Case No. 2006—002 Longview Terrace	Greentree Realty Longview @ Radisson, Phase 1B, 5 Lots,
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There is a letter on file dated October 10, 2019, 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 Longview at Radisson, Phase 1B Major Subdivision as prepared by Applied Earth Technologies, dated October 3, 2019. The Final Plat for this section of the subdivision contains no revisions to the lots previously approved in the Preliminary Plat for the project. All of the proposed lots included in the Final Plat at this time continue to meet all of the Town of Lysander and RCA requirements. I would recommend that the Planning Board condition the approval on a revision to the map that uses a heavier line weight for the property lines included in this phase of the development. At this time I would not be opposed to the Planning Board waiving the final public hearing and authorizing the Chairman to sign the Final Plat with the previously mentioned condition.

Mr. Yager added that the only lots that were previously filed were those that weren't affected by the Flood Hazard Zone X that was identified in the Flood Hazard Maps. Those lots have since been removed from that designation.

Steve Darcangelo questioned the configuration of Lot 3.

It was determined that the Flag-lot configuration of Lot 3 is allowed in a major subdivision serviced by a Town road. That lot was included in the previous Final Plat approval.

Mr. Yager added that that is why he asked that a heavier line weight be used to be able to identify what lots have already been approved and what lots are within this application. It will make it easier to read.

Hugh Kimball questioned if Lots 4 and 5 will need fill.

Mr. Yager stated that they will not. The water drains where it's supposed to along the easement line between the Radisson common property and the new development. Those lots will likely have walk-out basements.

Mr. Kimball questioned if there has been a problem with the soils in the hammerhead.

Mr. Yager stated that the soil is hard, it has been proof-rolled. It was plowed all of last year. The road right-of-way has been approved and was filed in November 2017.

Mr. Darcangelo questioned how the plows turn around.

Mr. Yager stated that there's a temporary hammerhead built at the end of the right-of-way. There's plenty of room for snow storage. Its 105' x 40', which is our standard detail for hammerheads.

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

RESOLVED, that the Planning Board authorize the Chairperson to review the Final Plat for the five (5) lot subdivision application of Greentree Realty, Longview at Radisson, River Road/Longview Terrace, Part of Farm Lot 61 and Part of Tax Map Number 082.-04-10, more particularly Lots 6 through 10, Longview Terrace 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.

5 Ayes -- 0 Noes

Mr. Shanahan thanked the Board for their time.

IV. **NEW BUSINESS**

1. Minor Subdivision
Case No. 2019—011

Figueiredo, Corey
9237 River Road

Corey Figueiredo stated that he would like to subdivide two (2) five-acre parcels along River Road from approximately one-hundred forty-two (142) acres to offer for sale. The configuration will leave enough access off of both River and Lamson Roads to get to the remnant piece.

Steve Darcangelo questioned if there was a road frontage ratio that had to be met.

Al Yager stated that there is, it's a recommendation at the Planning Board's discretion.

Per the Subdivision Regulations, Chapter 270, Section 270-14, Paragraph B(4): Lot depth should not exceed four times the lot width, unless approval is granted by the Planning Board.

Mr. Darcangelo stated that he's not a fan of these odd-shaped parcels broken out of larger parcels, only because I think down the road some day they are going to create some issue. I suppose there's nothing we can do as it's a legal subdivision but these awkwardly shaped parcels eventually come back to create problems.

Mr. Yager stated that the remnant piece is encumbered by wetlands in the back. You've got the frontage and not much else.

Hugh Kimball added that there is still going to be road access on the remnant piece.

Mr. Figuerido concurred stating that he also has access off of Lamson Road.

Jack Corey, Chairman, shared Mr. Darcangelo's concern.

Mr. Yager stated that the only restriction would be the four to one, lot depth to width ratio. Even if he meets the four to one ratio he would still have a complying lot. The property is zoned AR-40, requiring 40,000 square feet with 200' of lot width.

Mr. Darcangelo stated that he wouldn't use that 'recommendation' as a means to deny you the ability to subdivide your property the way that you want. The only thing I would caution is odd

shaped lots create problems. Eventually someone will look at this and try to 'chop' something else out of this that could present issues for future property owners.

Mr. Figueiredo questioned if he wanted to convey some land in the back to a neighboring property, a lot line adjustment, is that another subdivision process?

Karen Rice, Clerk, stated that a lot line adjustment is considered a Division of Land. A new survey showing what you're conveying and a legal description is all that is required.

John Corey, Chairman, stated that he grew up across the street from this parcel. The house across the street was built around 1961 on an angled lot. This configuration was kind of forced because of that first lot.

Karen stated that the Planning Board approved the adjacent Burzynski subdivision from this parcel following the same configuration in 2010.

Different scenarios and configurations were discussed; however every solution suggested still comes up with an odd shaped lot.

Mr. Yager concurred stating that there's no fixing the odd-shaped lots. The Crast subdivision to the south started this pattern.

RESOLUTION #3 -- 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 Corey Figueiredo, River, Phoenix, 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?
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 #4 -- 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 Corey Figueiredo, River Road, Phoenix, New York, Minor Subdivision application, the Planning Board issues a NEGATIVE DECLARATION.

5 Ayes -- 0 Noes:

RESOLUTION #5 -- Motion by Corey, Second by Daprano

RESOLVED, that a Public Hearing be held at a date and time designated by the secretary, on the application of Corey Figueiredo, for a subdivision of property located at River Road, Phoenix, New York, Tax Map No. 022.-02-19.6, for a development of one (1) lot from a parcel of approximately 142 acres.

5 Ayes -- 0 Noes

Mr. Figueiredo thanked the Board for their time.

2. Minor Subdivision
Case No. 2019—012

Emmi-Mangano
1235 West Genesee Road

Steve Sehnert, Licensed Land Surveyor, represented the Emmi-Mangano family in the subdivision of one of their farms located at 1235 West Genesee Road. The zoning is AR-40. There are no wetlands or 100 year flood hazard. It is within Ag Taxing District No. 2. They would like to subdivide the home, out-buildings and 1.8 acres of land from approximately thirty-two (32) acres as they no longer want to be landlords with renting out the farmhouse. The remnant piece will remain under agriculture.

There was some discussion with regard to the location of the well and septic. It was determined that both will be contained on the 1.8 acre parcel with the appropriate separation from each other and the adjacent property.

RESOLUTION #6 -- 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 Mangano, LLC & Emmi, LLC, 1235 West Genesee 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?
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 #7 -- 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 Mangano, LLC & Emmi, LLC, 1235 West Genesee Road, Baldwinsville, New York, Minor Subdivision application, the Planning Board issues a NEGATIVE DECLARATION.

5 Ayes -- 0 Noes

RESOLUTION #8 -- 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 Mangano, LLC & Emmi, LLC, for a subdivision of property located at 1235 West Genesee Road, Baldwinsville, New York, Tax Map No. 033.-02-03.1 for a development of one (1) lot from a parcel of approximately 32 acres.

5 Ayes -- 0 Noes

Mr. Sehnert thanked the Board for their time.

1. Minor Subdivision
Case No. 2019—013

Emmi-Mangano
1573 West Genesee Road

Steve Sehnert, Licensed Land Surveyor, represented the Emmi-Mangano family in the subdivision of one of their farms located at 1573 West Genesee Road. The property is zoned AR-40. There are no wetlands or 100 year flood hazard. It is not within an Ag Taxing District. They would like to subdivide the home, out-buildings and 1.13 acres of land from approximately fifty-four (54) acres of land as they no longer want to be landlords with renting out the farmhouse. The remnant piece will remain under agriculture. This parcel is serviced by public water and is on a private septic system.

RESOLUTION #9 -- 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 Mangano, LLC & Emmi, LLC, 1573 West Genesee 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?
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 #10 -- 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 Mangano, LLC & Emmi, LLC, 1573 West Genesee Road, Baldwinsville, New York, Minor Subdivision application, the Planning Board issues a NEGATIVE DECLARATION.

5 Ayes -- 0 Noes:

RESOLUTION #11 -- 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 Mangano, LLC & Emmi, LLC, for a subdivision of property located at 1573 West Genesee Road, Baldwinsville, New York, Tax Map No. 049.-01-13.1 for a development of one (1) lot from a parcel of approximately 57 acres.

5 Ayes -- 0 Noes

Mr. Sehnert thanked the Board for their time.

V. OTHER BUSINESS

- | | |
|----------------------------------------------|------------------------------------------------|
| 1. Major Subdivision—Final Plat
Tentative | Highland Meadows
Lot 33, 172 Giddings Trail |
|----------------------------------------------|------------------------------------------------|

This item will be tabled as a spec home is what is intended to be built on this lot and they will not be seeking a Certificate of Occupancy at this time.

Hugh Kimball asked if he could make a couple of comments as long as everybody's here.

Mr. Kimball stated that he has visited the site three times this week. Lot 33 already has a cellar, the hole is in and the walls are up.

Karen Rice, Clerk, concurred stating that they have a building permit.

Al Yager, Town Engineer, stated that the house is being built on the remnant parcel, which is allowed.

Karen added that a Certificate of Occupancy will not be issued until such time that the Final Plat has been accepted, signed and filed in the Onondaga County Clerk's Office.

Mr. Kimball stated that another thing he noticed on Monday and Tuesday of this week was mud and water in the road, significant in some places. Fences were down and I think there are places where there should be fences but there aren't.

Mr. Yager stated that as you know Monday we had significant rainfall. I do believe that the erosion and sediment control devices needed some maintenance prior to that rainfall. I receive and review the SWPPP inspections from the developer's engineer every week. I was out of the office Monday and Tuesday so...

Mr. Kimball stated that he's not faulting...

Mr. Yager continued stating that either way they are aware of the violation. I sent them an email on Wednesday telling them to get things cleaned up by the end of the week or we will have to consider Stop Work Orders. They have seven (7) days from when they are given notice by their engineer that they're deficient.

Mr. Kimball stated that he went back to the site this afternoon and they had gone down through with a sweeper, but there were areas where they didn't try to sweep...along where it's still wet. The fences are still down. I just wanted to make that clear. I am hoping that when they come back and want to build something more, whether it's you, the Code Enforcement Officer or the Town Highway Department...that somebody will take a look at it before we are asked to do something to make sure that they're up to speed on how they're dealing with the environment.

VI. ADJOURN

RESOLUTION #12 -- Motion by Lester, Second by Kimball

RESOLVED, that the October 10, 2019 regular Planning Board meeting adjourn at 7:45 p.m.

Respectfully submitted,

Karen Rice, Clerk