

TOWN OF LYSANDER  
PLANNING BOARD MEETING  
8220 Loop Road  
Thursday, September 9, 2021 at 7:00 p.m.

The regular meeting of the Town of Lysander Planning Board was held Thursday, September 9, 2021 at 7:00 p.m. at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York.

MEMBERS PRESENT: John Corey, Chairman; Hugh Kimball; William Lester; Steve Darcangelo and Doug Beachel

OTHERS PRESENT: Al Yager, Town Engineer; Gene Dinsmore; Frank Costanzo, ZBA; Bill Lynch; Dan Pollock; Christian Pollock; Carol Levy; Harshal Devani, Soltec; Collin Walker, Goldman-Sachs; Adam Fishel, Marathon Engineering and Karen Rice, Clerk

I. PUBLIC HEARING -- None Scheduled

II. APPROVAL OF MINUTES

Review and approval of the minutes of the August 12, 2021 regular Planning Board meeting will be tabled.

III. NEW BUSINESS

1. Controlled Site Use-Amendment      Pollock, Dan/High Country Storage  
2079 Church Road

Christian Hill, Napierala Consulting, Professional Engineers, stated that they did Phase I of High Country Self-Storage, represented the owner, Dan Pollock, stating that it's a pretty simple application just looking for an amendment to the Site Plan. Currently there is a small existing gravel pad off of the back of the edge of pavement. We are looking to extend that gravel pad by about 120' or so. The gravel area has been used for RV, boat/trailer storage. We're just looking to put in that gravel pad for the season. It's a temporary situation as when we do Phase II that gravel pad will become the building pad for whatever new self-storage building we put in. Dan's plan is to come back before the Board relatively soon; you could see us back here within the next couple of months to do the full build-out for Phase II. It may not look exactly like it did on the initial site plan, but fairly similar to everything that we build in the first phase.

John Corey, Chairman, asked if everything they are proposing to do is contained in the original footprint of what you've presented.

Mr. Hill concurred. When we come back before the Board we'll have another lay-out that will go in this area (indicating on plan) and a new gravel area constructed up to the north so we can keep doing RV, boat/trailer storage.

There is a letter on file dated September 9, 2021, prepared by Al Yager, Town Engineer, that will be read into the record, in part:

I have reviewed the revised Site Plan & Grading Plan prepared by Napierala Consulting, dated August 26, 2021 for the High Country Self Storage project. The proposed gravel vehicle storage parking area expansion complies with all Town of Lysander, Onondaga County and NYS DEC requirements. It should be noted that this revision does not prohibit the applicant from proceeding with the additional phases of the project that were previously approved. At this time, I would not be opposed to the Planning Board approving the revised site plan for Phase I of the project as submitted.

Steve Darcangelo questioned why the application had to come back before the Board.

Mr. Yager stated that by Town Code because it is a material change to the site plan that was previously approved as Phase I. Any changes to that plan need to come back before the Board. The stormwater retention areas have been sized for the expansion, so it's not a change from a SWPPP standpoint. It's just a minor change.

Hugh Kimball questioned if they're staying outside the wetland and buffer area.

Mr. Yager concurred.

This application did not require referral to the Onondaga County Planning Board as there is no substantial change.

RESOLUTION #1 Motion by Corey, Second by Kimball

RESOLVED, that having reviewed a site plan as defined on a map dated August 26, 2021, Project No. 19-1775, which includes Gravel Parking Layout Plan, prepared by Napierala Consulting, Professional Engineers, associated with the application of Dan Pollock, High Country Self-Storage, Church Road, Baldwinsville, New York, for an amendment to the Controlled Site Use Permit that was approved May 9, 2019, to add additional gravel parking.

5 Ayes -- 0 Noes

Mr. Hill and Mr. Pollock thanked the Board for their time.

Steve Darcangelo questioned if the SEQR was reviewed for both phases.

Karen Rice, Clerk, concurred, stating that it was reviewed for the whole project.

Mr. Yager concurred stating that when we do SEQR reviews we ask for a full build-out for the project.

2. Controlled Site Use—Amendment Summit Solar/SSC Lysander  
8071 River Road

Harshal Devani, Project Manager, Soltec America, LLC, who is going to build the Summit Solar Farm. With us this evening is Collin Walker, Goldman Sachs Renewable Power Group and Adam Fishel, PE, Marathon Engineering.

Mr. Devani continued stating that they have Planning Board approval and applied for a building permit three (3) weeks ago. We are not necessarily making any changes on the actual site for solar field, everything is under the requirements approved by the Planning Board, we are just asking to change the width of the access driveway for a better access to the job site and add a temporary truck turn-around. The second minor change is changing the location of one of the equipment pads. It was at the front of the gate location, but will be moved 500' from the gate. The change is beneficial for the project as well as the public as no one will be able to see the equipment pad from the road. The driveway permit for a 15' width general commercial driveway was approved by the Onondaga County Department of Transportation. Because there will be heavy equipment that will be in and out during construction that requires a 50' turn-around; we are asking to expand the driveway width to 75' once it enters the property. Once the site is developed we will remove the gravel and use it for the turn-around. The lot disturbance will not be increased. We have had conversations with Tim Wolsey, Code Enforcement Officer, who has no objection to starting construction as presented this evening.

Karen Rice, Clerk, questioned if there was anything from County DOT approving increased width at the road.

Mr. Devani stated that the designer's reached out to them and they don't have any concerns as we are removing the extra gravel at the end of construction.

Steve Darcangelo questioned if we had anything verifying that.

Adam Fishel, PE, Marathon Engineering, stated that they're the Civil Engineers for the project. We have sent this revised plan back to them. It's really for the larger semi-trucks that will be making deliveries during construction. The driveway opening width at the road is not changing, just the width with interim gravel. We have walked them through the change for this meeting and they gave us a verbal over the phone that they didn't think it was going to be an issue. We have submitted a revised plan and asked them for some correspondence, however we don't have that yet.

Karen stated that the Board can choose to condition any approval.

Mr. Fishel stated that that would be fine, we understand that we have to get a permit from DOT as we can't go anywhere without it. This is typical for this type of project.

Mr. Darcangelo reiterated that you're not changing the width of the curb cut onto the road.

Mr. Fishel concurred.

Al Yager, Town Engineer, stated that the other thing that has changed is the fence on what would be the western limit. It's pulled further away from the houses on Lucille Lane, Anita Manor, which will be a buffer for those folks.

Hugh Kimball asked if there was any concern about emergency vehicles having to get in there, a firetruck, an ambulance, whatever...having room for them to turn-around and get back out.

Mr. Yager stated that turn-arounds are shown for them to get back out; and the 15' driveway will assist in that as well.

Mr. Fishel concurred stating that we made the turn-arounds bigger from the originally improved drawings to accommodate a 40' long firetruck.

Mr. Darcangelo stated that when this application was originally brought before the Board I didn't give any thought to the construction phase, but you are in a bad spot there, particularly for a left hand turn. Any traffic that's turning, any tractor trailers or deliveries, low-boys, anything traveling north on River Road and having to take a left into your site you're not far from the control light, which is bad. It is a bad road for that, for what it's worth. During the construction phase when you'll have more traffic than you'll have during normal operations and more large vehicles, you'll probably want to do some type of operational caution there because it can be faster than the speed limit.

Mr. Yager stated that as part of the DOT permit I'm sure they'll make them do signage for construction operations.

Mr. Kimball stated that it is a busy road particularly early in the morning and five at night.

This application did not require referral to the Onondaga County Planning Board as there is no substantial change.

There is a letter on file dated September 9, 2021, prepared by Al Yager, Town Engineer, that will be made part of the public record, in part:

I have completed my review of the revised site plan drawings dated July 26, 2021 prepared by marathon Engineering for the SSC Lysander LLC project. The revised plans contain revisions to the overall site plan that are relatively minor and include a temporary widening of the driveway at River Road to allow semi-trucks to enter the site during construction, widening the entrance driveway by 3', reducing the fenced in area of the solar array, relocation of the proposed National Grid interconnect location and reconfiguring the solar panel layout. The slight change in impervious area included in the revised site plan does not increase the stormwater runoff volumes in a manner that would warrant additional stormwater controls at the site.

At this time, I would not be opposed to the Planning Board approving the revised site plan for the project as presented contingent on the applicant obtaining the Onondaga County DOT ROW Work Permit for the additional curb cut width on River Road.

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

RESOLVED, that having reviewed a Site Plan as defined on a map dated July 26, 2021, revised August 18, 2021, prepared by Adam Fishel, PE, CPESC, Marathon Engineering, associated with the application of SSC Lysander, LLC, for an amendment to the **Controlled Site Use Permit** that was granted March 12, 2020 to allow the reconfiguration of the driveway temporarily to allow access for oversized construction vehicles and a change in the placement of a transformer, on property located at 8071 River Road, Baldwinsville, New York, the site plan is hereby approved with the following modifications and conditions, if any:

1. Applicant must provide a County of Onondaga Department of Transportation Work Permit

5 Ayes -- 0 Noes

3. Major Subdivision  
Waive Hearing/Sign Final Plat

Highland Meadows/Lysander Preserve  
Lot 29, Giddings Trail

Al Yager, Town Engineer, stated this is nothing different from what we've seen throughout the process where the developer desires final plat approval to allow filing the subdivision in the Onondaga County Clerk's office. Nothing has changed.

Hugh Kimball stated that the house is just about complete.

Mr. Yager concurred stating that it looks like the builder will be asking for a final inspection for his Certificate of Occupancy within thirty (30) days.

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

RESOLVED, that the Planning Board authorizes the Chairperson to review the Final Plat for the one (1) lot subdivision application of Highland Meadows Development, LLC, for property located at Highland Meadows, Phase 3F, Lot 29, Giddings Trail, Part of Farm Lots No. 78 & 79, Part of Tax Map Number 049.2-03-06.4 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 Public Hearing and sign the Final Plat.

5 Ayes -- 0 Noes

IV. OTHER BUSINESS

1. Amendment to pre-existing Site Plan--8803 North Entry Road:  
Cell Tower site plan amendment to add a 5' x 7' elevated ground mounted equipment pad (Building Permit #2021-192)

Al Yager, Town Engineer, stated that Richard Zajac, Crown Castle, was not able to attend the meeting this evening. He did say he would be available by phone if we had any questions. The co-locator, additional antenna on the tower that are proposed to Planning Board approval. They're covered under an administrative Special Use Permit issued by the Codes Office; however, in this instance they are adding an additional equipment cabinet that's approximately 5' x 7' that's elevated on four (4) pedestals and is really just going to sit on patio blocks at grade, so it's not a permanent foundation; it's not even a permanent cabinet. Tim Wolsey, Code Enforcement Officer, did think that it at least warranted Planning Board consideration on if we're going to require Board approval. Quite frankly, with the 5g upgrades that all of these towers are going through we're probably going to see a lot of these in the next few months. These antenna's have ground mounted equipment that have to be in cabinets. We're going to see quite a few, so I guess the bigger question is do we want, in instances like this where we're adding an equipment cabinet, do we want these projects coming back before the Planning Board for a Site Plan amendment? The relatively small pieces of equipment would stay within the existing fenced area.

John Corey, Chairman, stated that ultimately it would be at the Board's discretion. We would have to determine if this is a material change. If not, there would be no need to bring these before the Board.

Mr. Yager concurred stating that we could handle these administratively with a Special Use Permit administrated through the Codes Office.

There is a letter on file dated September 9, 2021, prepared by Al Yager, Town Engineer, that will be made part of the public record, in part:

I have completed my review of the revised site plan drawings dated July 14, 2021 prepared by Kimley Horn of New York, PC for the 8803 North Entry Road Cell Tower. The revised site plan include the addition of three (3) new antennas on the existing cell tower at the site and an elevated 5' x 7' equipment cabinet on at grade foot pads with no permanent foundation. The new antennas are not subject to site plan review as they would be controlled by the

administrative special use permit issued through the Codes office for the project. The proposed equipment cabinet could be considered an amendment to the site plan by the Planning Board if they so choose.

I would not be opposed to the Planning Board approving the site plan amendment for this site conditioned on the applicant, Crown Castle, completely funding the escrow account for another Crown Castle tower located at 2480 Lamson Road that is in arrears in the amount of \$3,250.

Hugh Kimball questioned if these are anything that are going to be visible by people that live near it or drive by it?

Mr. Yager stated that there are no houses immediately adjacent to either one of these sites. I suppose the travelling public might notice a new cabinet, but those sites are covered in equipment cabinets already. I don't see it as something that is going to stand out in any way, shape or form from the existing equipment that's already there.

Steve Darcangelo stated that we have existing substations within the Town, right?

Karen Rice, Clerk, concurred, stating there are several utility substations.

Mr. Darcangelo stated that we don't ask when National Grid makes modifications within...

Mr. Yager stated that their franchise agreement allows them to do that without consulting the Town.

Mr. Darcangelo stated that we agreed to that franchise agreement because we would probably think that these types of modifications don't require what we think of as Planning Board review. They're equipment modifications as things get modified due to modernization, technology changes...I don't see a reason why they would need to get approval for equipment modifications within the footprint.

Mr. Yager concurred. This is Dish Network trying to get into the 5g communications race. Who knows if Dish Network is even doing 5g Cellular Communication in five (5) years.

Mr. Corey stated that he's comfortable that this doesn't rise to the level of Planning Board approval.

Mr. Darcangelo questioned if we could change the language in the Code.

Mr. Yager agreed stating that we're on the process of reviewing the Comprehensive Land Use Plan right now. We can make recommendations to the Town Board on revisions to the Town Code. I would say that we could actually cover this rather than in the site plan review section of the Town Code, in the Wireless Communication section of the Town Code that co-location antennas and equipment required for co-location at the ground level be covered through the administrative special use permit in that section of Code. I think that would be a clean way to do that.

Mr. Corey stated that we can add that to the agenda of the next CLUP meeting.

**RESOLUTION #4** -- Motion by Corey, Second by Lester

RESOLVED, that having reviewed the site plan as defined on a map dated June 23, 2021, revised July 14, 2021, prepared by Michael Oglesby, LPE, Kimley-Horn Engineers, associated with the application of Crown Castle, 545 E. River Road, Suite 320, West Henrietta, NY 14586, for property located at 8803 North Entry Road to allow the construction of a 5' x 7' elevated ground mounted equipment pad, the site plan is hereby approved with the following modifications and conditions:

- 1) All outstanding fees be paid per the Town Engineer's letter

5 Ayes -- 0 Noes

2. Amendment to pre-existing Site Plan--2846 Route 31: Cell Tower site plan amendment to add a 5'x7' elevated ground mounted equipment pad (Building Permit #2021-188)

There is a letter on file dated September 9, 2021, prepared by Al Yager, Town Engineer, that will be made part of the public record, in part:

I have completed my review of the revised site plan drawings dated July 14, 2021 prepared by Kimley Horn of New York, PC for the 8803 North Entry Road Cell Tower. The revised site plan include the addition of three (3) new antennas on the existing cell tower at the site and an elevated 5' x 7' equipment cabinet on at grade foot pads with no permanent foundation. The new antennas are not subject to site plan review as they would be controlled by the administrative special use permit issued through the Codes office for the project. The proposed equipment cabinet could be considered an amendment to the site plan by the Planning Board if they so choose.

I would not be opposed to the Planning Board approving the site plan amendment for this site conditioned on the applicant, Crown Castle, completely funding the escrow account for another Crown Castle tower located at 2480 Lamson Road that is in arrears in the amount of \$3,250.

**RESOLUTION #5** -- Motion by Corey, Second by Lester

RESOLVED, that having reviewed the site plan as defined on a map dated June 23, 2021, revised July 14, 2021, prepared by Michael Oglesby, LPE, Kimley-Horn Engineers, associated with the application of Crown Castle, 545 E. River Road, Suite 320, West Henrietta, NY 14586, for property located at 2846 Route 31/Belgium Road, to allow the construction of a 5' x 7' elevated ground mounted equipment pad, the site plan is hereby approved with the following modifications and conditions:

- 1) All outstanding fees be paid. Per the Town Engineer's letter.

5 Ayes -- 0 Noes

- |                                |   |
|--------------------------------|---|
| 3. Major Subdivision—Info Only | Lynch, Bill<br>River Grove Future Development |
|--------------------------------|---|

This item will be tabled until such time that the developer submits an application showing future development.

V. **ADJOURN**

**RESOLUTION #6** -- Motion by Lester, Second by Kimball

RESOLVED, that the September 9, 2021 regular meeting of the Town of Lysander Planning Board adjourn at 7:34 p.m.

5 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk