

**Collington Pointe East Incentive Zoning
Application Public Hearing
Written Statement Submissions**

Town Clerk

From: Thomas Quinn <quinntb@yahoo.com>
Sent: Saturday, February 25, 2017 7:10 PM
To: Supervisor; Robert Geraci; Roman Diamond; Peter Moore; Robert Ellis; Town Clerk
Subject: Proposed Collington Pointe East

Tom & Linda Quinn
7992 Collington Pointe Way

As I will be unable to attend the March 2 meeting and the public hearing is still open, I would like this read into the public record at the meeting.

We would like to reiterate some of our objection to aspects of the proposed Collington Pointe East Incentive Zoning Application.

- The owner and realtor represented to us prior to our purchase on Collington Pointe Way that the land east of our lot containing a pond would “never” be built upon due to the presence of the wetland. In fact, we relied on those "representations" as our lot was considered a premium lot.
- Lots number 97 and 98 are shown on the plan to have a portion of a wetland pond on each. These properties are wooded, wet, and may be part of the 15% poorly drained soils in the application’s subject area. On the Exhibit 1 of the application drawing, this pond area is surrounded by large trees and brush. Per the NYS environmental Resource Mapper, this pond drains diagonally in a northwesterly direction across the proposed lot 97. Actually, to our objection, a town plow turnaround was previously added to what would be a portion of proposed lot 97. The highway superintendent should be able to attest that the lot is very wet as several winters ago a town plow sank and needed to be towed out by a wrecker. The land owner was required to dig out more and increase the thickness of the base. Due to recent rains and thaw, the pond level has risen about three feet and the surrounding area is mushy in spots. We do not believe that the land surrounding the pond would be suitable for building.
- We were aware that other parts of the subject property would eventually be developed although we believe that the number of houses currently proposed is excessive for the area and surrounding infrastructure.
- The application proposes Phase 1 to begin off of Collington Pointe Way by extending Chillingham Way. We are concerned that the increased construction truck traffic would be further detrimental to the condition of the roadway of Collington Pointe Way. The Highway Superintendent and Town Engineer should be able to attest that the current condition of Collington Pointe Way is not good. The road has heaved to the point that it feels like there are multiple speed bumps when driving on it. The engineer believes that the deterioration may be due to the slag base material used. I do not see it holding up to heavy construction loads. My belief, assuming development is approved starting on the current Phase I, is that construction traffic should be rerouted through a road off of Patchett.

- We do believe that the incentives offered are lacking. The walking trail location has not been determined, would only be available to a limited number of town residents, and responsibility for maintenance has not been determined; there is no HOA proposed. The \$1500 per house incentive for future sewers in Red Rock is a benefit to a limited area of the Town; with an estimated 7-10 year build-out, these dollars have minimal impact of constructing sewers to the area. It would be better to spend any incentive dollars for needed capital improvements that would benefit the whole town, i.e., highway equipment, town park infrastructure and save the town wide taxpayers.

From: Robert Tassone [mailto:captrjt@gmail.com]
Sent: Saturday, February 25, 2017 1:15 PM
To: Supervisor
Subject: Collington Pointe Proposed Development

Dear Supervisor Saraceni:

I am writing in support of the Town of Lysander granting Bella Casa Builders their request for incentive zoning for the development of their subdivision of 76.3 acres located off of Patchett Rd. in the Town of Lysander. I have lived in Onondaga County the majority of my life and have owned homes in the City of Syracuse, Town of Geddes, and Town of Camillus. Six years ago I purchased a new home built by Bella Casa Builders at 7983 Collington Pointe Way in the town of Lysander which is my primary residence. I would like to inform you that I have never dealt with a more reputable builder than Bella Casa Builders. They build a quality home designed to last and hold its value while increasing the tax base in the Town of Lysander. Stacy and Paul Alberici of Bella Casa Builders are on site every day ensuring that each of their homes are built with pride and quality. Anything the Town of Lysander can do to assist Bella Casa Builders in continuing to progress is a win/win situation for both the Town of Lysander and the many residents that will live in one of the new Bella Casa homes. Additionally I have been following this proposed expansion on line and saw at one of the recent hearings one of the arguments against the development was that it would overload the Baldwinsville School District. If this were the case then VanBuren should suspend the development of new homes on VanBuren Road and the new apartment complex on Downer St. If you look at the number of students graduating vs the number of new students coming in to the district, I think you will find that our school district can sustain new development. Please vote to move this proposal forward.

Sincerely,
Robert Tassone
7983 Collington Pointe Way

Presented at the Lysander Town Board Meeting on 02FEB17:

My name is Jon Roppel and I live at 3221 Patchett Road. My family moved to Baldwinsville in 1980 when I was in kindergarten, so it is where I call home. I am a big fan of the greater Baldwinsville area. When my family moved here, we lived on Gettman Drive for a couple years and then we moved to where I grew up in Indian Springs. After starting a family of my own, I have lived in Kimbrook, Seneca States, and finally on Patchett Road, so I have lived all over Baldwinsville.

I have watched Baldwinsville grow up over the decades I have lived here. I really like the character of the town, particularly the availability of open space and farm land within the town. I love the fact that it is not so densely populated and that it is close enough to the city, but far enough away to maintain the small town feel and escape the city. Over the past few years I have sensed that it is starting to change. As Radisson has approached its capacity for building, there has been more and more open space and farm land turned into housing developments. It is starting to feel more and more like Liverpool. With no disrespect intended toward Liverpool, I don't want to live in Liverpool. That is why I built my house in Baldwinsville. I am increasingly concerned that our community is becoming a sea of housing developments, and now apartment complexes. Like others who have purchased or built homes on Patchett Road in recent years, we had no idea that the Collington Point development was going to be expanding, especially to the degree that is proposed.

To say that I am against building would be rather hypocritical, as I recently built a home. So I am not against building or development if it is done in a thoughtful manner and not densely packed in. When I built my home, I had to adhere to the R-40 zoning, and I believe that other building and development should also have to meet the one acre lot requirements. Like the others who have spoken, I am very concerned about the traffic patterns and density that will be impacted on the Lysander Peninsula and connective routes. During the morning and evening commutes, it is often difficult to get onto 370. In the morning it is particularly difficult to get onto John Glen Blvd. Putting in additional traffic lights on Route 370 is not an option that would be attractive to most of the residents. I reference the route 31 corridor if you need an example. I always used to say that the great thing about Baldwinsville is you can get anywhere in 20 minutes. Well, that has changed. It takes me 15 minutes just to get to 690 in the morning, then I can continue my commute across town. I site myself as an example. I have to believe that I am the only one who is experiencing more traffic and longer commutes. I am concerned about traffic patterns in general on the peninsula, but specifically on Patchett Road.

We broke ground in 2012 and moved into our home in 2013. Since we have moved in I have witnessed countless acts of driving stupidity. I have seen many people drive by my home like they were qualifying for a race. During the 19JAN17 board meeting, one of my neighbors stated that people routinely drive 55. I would say that is accurate, but I have seen many people drive in excess of 70 mph. I have been passed several times on this stretch of road that is less than 1 mile long. I have nearly been rear ended several times just pulling into my own driveway. So with or without this development, the speed limit needs to be lowered to 30 mph (look at Ver Plank Road as an example of 30 MPH). We have seen an overall increase in traffic, much of it due to the YMCA. My family was fortunate that we planned well enough to build our house 200 feet off the road. Regardless, I have a front yard that my 8 young sons cannot play in because I won't take the chance of a reckless driver coming up in the lawn. This has happened to my neighbors. Many others do not have that luxury and older houses were built very close to the road. I don't want to see their doorstep get any closer to the road.

I am against the improvement of Patchett Road for a number of reasons. I think that widening the shoulder and improving the road would encourage people to drive even faster and more recklessly. I also think that putting city water and sewers down the street would encourage more and faster development and I don't believe that is what this area needs. I don't want to see valuable open space and farmland swallowed up by endless housing developments. I have well over \$20,000 tied up in a well and extensive septic system. I would have no way to recoup those losses if I tied into city water and sewer. Water and sewer will do nothing but raise my taxes and everyone's on the street. I think all here would agree that our taxes are high enough.

I have talked to a lot of my neighbors and heard many of them speak here. I have not heard a single person who is in favor of the development. That being said, I realize that the builder owns the land and can do what he wants so long as it is within the law. That is what I am asking for and what I believe most people who have commented are asking for. Hold the builder to the R-40 standard that we were all held to when we built our homes. We want to see as few houses built in this development as possible.

I have seen the proposed incentive of \$1500 per lot to go into a slush fund for the town. If all 122 lots were built out successfully, the town would receive approximately \$183,000. In today's dollars, that doesn't go very far. I question who this incentive benefits. I understand that this money is tentatively earmarked for Red Rock sewer installation. It would also go towards upgrades needed to accommodate sewer loads from the new development. That money is going to dry up very quickly. I feel for the people on the river in the Red Rock area. I know septic system repairs and replacement are expensive. However, when I built my home, there was no sewer and I had to put a septic system in. Why can't private homeowners replace their septic systems as they fail with their own money. If they want sewers, they can form a sewer district and pay for it themselves. I used to live in Seneca Estates and we were told that if we wanted to have storm sewers, that we could form a district and pay for it ourselves. I fail to see why that burden should fall on the rest of the community.

My overarching question is, how does this so-called incentive benefit the people that will be impacted the most by the new high density housing development.

There are a few other things I would like you to consider:

- The houses proposed on the east edge of the development border the McCardle property. As I understand the plan, and I know it is subject to change, there is no buffer between their land and the backyards of several adjacent homes. This is agricultural zoned land. Are these people going to be open to having farm equipment feet from their back yard, or livestock? Or are they going to complain and put pressure to change the zoning eventually getting rid of the agricultural land.
- The cinder path is being proposed as a community benefit and I question if the town will be responsible for at least a portion of the maintenance. It seems to me that it would only benefit the people in the neighborhood. Will there be a parking area for others who want to use the trail? It seems that if the neighborhood wants to have community trails, they could be supported with a community association and dues paid for by the members, similar to Radisson. I also question the utility of a trail in such close proximity to swamp land. Perhaps we could call it the "West Nile Mile."

- There is talk of widening Patchett Road, specifically creating a shoulder on each side and potentially drainage ditches. I would like to know the construction details of what is proposed as well as the timeline. Are we talking about a gravel or paved shoulder. Is it going to make mowing up to the road a greater challenge than it is now? I am not interested in having a drainage ditch in my front yard. Is this going to require the removal of mature trees that add to the character of the properties and the road? For some neighbors whose houses are close to the road, these mature trees will be the only protection they have to keep a reckless driver out of their living room. For others, these trees would be their only buffer to future developments that are likely to be built. Also, would this road widening require extensive utility work such as moving existing fire hydrants further off the road? With the width of the road as it is, I have seen the same hydrant struck several times since living on Patchett Road.
- For this project and all future projects, I ask the Town Board to strongly consider limiting development and preserving open space and farm land. If you are going to incentivize something, why not incentivize keeping open land. It helps make our community what it is. Once it goes into housing and development, it will never go back to being available for agriculture in any practical sense.
- Thank you for listening to my questions and concerns. I hope you will sincerely consider all the comments made by my fellow town members and neighbors and I hope that you will not approve this high density building. I would be happy to be part of the dialogue as we move forward.

Jonathan Roppel

Jonathan O. Roppel 02FEB17

Since the last meeting I was able to better familiarize myself with the ramifications of this potential zoning change. I do understand that expansion is inevitable however - taking the allotment of 45 lots and asking to increase it by almost 3 times the original number is extremely greedy. The homes that will be built on these lots will be much smaller which means the buyers for the most part will be short term residents. As their families increase in size they will be moving into larger homes to accommodate their growing needs. Keeping the original lot sizes would allow for larger homes and lots meaning people will be more vested in their homes, yards and communities. Most of the people on Patchett are established residents and have lived in the vicinity for 20 or more years.

As for the incentives and I use this term loosely because I see these so called amenities as bribes! Trees, walking trail, widening the road and oh yes the monetary amount for each home sold. Would not be necessary if you stayed with the original plan of 45 homes. People would not need a tree or walking trail because they would be able to walk around their own yard! As for installing shoulders on Patchett road would only be a temporary solution to a rural road with twist, turns and an inappropriate speed limit.

I now have a better understanding of how the Onondaga Nation must have felt when they were offered shiny beads and trinkets in exchange for the land around Onondaga Lake. We all know how that turned out in the name of expansion and progress. The city of Syracuse is known for having the most polluted lake in America! I wonder what Lysander will be known as decades from now!

Incentives aside I also think it is important for us to consider the overcrowding of classrooms at Palmer Elementary, the increase of traffic on Patchett Road and in our village and the additional demands it is putting on the police, fire departments and sewage treatment plant.

Land is becoming more precious than gold. People will come and go but the land will be here forever - unless we continue to pave it over in the name of expansion and progress.

I believe that the negative consequences in changing the agricultural/residential zoning far out weighs any benefits we have been offered.

In closing, I would ask the board to consider three things before making the final decision in changing the zoning on this piece of land.

GREED

BRIBERY

PRESERVING THE LAND

Collington Pointe

Paths

- 1) The Comprehensive Land Use Plan states paths will be the responsibility of a Certified Home Owners Association, or the developer.
- 2) If the town took over maintenance of the paths would it be a whole or part town function?

Cash Payments

- 1) Illegal to use the money anywhere where a district may be formed
- 2) Town Law in Lysander states the cash payment could only be put into a trust and used exclusively on one of the amenities listed in Lysander's Law.
- 3) Town Law states: Trust to be used by Town Board exclusively for specific community benefits.
- 4) I would suggest you change the Town Law to correspond with the State Law on the use and procedure for cash payments
- 5) I would use the \$183,000 for Highway Equipment, or the highway Building you proposed this Spring.
- 6) I would add the amenities stated in the state law, which the County has championed and you have dismissed, affordable housing. Lysander is an inclusive not exclusive when it comes to housing. This also will have an impact on a possible discrimination law suit, and whatever you do will impact the school district. You need to revisit this portion of the state law.

*Money up front
in Lysander Law*

Schools

Nowhere is the impact on our school taxes, school capacity, or our school quality included in this proposal.

No one has had any conversations with the Baldwinsville School District on this development or the proposed new housing on the Peninsula.

Section 261-B states under 3 (c): Each incentive zoning district must be found, by the Town Board, to have adequate resources, environmental quality, and public facilities. This includes schools, highway buildings, and parks. I believe you need to perform a review with the Baldwinsville School District.

West Side

This Board plans to change the Incentive Zoning Law on the west portion of Lysander. It appears there are several issues which need addressing with the Incentive Zoning Law. At the same time, I believe the town needs to follow the recommendations of the Onondaga County Planning Board. None of their requests are unreasonable. Working together is important for Lysander and the other Towns presently looking at incentive zoning.

I would recommend you realize the Incentive Zoning Law needs to be changed after you decide exactly where. It will no presently work with Collington Pointe or on the west side of Lysander. Remember, development falls under the part town model.

Please, include this email in the public record of questions and concerns about the Collington Pointe incentive zoning public hearing. Please forward the following questions to the each member of the Town Board and Supervisor.

1. Has anyone on the town board received political donations from the builder, landowner or engineering firm? If so, why have they not recused themselves from voting on this issue or volunteered this information to the public?

2. Why hasn't the board addressed some legality issues posed by residents? The required establishment of a HOA, the establishment of a slush fund to be used later at the boards discretion, etc. When will the board address the issues raised by the citizens?

3. When will the entirety of the proposed build out of the peninsula be made public? I know there is a proposed 450 house development off of Hayes Rd. and a 45 house development proposed off of Doyle. Are these other proposed developments being considered when considering adding the 122 homes at Collington Pointe?

4. If the proposed build out is limited to the already allowed 45 homes and the town will not accept the roads as town roads as stated by board members, do the residents of the 45 homes have to pay highway tax?

Respectfully,

Christopher Patrick

HOWARD P KRAUSE JR
3187 PATCHETT ROAD
BALDWINSVILLE, NY 13027

January 23, 2017

Town of Lysander Zoning Board
8220 Loop Road
Baldwinsville, NY 13027

To Whom It May Concern:

I, Howard Krause, residing at 3187 Patchett Road, Baldwinsville, own 54 acres of land bordering the proposed Incentive Zoning Change, partially owned by Bella Casa Builders.

I am strongly against allowing the Builder to decrease the required lot sizes of their development with the sole purpose of increasing the profit on their investment.

I do not believe that bribing the Town with monies or offering to dump gravel in a few places along the shoulders of Patchett Road is a well thought out plan for road improvements.

I believe you were elected by the People, to represent the People, and I being the People, would like you to represent my concerns on this matter. I, my wife and family, do NOT approve of this zone change.

Sincerely,

Howard P. Krause, Jr.