

TOWN OF LYSANDER  
PLANNING BOARD SPECIAL MEETING  
Thursday, January 23, 2014 @ 7:00 p.m.  
8220 Loop Road  
Baldwinsville, NY 13027

The special meeting of the Lysander Planning Board was held Thursday, January 23, 2014 at 7:00 p.m. at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York.

MEMBERS PRESENT: Fred Allen, Chairman; Joanne Daprano; Hugh Kimball; James Aust; John Corey; William Lester, James Hickey

OTHERS PRESENT: Kevin Voorhees; Frank Costanzo, ZBA; Vincent Kearney; Belgium Cold Springs Fire Department, Cindy Dowd Green; Kevin Bernstein; James Trasher, Clough-Harbor; Zachary Benjamin, Esq.; Al Yager, Town Engineer 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 December 19, 2013 Planning Board meeting.

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

RESOLVED, that the minutes of the December 19, 2013 meeting of the Lysander Planning Board be approved as submitted.

7 Ayes -- 0 Noes

III. APPOINTMENTS

1. Appoint Zachery Benjamin, Esq., Scolaro, Fetter, Grizanti, McGough & King, attorney to the Planning Board for the year 2014.

RESOLUTION #2 -- Motion by Allen, Second by Daprano

RESOLVED, that the Planning Board appoint Zachery Benjamin, Esq., Scolaro, Fetter, Grizanti, McGough & King, attorney to the Planning Board and Allen Yager, engineer to the Planning Board for the 2014 year.

7 Ayes -- 0 Noes

2. Appoint an Acting Chairman to the Planning Board to act on behalf of the Chairman if he is unable or has a conflict of interest.

**RESOLUTION #3** -- Motion by Allen, Second by Hickey

RESOLVED, that the Planning Board appoint Hugh Kimball, Deputy Chairman to the Planning Board to act on behalf of the Chairman if he is unable or has a conflict of interest.

6 Ayes -- 1 Abstain (Kimball)

IV. **OLD BUSINESS**

1. Major Subdivision

Eldan Homes  
Crimson Ridge, Phase 5  
Villa Ridge Court/Sabin Road

There is a letter on file from Al Yager, Engineer, dated January 23, 2014, with comments from his review of the application which will be made part of the public record, in part:

**Preliminary Plat/Contract Drawings**

- The lot line between Lot 12 & 13 should be adjusted to allow the sewer connection to be made without crossing the adjacent lot.
- Horizontal curve data for the proposed roadway must be provided on Sheet C401.
- The proposed roadway horizontal curve will need to be separated by a tangent approaching the proposed cul de sac.
- The outfall elevation of DP-6 will need to be raised to be equal to or above the invert elevation of the low flow orifice in CS-5.
- A minimum 2' sump will be required in CS-5 and the low flow orifice size will need to be indicated on the detail provided.

**SWPPP**

- The developed conditions summary will need to reference all 13 lots included in Phase V.
- The stormwater pond control structure will need to be revised as there appears to be a slight increase in flow for the 10 year and 100 year storm events when you combine the flows from D5 \* D6 to the outfall point along Route 31.

The applicant was seeking preliminary plat approval this evening, however it has come to the attention of the board that a Public Hearing has not been held on this phase of Crimson Ridge. This will allow some time for the applicant to go through the items outlined and if need be receive a conditional approval at the next meeting.

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

RESOLVED, that a Public Hearing be held within sixty-two days, at a date and time designated by the secretary, on the application of Eldan Homes for a subdivision of property located at Crimson Ridge, Villa Ridge Court, Baldwinsville, New York, Part of Farm Lot No. 82 and Tax Map No. 075.1.-01-02, for a development of eleven (11 lots from a parcel of 8.37 acres

with the remnant piece to be considered at a later date. Conditioned upon filing a complete application and paying to the Town Clerk the appropriate fees.

7 Ayes -- 0 Noes

2. Minor Subdivision Authorization—Final Plat Case No. 2013—008	Northwest YMCA Timber Banks/River Road
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James Trasher, Clough Harbor, introduced YMCA Representatives, Cindy Dowd Green and Kevin Bernstein, stating that they are seeking Final Plat Approval to allow the YMCA Facility to be constructed on 11.75 acres in The Timbers subdivision. Access will be from a proposed Town road that is part of the next item on the agenda. The YMCA is anxious to close on the property with Gary Pooler and file the appropriate deeds.

Al Yager, Town Engineer, stated that

FINDINGS:

An environmental assessment indicates that this action will not result in any significant or adverse environmental impacts.

This action is consistent with the Town's Comprehensive Plan.

This action is consistent with the Town's current zoning ordinances.

This action has been referred to the Onondaga County Planning Board who have determined that the referral be acted upon by the referring board with the following modifications and conditions that was addressed at the Public Hearing and is on file with the secretary.

This action will cause no adverse effects on the public health, safety and welfare in the neighborhood or district.

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

RESOLVED, that the Planning Board authorizes the Chairperson to review the Final Plat for the two (2) lot subdivision application of The Timbers for property located at Timber Banks PUD, River Road, Baldwinsville, New York, Part of Farm Lot No. 88 and Part of Tax Map Number 072.-01-08.1 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 as identified as Subdivision Plat YMCA, Timber Banks, dated January 9, 2014, prepared by Earl F. Greer, Licensed Land Surveyor, with a Final Plan, both pages one of two and two of two, to be stamped and signed by Mr. Greer, is hereby approved.

7 Ayes -- 0 Noes

Mr. Trasher thanked the board for their time.

### 3. Major Subdivision

The Timbers  
River Road, Section 3 and 1B

James Trasher, Cough Harbor, represented the applicant, stating that this application was presented at the same time as the previous subdivision of the YMCA. The submittal is for Section 3, Section 1B will be addressed at a later date. The proposed access road is shown, as previously discussed with the YMCA site. The sanitary sewer connection for the YMCA will continue down the proposed road (Tall Tree Lane) and connect to this approximate 106 to 111 lot subdivision. This project will be done in multiple phases to make sure the lots are selling as well as due to costs involved with National Grid, because you have to sell your lots within five years. Most developers don't want to be on the hook for \$300,000 of gas and electric pipe in the ground so they phase and stagger their projects to keep infrastructure costs down. We are working on the design standards with Terry Morgan, Onondaga County Department of Transportation for traffic signal at River Road at the YMCA site. We have also been working with the Town Engineer and working through his comments.

There is a letter on file from Al Yager, Engineer, dated January 23, 2014, with comments from his review of the application which will be made part of the public record, in part:

The developer has addressed all of the lot size and dimension comments from a previous review letter dated June 14, 2013. The remaining comments from my June 14, 2013 letter can be addressed during contract drawing review at the Town Board level as they should not affect the proposed layout of the subdivision.

At this time I would not be opposed to the Planning Board granting preliminary plat approval to the Timber Banks Subdivision, Section 3 contingent on all remaining engineering comments being addressed during contract drawing review.

There was some discussion with regard to the traffic impacts on the five corners that include two sections of River Road, two sections of Patchett Road and Hicks Road and the necessity of an additional study. It was determined that a traffic study will not be required until 420± units are constructed, with this additional section they still have approximately 70 more lots to construct until that has to happen.

#### FINDINGS:

An environmental assessment indicates that this action will not result in any significant or adverse environmental impacts.

This action is consistent with the Town's Comprehensive Plan.

This action is consistent with the Town's current zoning ordinances.

This action has been referred to the Onondaga County Planning Board who have determined that the referral be acted upon by the referring board with the following modifications and conditions that was addressed at the Public Hearing and is on file with the secretary.

This action will cause no adverse effects on the public health, safety and welfare in the neighborhood or district.

RESOLUTION #6 -- Motion by Allen, Second by Lester

RESOLVED, that the Planning Board authorizes the Chairperson to review the Final Plat for up to approximately 111± lot subdivision application of The Timbers for property located at Timber Banks PUD, River Road, Baldwinsville, New York, Part of Farm Lot No. 88 and Tax Map Number 072.-01-08.; as shown on a map dated January 10, 2014, prepared by Earl F. Greer, Licensed Land Surveyor, identified as The Timbers Subdivision Plat, Section 3, SP01 through SP04, 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.

7 Ayes -- 0 Noes

Mr. Trasher thanked the board for their time.

V. NEW BUSINESS

1. Minor Subdivision—Info Only      Voorhees, Kevin  
Case No. 2014—001                      7940 Gates Road

Kevin Voorhees stated that he owns approximately 20 acres of land located at 7940 Patchett Road with his three younger brothers. The parcel has frontage on the Seneca River. Mr. Voorhees would like to construct a single family residence on two acres. There is approximately 248' on Gates road with an existing 1600' long dirt road that will be improved to 20' wide for access to meet the fire code. An easement will be created over the existing driveway for access. The reason for the easement is so that all family members will be able to access their parcels if they so choose to subdivide and develop.

Mr. Voorhees submitted a boundary survey prepared by Steve Sehnert with the mark-ups being made by Mr. Voorhees showing the piece to be carved out, proposed house & garage as well as a septic system and potential. Mr. Sehnert showed the 100 year flood hazard boundary as well as the 100' Wetland Buffer Boundary and Freshwater Wetland Boundary.

In discussing this application prior to the meeting with Al Yager, Town Engineer, and Karen Rice, Clerk to the Planning Board, it was determined that the lot would require a variance. Flaglots of this nature are only allowed in Major Subdivisions, per Article XX, Supplemental Regulations, Section 139-59.1, Front Building Line: Notwithstanding the definition of "building line, front" in Section 139-4B, the Planning Board may, in its discretion, approve a front building line which is a greater distance from the street line than the minimum front yard setback, but only for lots fronting an internal local Town owned streets in new major residential subdivisions.

After considerable discussion it was determined that the lot is approximately 20 acres with over 1500' of river access. There is plenty of room for four residential homes of 80,000 square feet which is required in an Ag District. A precedence has been set with allowing a similar subdivision in another part of Town where the individual only had 100' of frontage on the road, but several acres on the Seneca River. This application will be forwarded to the Zoning Board of Appeals for their review and recommendation.

Mr. Voorhees thanked the board for their time.

VI. OTHER BUSINESS

Distribute proposed changes to Chapter 139 Zoning and Chapter 117 Subdivision Regulations.

Fred Allen asked that the board members review both the Zoning Ordinance and Subdivision Regulation to see what items they feel need amending. It was determined that this would be a good opportunity to do so as there is a committee working on changes to the Comprehensive Land Use Plan.

VII. ADJOURN

RESOLUTION #7 -- Motion by Allen, Second by Corey

RESOLVED, that the January 23, 2014 special Town of Lysander Planning Board meeting adjourn at 8:07 p.m.

7 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk