

TOWN OF LYSANDER
PLANNING BOARD MEETING
8220 LOOP ROAD
Thursday, February 9, 2017 @ 7:00 p.m.

The regular Town of Lysander Planning Board meeting was held Thursday, February 9, 2017 at 7:00 p.m. at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York.

MEMBERS PRESENT: John Corey, Chairman; Joanne Daprano; Hugh Kimball; James Hickey; Steve Darcangelo and Jerry Hole

MEMBERS ABSENT: William Lester

OTHERS PRESENT: Matt Speech; Nick Melnick; Karen Rice, Clerk

The meeting was called to order at 7:00 p.m.

I. PUBLIC HEARING—7:00 p.m.

- | | |
|-------------------------------------------|----------------------------------------|
| 1. Minor Subdivision Case No. 2017—002 | Melnick, Nick 603 West Genesee Road |
|-------------------------------------------|----------------------------------------|

The Public Hearing opened at 7:00 p.m.

John Corey, Chairman, reviewed the application of Nick Melnick, 603 West Genesee Road, Plainville, New York for a Minor Subdivision of land. Mr. Melnick desires to subdivide out a 1.844 acre parcel with a home and outbuildings from approximately 115 acres. The remnant piece will remain under agriculture.

There being no questions from the audience or board, the Public Hearing closed at 7:01 p.m.

II. APPROVAL OF MINUTES

Review and approval of the minutes of the January 12, 2017 Planning Board meeting.

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

RESOLVED, that the minutes of the January 12, 2017 regular Planning Board meeting be approved as submitted.

6 Ayes -- 0 Noes

III. OLD BUSINESS

- | | |
|-------------------------------------------|----------------------------------------|
| 1. Minor Subdivision Case No. 2017—002 | Melnick, Nick 603 West Genesee Road |
|-------------------------------------------|----------------------------------------|

The application was forwarded to the Onondaga County Planning Board for their review who made the following recommendation, in part:

The Onondaga County Health Department must formally approve any existing or proposed septic system for all lots less than five acres prior to Department endorsement of this subdivision plan.

John Corey, Chairman, stated that he does not believe that this statement applies to the action being taken tonight as the house and septic system already exists.

Board members stated that they've seen this language before from the County, but never for 'existing' septic systems and concurred that it does not apply to any action being taken tonight.

There is a letter on file prepared by Al Yager, Town Engineer, dated February 9, 2017 that will be made part of the public record, in part:

I have reviewed the minor subdivision plat for the Melnick property located on West Genesee Road as prepared by Russell L. Getman, Licensed Land Surveyor, dated December 2, 2016. As noted at the previous Planning Board meeting the proposed subdivision plat does not show the entire parcel currently owned by Mr. Melnick. While this is not what we typically see with a subdivision plat, it is acceptable due to the large size of the remnant parcel. The proposed lot appears to meet all of the requirements of the Town of Lysander Code. I would recommend that the Planning Board make approval contingent on the applicant providing a legal description for the proposed parcel.

A copy of the tax map and an aerial map have been provided showing Mr. Melnick's overall holdings.

Board members determined that this would suffice to proceed with the review of the application

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.

There is a letter on file from Al Yager, Town Engineer dated February 9, 2017; that will be made part of the public record.

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 modification:

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

The Onondaga County Health Department must formally approve any existing or proposed septic system for all lots less than five acres prior to Department endorsement of this subdivision plan.

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

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

RESOLVED, that a Public Hearing having been held and there being no findings or grounds for decision contrary to the laws and regulations of the Town of Lysander, County of Onondaga or State of New York, Final Plat approval for a two (2) lot subdivision application by , Nick Melnick, 603 West Genesee Road, Plainville, New York, Part of Farm Lot No. 72 and Tax Map No.034-01-02.1, as shown on a map dated December 2, 2016, prepared by Russell Getman, Licensed Land Surveyor, is hereby approved, with the following condition:

- 1) Applicant provide a Legal Description of the proposed parcel.

DISCUSSION: Mr. Melnick provided a copy of the Legal Description. The condition will remain in the resolution until such time that the Planning Board attorney reviews same.

Steve Darcangelo cautioned the owner of the property about the four to one ratio of any future subdivision of the remnant parcel, as the depth of the lot could create a problem.

[Subdivision Regulations, Chapter 117, Section 117-14 Blocks & Lots, Paragraph B(4): Lot depth should not exceed four times the lot width, unless approval is granted by the Planning Board.]

Mr. Melnick stated that all of the frontage is being sold to the farmer currently farming the land and will remain under agriculture.

6 Ayes -- 0 Noes

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

RESOLVED, that in granting a subdivision to Nick Melnick for property located at 603 West Genesee Road, Plainville, New York, the Planning Board invokes its right to impose a fee of \$150.00 per lot for one (1) lot in lieu of land for the development of parks, playgrounds, recreation or open land areas in the Town.

0 Ayes -- 6 Noes (There is an existing house and the land will remain under agriculture)

Mr. Melnick thanked the board for their time.

IV. NEW BUSINESS

- | | |
|------------------------|-----------------------|
| 1. Site Plan Amendment | Diverse Food Products |
| Case No. 2017—003 | 8242 Loop Road |

John Corey, Chairman, stated that the board may recall Diverse Food Products was before the board for an amendment to their site plan to include a pole barn type structure for storage of materials needed for their operation. Apparently they are not going to move forward with the pole barn at this time but have left it on the plan and in the calculations for lot coverage. Their proposal before the board this evening is for the addition of various concrete pads for equipment (dumpster, compressor, chiller etc..)

The applicant still meets the minimum lot coverage allowed under the Radisson Planned Unit Development Industrial Park Controls.

There was some discussion with regard to the building permit process.

Karen Rice, Clerk, stated that there is an active building permit for the interior work they are doing at this time. It will be amended to include the concrete pads. The pole barn will be under a separate building permit.

FINDINGS:

The proposed changes are insignificant. The previous review of the Short Environmental Assessment form indicating that there will be no significant or adverse impacts resulting from the proposal stands.

There is email correspondence from ESDC dated February 1, 2017, stating that they have reviewed the application and find that it conforms with the rules and regulations in the Radisson PUD.

There is email correspondence from Al Yager, Town Engineer, dated February 7, 2017, stating that this is just a formality so the building permit can be modified and he has no objection to the Planning Board amending the site plan.

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

This action is consistent with the Town's current Zoning Ordinances.

This action did not require referral to the Onondaga County Planning Board.

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

RESOLUTION #4 -- Motion by Corey, Second by Hickey

RESOLVED, that having reviewed the site plan as defined on a map dated July 2016, Amended February 3, 2017, prepared by O'Brien & Gere Engineers, Inc. associated with the application of Diverse Food Products, LLC, 8242 River Road, Baldwinsville, New York and part of the Radisson PUD, to allow the construction of seven (7) concrete pads of various sizes, the site plan is hereby approved.

6 Ayes -- 0 Noes

V. ADJOURN

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

RESOLVED, that the Town of Lysander February 9, 2017 regular Planning Board meeting adjourn at 7:15 p.m.

6 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk