

There is a letter on file dated May 13, 2020 prepared by Al Yager, Town Engineer, that will be read into the record, in part:

I have completed my review of the revised preliminary plat map for the Whispering Oaks Section IV Phase 2 development prepared by Applied Earth Technologies dated April 1, 2020. The proposed changes to the preliminary plat eliminate the paper street right of way (ROW) between lots 20 & 21 and the widening of lots 20, 21 & 22 by 20' each. The ROW that is being eliminated was included to serve the parcel north of the development when it was included in the Incentive Zoning Overlay. With the Town Boards action that removed the Incentive Zoning Overlay from the parcel immediately north of the development and the current 3 lot subdivision that is proposed for the parcel north of the development the paper street ROW is no longer needed. At this time the Phase 2 Revised Preliminary Plat for the project appears to be in compliance with the requirements of all New York State and Town of Lysander Codes and I would not be opposed to the Planning Board passing a resolution approving the revised preliminary plat.

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

RESOLVED, that the Planning Board having reviewed the AMENDED PRELIMINARY PLAT for the twelve (12) lot subdivision application of Cabbage Patch, Whispering Oaks, Section 4, Phase 2 located at 8185 Emerick Road, Baldwinsville, New York, Part of Tax Map Number 049.-02-03; as shown on a map dated April 1, 2020, prepared by Applied Earth Technologies, is here by approved.

5 Ayes -- 0 Noes

2. Major Subdivision—Final Plat

Highland Meadows
Lysander Preserve—Giddings Trail

Al Yager, Town Engineer, stated that basically the Planning Board granted Preliminary Plat Approval for forty-seven (47) building lots; the developer received Final Plat Approval for fifteen (15) of those lots. They would like Final Plat Approval for an additional five (5) lots. There are currently homes under construction on those lots.

There is a letter on file dated May 13, 2020, prepared by Al Yager, Town Engineer, that will be made part of the public record, in part:

I have reviewed the final plat for Phase 3B of the Highland Meadows/Lysander Preserve subdivision, prepared by Ianuzi & Romans Surveying, P.C. dated March 6, 2020 which includes lots 77, 31, 33, 36 & 37. The final plat as submitted for the 5 lots included in Phase 3B is identical to the preliminary plat approved by the Planning Board June 18, 2012. The developer appears to be in compliance with all Town Codes at this time and the escrow account for the project is in good standing. At this time, I would not be opposed to the Planning Board passing a resolution authorizing the Chairman to sign the Phase 3B final plat for the project.

Questions with regard to Fees in Lieu of Land for Public Use were raised. The developer made a deposit.

Karen Rice, Clerk, stated that the developer posted \$10,850 on March 6th for thirty-one (31) lots; however, that may include the older section of Afternoon Drive; so, he may owe for the five (5) lots. This will have to be verified with the Comptroller. We can still do a resolution and if we don't need it, we don't need it. There is a blanket condition in the approval stating that all fees associated with this application be paid.

Mr. Yager concurred.

Applied Earth Technologies is hereby approved and supersedes the previous Preliminary Plat approval.

5 Ayes -- 0 Noes

IV. ADJOURN

RESOLUTION #5 -- Motion by Lester, Second by Kimball

RESOVLED, that the May 14, 2020 regular meeting of the Town of Lysander Planning Board adjourn at 6:40 p.m.

5 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk