

TOWN OF LYSANDER  
PLANNING BOARD SPECIAL MEETING  
Thursday, February 21, 2013 @ 7:00 p.m.

The special Lysander Planning Board meeting was held Thursday, February 21, 2013 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; John Corey; William Lester; James Hickey

MEMBERS ABSENT: James Aust

OTHERS PRESENT: Tim Frateschi, Esq., Ron Merle; Kit Thompson, Belgium Cold Springs Fire Department; Steve Sehnert, Licensed Land Surveyor; Frank Costanzo, ZBA; Fred Kenyon; Jeanie Kenyon; Joe Mastroianni, Mastroianni Engineering; Tom Fava; Bill Mc Partland; Gary Pooler, The Timbers, LLC; Stacey Alberici, Hal Welsh; Jeff Dack; Vince Kearney, Belgium Cold Springs Fire Department; Marilyn Buschle; Dennis Wilson; Michael O'Shea; Carlos Bastos; Julian Clark, Plumley Engineering; Charles Farrell; Mike Bishoff; Amy Summerville; Brian Licourt; Mario D'Arrigo; Karen Rice, Clerk

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

I. PUBLIC HEARING -- 7:00 p.m.

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| 1. Major Subdivision<br>Case No. 2013—001 | Smith, Carlyle/Merle, Ron<br>Deep Glade/Willett Parkway |
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The Public Hearing opened at 7:00 p.m.

Steve Sehnert, Licensed Land Surveyor, represented the applicant, stating that the parcel is approximately 9 acres in size at Deep Glade and Willett Parkway part of the Radisson PUD. The property was zoned commercial/office until a recent zone change to residential which is in sync with the property to the east of the project which is occupied by the Royal Scarlet area separated by a 60' strip of land that will be dedicated to the Radisson Community Association (RCA). Property to the north is an assisted living facility and property to the south is the Silverwood Apartment complex and the Clare Park subdivision consisting of single family detached houses. Property to the west is open space and is part of the Industrial park. We are proposing a single street, tentatively named Autumn Ridge Path with 21 lots on a cul de sac. The stormwater management area will be in the southwest corner of the parcel; which will also be turned over to the RCA. Ron Merle will be the sole builder of the proposed homes.

Mike O'Shea, 8201 Royal Scarlet Drive, questioned if there was a Federal wetland delineation done.

Mr. Sehnert stated that the wetlands in this area have all been inspected by Terrestrial Environmental Services out of Phoenix, New York, three of which are considered isolated and are not being considered. There is a small one within the stormwater management area that will be left alone.

Mr. O'Shea questioned if the stormwater area will be an open basin.

Mr. Sehnert stated that it is an open basin; it's retention these days.

Mr. O'Shea questioned the slope...

Julian Clark, Plumley Engineering, stated that it's 4 to 1.

Mr. O'Shea asked if the erosion is protected by riprap, how do you propose to stabilize the bank?

Mr. Clark there will be vegetation and plantings

Mr. O'Shea questioned the depth of the basin and if there was an in-flow and out-flow.

Mr. Clark stated that the depth is 4' and will come in from the north and will drain out the culvert that goes under Deep Glade to Willett.

Dennis Wilson, Royal Scarlet, stated that he lives at the top right of the plan, behind the nursing home. The property is really wet where we are right now; how does it go from that corner.

Mr. Sehnert stated that there are three culverts that come out of the parking lots of the assisted living facility which sheet drains freely across this property (unclear)

Mr. Wilson...that's what that ditch is.

Mr. Sehnert stated that that's the old railroad bed that drains...that will be relieved during the process.

Mr. O'Shea stated that the RCA has a requirement regarding mature trees and removal of those trees. Can you give us an idea of your intent; is it to remove all trees on the entire 9 acres.

Ron Merle stated that that's definitely not the intent; we'll retain as many as possible.

Mr. O'Shea questioned the road elevation.

Mr. Clark stated that the end of the cul de sac pitches back towards Deep Glade.

Jim Stirushnik questioned if the cul de sac would be planted with native material or will it be paved.

Mr. Clark stated that it will be planted.

Mr. O'Shea questioned if there would be open concrete culverts on each side of the road.

Mr. Clark stated that the new road will be built to Town standards.

**Motion by Kimball, Second by Hickey to close the Public Hearing at 7:10 p.m.**

PUBLIC HEARING -- 7:05 p.m.

2. Minor Subdivision	Nobles, James
Case No. 2013—002	Belgium Road

The Public Hearing opened at 7:15 p.m.

Joe Mastroianni, Mastroianni Engineering, represented the applicant in his proposal to subdivide .45 acres with an existing building from approximately 2 ½ acres of land on NYS Route 31 (Former NYS Police Barracks); which will be sold off to the current tenant. There are no plans for the remnant piece at this time. Wetlands have been shown. Nothing is being changed. We are showing a possible 20' access easement across the back of the property in the event that this is ever developed giving access to the Willett Parkway Extension. We have also shown a reciprocal easement across the front of the property which would allow this lot to come in off of NYS Route 31. The application has been sent to the NYS Department of Transportation for their review. Their initial thought was nothing is being done with the parcel and we weren't applying for a permit because access is existing; but they will review it anyway.

Jim Stirushnik, Dinglehole Road, questioned the zoning of the parcel.

Karen Rice, Clerk, stated that the property is zoned PUD Commercial/Retail.

Mr. Stirushnik reiterated that the purchaser is going to be putting a commercial activity in there.

Mr. Mastroianni stated that there's already a car detailing shop in there; the gentleman is renting the space and wants to purchase the building and some land around it.

**Motion by Corey, Second by Daprano to close the Public Hearing at 7:15 p.m.**

Fred Allen, Chairman, stated that Allen Yager, Town Engineer, provided a letter dated February 14, 2013, that will be made part of the public record, in part:

- 1) *A wetland delineation report should be requested to verify that Lot #2 will be developable;*
- 2) *The NYS DOT should be given an opportunity to review the plan and indicate if the proposed Route 31 access east of the existing building is a viable option; and*

3) *The developer should be required to provide a letter from the owner of the neighboring parcel to the west indicating they would be willing to grant an access easement for the remaining parcel if the NYS DOT will not allow another curb cut on Route 31.*

Mr. Mastroianni stated that they are working on those comments.

PUBLIC HEARING -- 7:10 p.m.

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| 3. Minor Subdivision | Buschle, Marilyn |
| Case No. 2013—003    | Dinglehole Road  |

**Motion by Allen, Second by Daprano to open the Public Hearing at 7:16 a.m.**

Steve Sehnert, Licensed Land Surveyor, represented the applicant for the subdivision of a piece of property on the east side of Dinglehole Road at the County line. It's a 28 acre parcel currently occupied with a single family detached house and outbuildings. It is Mrs. Buschle's desire to divide this property into two lots; Lot 1 with ten acres and Lot 2 with eighteen acres and the existing house/outbuildings. The property is zoned Agricultural. It is not in an Ag Taxing district. There are no Freshwater wetlands associated with the parcel and there are no 100 year flood hazards. Lot 1 has been perked with sufficient percolation rates shown for a single family detached residence. Lot 2 will be offered for sale; there are no plans for the remnant piece at this time.

**Motion by Kimball, Second by Corey to close the Public Hearing at 7:18 p.m.**

II. APPROVAL OF MINUTES

Review and approval of the minutes of the January 17, 2013 Special Planning Board meeting.

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

RESOLVED, that the minutes of the January 17, 2013 Special Planning Board meeting be approved as submitted.

6 Ayes -- 0 Noes

III. OLD BUSINESS

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|----------------------|----------------------------|
| 1. Major Subdivision | Smith, Carlyle/Merle, Ron  |
| Case No. 2013—001    | Deep Glade/Willett Parkway |

There is a letter on file from Allen Yager, Town Engineer, dated February 11, 2013, that will be made part of the public record, in part:

**Preliminary Plat:**

- 1) *All stormwater management areas must be subdivided into separate parcels to be dedicated to the RCA as green space and be indicated as such on the Preliminary Plat.*
- 2) *All proposed stormwater easements including easements around all stormwater management facilities must be shown on the Preliminary Plat.*

**Construction Drawings:**

- 3) *Sheet C301: A topsoil stockpile location will need to be identified on the plan.*
- 4) *Sheet C301: All fill material/topsoil stock pile detail will need to be included.*
- 5) *Sheet C401: The proposed 467 contour shown in the rear yard of Lot 19 should be removed.*
- 6) *The grading of the cul-de-sac should be revised to indicate a super elevation around the cul-de-sac to get the water away from the centerline of the road at the entrance of the cul-de-sac.*
- 7) *Sheet C5012: DP-8, DP-6 & DP-4 will need to be lowered to provide a minimum of 2' cover over the pipe.*

- 8) *The existing gas, electric and telecommunications facilities located on Deep Glade Drive will need to be shown on the plan.*
- 9) *CS-1 should refer to the detail on sheet C505.*
- 10) *Sheet C502: the existing gas, electric and telecommunications facilities on Deep Glade Drive will need to be shown on the profiles.*
- 11) *Sheet C504: The Typical Trench Detail will need to indicate select granular fill material to sub-base depth under all paved areas.*
- 12) *The sump pump lateral detail should be modified to connect the sump pump lateral to the roadway under drain with 6" x 4' HDPE tee fittings.*
- 13) *Sheet C505: The discharge control structure #1 detail will need to be modified to show the structure top slab above the weir opening.*

**SWPPP Review:**

*The proposed stormwater management practices will need to be modified to meet the RRV requirement of the SWPPP, based on the depth of ground water identified in the test pit investigation completed on February 7, 2013.*

**RESOLUTION #2** -- Motion by Allen, 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, State of New York, Preliminary Plat approval for a twenty-one (21) lot subdivision application by E. Carlyle Smith for property located at the Northeast corner of Deep Glade Drive and Willett Parkway, Part of Farm Lot No. 82 and Tax Map No. 057.-02-32, as shown on a map dated December 21, 2012, prepared by Stephen Sehnert, Licensed Land Surveyor, is hereby approved with the following modifications and conditions:

- 1) All outstanding fees associated with this application, including exert fees if applicable, are to be paid to the Town Clerk;
- 2) All conditions be met as outlined in a letter prepared by Allen Yager, Town Engineer, dated February 11, 2013.

6 Ayes -- 0 Noes

All modifications and conditions, set forth in the plat approval, must be met within the prescribed time period for the application to be considered approved for filing the plat in the Onondaga County Clerk's office and the issuance of building permits.

2. Minor Subdivision  
Case No. 2013—002

Nobles, James  
Belgium Road

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

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

- 1) The applicant must contact the New York State Department of Transportation to review access to Route 31;
- 2) No new access will be permitted to Route 31 per the New York State Department of Transportation; and
- 3) State and Federal wetland boundaries and the 100 foot State wetland buffer must be delineated and shown on the plan.

Joe Mastroianni, Mastroianni, stated that the NYS DOT will be providing a letter of some sort; however as of right now they don't see (unclear) being required. With regard to the 100 wetland buffer, Al hasn't seen this most recent map, the buffers are shown and aren't even on the lot being subdivided out. To do an actual delineation you're looking into April or so to do so.

Fred Allen, Chairman, questioned if an actual survey has been completed as what we had last time was prepared by the engineer.

Steve Sehnert, Licensed Land Surveyor, stated that he prepared the survey submitted for this evening.

Hugh Kimball stated he believes Mr. Yagers' concern was to verify that Lot 2 will be developable. I think that has to be a determination we look to from our engineer, that being Mr. Yager.

Mr. Mastroianni stated that the main concern with Lot 2 being developable is you have to be 100' off of the wetland, technically this area in here (indicating on plan) is outside that buffer and would be the area that could be developed. If someone wants to develop it further they could do a trade-off; filling in some and redeveloping wetlands in another area, 1.5 or two to one ratio. Anything can be done at some point, but right now with nothing being done, we're just subdividing Lot 1 that has access.

Mr. Allen stated that that was another concern that Mr. Yager mentioned in his letter. Are you assuming that the bank would give you access or do you know that for a fact?

Mr. Mastroianni stated that they don't have anything in writing. The owner of the property has talked to them on several occasions about internal access and they said yes. There is nothing in writing but with the few meetings they've had they have indicated that they're interested in doing that.

Mr. Allen stated that this is in tandem with what the DOT is saying whether they're going to allow access off 31...you really don't know that yet.

Mr. Mastroianni stated that the DOT is saying what's there now is not going to be shut down. We're not going to change anything, both parcels will have access through the existing access. They said they'd look at it and see if anything sticks out.

Mr. Kimball stated that the first comment from County's comments can be interpreted to mean that they could discourage a double entrance which is as it is now or even disallow a left turn out of there. I'd like to see whatever the State is going to give you before voting.

Mr. Mastroianni stated that that can be done but when you look at your map we have shown a reciprocal easement agreement across the property; technically if they block the access to Lot 2 off they have the right to come across the property for ingress/egress.

Tim Frateschi, Esq., stated that the reciprocal easement will have to be defined.

Mr. Sehnert marked up a plan showing same with Mr. Frateschi stating that the reciprocal easement burdens Lot 1.

Mr. Sehnert stated that that's the intent so that they can't back out in the future. You have to burden that now so that that person can't back out of it in the future.

This item will be tabled until such time that the Town Engineer has the opportunity to review the plan submitted this evening and the applicant hears back from NYS DOT. The Public Hearing has been closed. The board will have to act on this application within 62 days and/or grant an agreed upon extension with the applicant.

William Lester asked that the applicant also provide a letter from Alliance Bank allowing access through their property.

Mr. Mastroianni stated that that discussion has taken place, however this application is for the subdivision only. To sit down and have a legal document drawn up takes time and money and if the board decides not to grant the subdivision then it's time and money wasted. We are showing it so that the owner of parcel No. 1 couldn't say at that time, "no you can't come through there". This lot has been looked at in the past and we know that the preference has been to come in off of Willett Parkway Extension; and I'm sure the DOT would like that too. It would be harder to go back after the fact and seek that easement.

There being nothing further, Mr. Mastroianni and Mr. Sehnert thanked the board for their time.

**Motion by Allen, Second by Kimball to table this item until the March 21, 2013 Planning Board meeting.**

3. Minor Subdivision  
Case No. 2013—003

Buschle, Marilyn  
Dinglehole Road

There is a letter on file from Allen Yager, Town Engineer, dated February 14, 2013, that will be made part of the public record, in part:

*I have completed my review of the (Marilyn Buschle Minor Subdivision application). Overall, It appears that the site conforms to all applicable Town Code requirements. I would have no objections to the Planning Board approving this minor subdivision at this time.*

**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:

- 1) The Onondaga County Health Department advises that there should not be any septic system information, including soils and percolation rates, displayed on a subdivision map/plat that has not received septic system approval
- 2) The Board encourages the Town to consider the potential long-term effects of strip residential subdivision in rural areas including conflicts with agricultural operations, changes to the rural character, reduction of open space and farmland, and impacts to road safety and mobility.

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

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

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 Marilyn Buschle for property located at 9501 Dinglehole Road, Phoenix, New York, Part of Farm Lot No. 38 and Tax Map No. 017.-01-02, as shown on a map dated February 22, 2013, prepared by Stephen Sehnert, Licensed Land Surveyor, is hereby approved.

6 Ayes -- 0 Noes

Tim Frateschi, Esq., suggested the applicant's representative prepare the Final Plat with the February 21, 2013 approval date.

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

RESOLVED, that in granting a subdivision to Marilyn Buschle for property located at 9501 Dinglehole Road, Phoenix, New York, the Planning Board invokes its right to impose a fee of \$150 per lot for one (1) lot in lieu of land for the development of parks, playgrounds, recreation or open land areas in the Town.

6 Ayes -- 0 Noes

All fees associated with this application have been paid.

State law states that the applicant shall file the final plat in the Onondaga County Clerk's office within sixty-two (62) days from the date of final approval or such approval shall expire. The applicant shall also file one copy of the final plat in the Lysander Planning Board Clerk's office.

Mr. Sehnert thanked the board for their time.

4. Major Subdivision—Info Only  
Case No. 2011—006

Highland Meadows  
Indian Springs/Giddings Crest

There is a letter on file prepared by Allen Yager, Town Engineer, dated February 14, 2013, that will be made part of the public record, in part:

*I have reviewed the Village of Baldwinsville Engineer's Memo dated January 3, 2013 regarding hydrant flow test results and the potential use of Village of Baldwinsville water for the Highland Meadows Major Subdivision. The provided hydrant flow tests indicated that all of the homes included in Phase I of the development extending from Mercer Street would have adequate pressure and fire flows at the highest proposed finished floor elevation in this phase is approximately 491'. Provided the Village authorizes the attached booster pump agreement (copy on file with the Planning Board Clerk), I am not opposed to allowing the developer to move forward with the Phase I construction at the Mercer Street Extension location.*

*In addition the developer will need to provide the Town Board with a revised set of construction drawings for approval as well as a petition for water district formation. The final location of the booster pump and construction details would be determined during the revised construction drawing review.*

*It is important to note that there are two significant benefits to allowing the developer to proceed with this phasing plan. The residents of Indian Springs would see reduced peak drainage flows during the very beginning of the project, and the Village of Baldwinsville would see an increase in water revenue from the new water district formation. It is also worth noting that the water pressure and fire flows for existing resident of Indian Springs will not be affected by the proposed development being served by Village water.*

Mario D'Arrigo, Esq., represented Highland Meadows, and presented a signed Agreement between the Village of Baldwinsville and Highland Meadows Development, LLC for a pump station that is going to be constructed right on the subdivision on the extension of Mercer Street, by the retention area. The signed agreement has changed significantly from the prior version; we've contributed more and also we're going to be in charge of the construction of the water pump because municipalities tend to move slower when it comes to these things. We can push it along faster I believe. We received a unanimous resolution from the Village Board. I have a Certification from the Village Clerk that the resolution passed, which will be made available to Karen (Rice, Clerk). With that we'd like the board's blessing to start construction at Mercer Street.

Karen Rice, Clerk, stated that you've already got it, a couple times over.

Tim Frateschi, Esq., concurred stating that we gave them an alternative as to whether to start at Mercer Street or Giddings Trail; if the board wants to make a motion at the request of the applicant to begin Phase I on Mercer Street as opposed to Giddings Trail.

Mr. Kimball reiterated that we're not approving a Final Plat on Phase I or anything?

Mr. D'Arrigo stated that when he was before the board last we asked to be given the ability to start at one or the other and I think there was a motion made that before we did that we had to have some kind of proof that we had water on Mercer Street; we have the proof so we want to start on Mercer Street. I don't know that a resolution is necessary.

Mr. Frateschi stated that the record will reflect that and that should be sufficient as we have the agreement on file.

William Lester questioned what provisions have been made with the sewers.

Mr. D'Arrigo stated that that has all been worked out with the Town Engineer as well as being passed by two agencies in the County.

Mr. Lester asked if a connection would be made into the trunk sewer.

Mr. D'Arrigo concurred.

There being nothing further, Mr. D'Arrigo thanked the board for their time.

5. Site Plan Review  
Case No. 2012—010

McLane Northeast  
2828 McLane Drive

Fred Allen, Chairman, stated that the Planning Board appointed themselves Lead Agency for the review of the Long Environmental Assessment Form (Long EAF) for the McLane Northeast Site Plan. In doing so the Clerk contacted the one Lead Agency that has jurisdiction over this application, New York State Department of Environmental Conservation, in a letter dated January 18, 2013, in part:

*Pursuant to the State Environmental Quality Review Act ("SEQRA") and 6 NYCRR 617.6(b)(3)(i), please be advised that the Town of Lysander Planning Board, New York intends to establish itself as Lead Agency for the McLane Northeast Facility Expansion at the Radisson Community. The project is located on the north side of West Entry Road at McLane Drive.*

*The project constitutes a Type I action and an Environmental Assessment Form has been submitted to the Lysander Planning Board to satisfy the SEQRA requirements of Site Plan Review. I have attached a copy for your review. The project site is within the Radisson PUD and is being developed in accordance with the Radisson General Project Plan.*

*The proposed project includes the construction of over 100,000 square feet of commercial warehousing and associated parking. A copy of the site plan prepared by Plumley Engineering, dated January 2013, is enclosed for your review.*

*In accordance with 6 NYCRR 617.6(b)(3)(i), all involved agencies must agree upon Lead Agency designation within thirty (30) calendar days of this letter. If you are in agreement with the proposed SEQRA Lead Agency designation, no response is required. If you disagree with the proposed designation of the Town of Lysander Planning Board as Lead Agency for this proposed project, you must send written notice of said disagreement to the following address within thirty (30) calendar-days of the date of this letter: Mr. John Salisbury, Supervisor, Town of Lysander, 8220 Loop Road Baldwinsville, New York 13027.*

There is an email on file in response from David Bimber, Regional Permit Administrator, NYS DEC, Region 7, dated January 31, 2013, stating "I have no objection to the Town being Lead Agency for this project. Please copy me on all project related correspondence. Thank you for your consideration."

Julian Clark, Plumley Engineering, represented McLane Northeast, stating that they are before the board this evening to discuss the expansion along West Entry Road in the Radisson PUD. They are proposing to add 41,000 square feet of dry grocery warehouse, 20,800 square feet of freezer warehouse, 11,400 square feet of candy warehouse and 7,400 square feet of cooler warehouse storage. There will also be some associated parking. We will be getting a stormwater discharge permit from the DEC to be signed off on by Al Yager, Town Representative for the MS4. We submitted that to Al who has provided a comment letter which we are addressing.

Mr. Allen stated that there's a letter on file prepared by Allen Yager, Town Engineer, dated February 13, 2013, that will be made part of the public record, in part:

*I have completed my preliminary review of the Site Plan Drawings and SWPPP for the McLane Northeast Radisson Facility Expansion project. The following comments were generated from my review of the Site Plan Drawings & SWPPP prepared by Plumley Engineering dated January 2013:*

**Site Plan Drawings**

**Sheet C201**

1. *All of the adjacent property owners will need to be identified on the plan.*
2. *The compactor area immediately west of the candy expansion appears that it is to be replaced on other sheets in the set, if this is the case it should be identified as such on this plan as well.*

**Sheet C301**



3. *A topsoil stockpile location will need to be identified on the plan.*
4. *The Erosion Control Notes will need to be relocated as they block a portion of the site plan in their current location.*
5. *A detailed planting plan showing proposed plant locations and spacing for the bioretention area will be required per the NYSDEC stormwater design manual specifications.*

#### Sheet C303

6. *A fill material/topsoil stock pile detail will need to be included.*
7. *The construction sequence will need to be modified to construct the bioretention area after all other disturbed areas have been stabilized with vigorous vegetative cover per the NYSDEC stormwater design manual specifications.*

#### Sheet C401

8. *It appears that the area immediately east of the freezer cooler and loading dock could be turf rather than gravel, which is considered impervious by the NYSDEC stormwater design manual, if this is the case the shading of the plan will need to be revised to indicate such.*
9. *The gravel filter strip indicated on the south side of the parking expansion will need to be extended up the east side of the parking area.*
10. *The 425 contour furthest to the east of the parking expansion can be eliminated as it is not required.*
11. *The proposed catch basin located at the low point immediately north of the proposed loading dock slab will need some form of pretreatment or need to be eliminated if it is going to contribute directly to the proposed dry well.*
12. *The proposed dry well must be in conformance with all of the dry well specifications outlined in the NYSDEC stormwater design manual, or written permission from the local NYSDEC stormwater specialist stating that the proposed practice is allowed.*
13. *The grading plan indicates a stone lined swale is required immediately east of the existing pump house. If this is correct what are the expected flow rates from the pump house and is the proposed light stone fill sized appropriately?*
14. *All of the proposed bioretention under drain laterals will need to be 6" HDPE perforated pipes with clean outs to grade and the underdrain collection main pipe should be 8" HDPE perforated pipe with a clean out on the northern end of the pipe.*
15. *As part of the stormwater management maintenance agreement required by the NYSDEC a drainage easement will be required for all permanent stormwater management facilities located on the site.*
16. *The rim elevation for the bioretention area shown on the plan will need to match the elevation used in the SWPPP calculations.*
17. *The bioretention spillway may need to be stabilized with stone to prevent erosion. Discharge velocity calculations will need to be provided.*

#### Sheet C402

18. *A forebay and emergency spill way will be required for stormwater management area 2 per the NYSDEC stormwater design manual specifications.*
19. *If stormwater management area 2 is maintained at a depth of 4' an aquatic bench will need to be incorporated into the pond grading.*

#### Sheet C501

20. *The pump house sanitary lateral should be connected directly into MH-1 or into the main directly down stream of MH-1.*

21. *The existing manhole connection will need to be further detailed to verify that the connection can be made water tight with the proposed pipe entrance angle or the existing manhole will need to be replaced.*
22. *As this is an existing facility that must remain in operation the 30 day waiting period for sanitary sewer testing will be waived in this instance. The proposed sewers must still be tested prior to being put into operation.*

Sheet C503

23. *The Typical Trench Detail will need to indicate select granular fill material to subbase depth under all paved areas.*

Sheet C504

24. *A detail for the proposed bioretention area stand pipe will need to be provided. In this instance a Nyloplast drainage structure may be a good alternative to the proposed stand pipe.*

**SWPPP Review**

30. *Written confirmation from the regional stormwater management specialist waiving the water quantity requirements of the SWPPP will need to be provided in the appendices.*
31. *The SWPPP text will need to contain a summary table that defines the existing impervious area, proposed impervious area, WQv required volume and RRv required volume.*
32. *The area of new impervious cover used in the RRv calculation does not match what is shown in the NOI.*
33. *The RRv treatment calculation for the bioretention area does not appear to be accurate as only 40% of the WQv treated can count toward the RRv requirement in C & D soils.*

Mr. Clark continued stating that they have received approval from ESDC (Empire State Development Corporation) for this site plan, in a letter that was previously provided to the board. We meet the requirements for lot coverage and parking.

Tim Frateschi, Esq. stated that any approval that's granted tonight would be conditioned on Mr. Yager's 33 conditions expressed in his letter.

Mr. Frateschi further stated that he reviewed most of the conditions and have found that they are technical type conditions. It doesn't appear that he has any issues with drainage or any issues as it relates to traffic, anything the board would be concerned with under the environmental review process. It's more technical type information that he's looking for from the applicant.

Mr. Clark reiterated that he met with AI before he went out of town and went through everything. We're in the process of addressing those and hopefully we'll be all set for the next meeting.

Mr. Frateschi stated that yes, it's a 100,000 square foot expansion, relative to the size of the existing structure and the size of the acreage that it's situated on and the type of business that's already been operating, we can go through the Long Environmental Assessment Form to determine whether or not it's going to have any significant environmental impact. I think everybody has reviewed it and determined that in the context of the entire operation this probably won't have a significant impact even though it's a 100,000 square foot expansion.

Mr. Allen stated that now that he board has declared themselves Lead Agency, we are in a position to proceed with that review.

Mr. Frateschi stated that in reviewing the Long EAF, if anybody has an issue with any of the subcategories, make it known to the board for the board for discussion.

**IMPACT ON LAND:**

- 1) Will the proposed action result in a physical change to the project?

Yes, small to moderate impact and can be mitigated by the comments raised in the Town Engineer's report.

William Lester questioned if any of the new structures were taller than any other structures on the site.

It was determined that the expansion will not be taller than what currently exists.

2) Will there be an effect to any unique or unusual land forms found on the site? No

**IMPACT ON WATER:**

3) Will the proposed action affect any water body designated as protected? No

4) Will proposed action affect any non-protected existing or new body of water? No.

5) Will proposed action affect surface or groundwater quality or quantity? No, a Stormwater Pollution Protection Plan (SWPPP) will be provided and show how any run-off will be handled in terms of both pollution and drainage.

6) Will proposed action alter drainage flow or patterns or surface water run-off? No, it will conform with the SWPPP.

**IMPACT ON AIR:**

7) Will proposed action affect air quality? No

**IMPACT ON PLANTS AND ANIMALS:**

8) Will proposed action affect any threatened or endangered species? No

9) Will proposed action substantially affect non-threatened or non-endangered species? No

**IMPACT ON AGRICULTURAL LAND RESOURCES:**

10) Will proposed action affect agricultural land resources? No

**IMPACT ON AESTHETIC RESOURCES:**

11) Will proposed action affect aesthetic resources? No

**IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES:**

12) Will proposed action impact any site or structure of historic, prehistoric or paleontological importance? No

**IMPACT ON OPEN SPACE AND RECREATION:**

13) Will proposed action affect the quantity or quality of existing or future open spaces or recreational opportunities? No

**IMPACT ON CRITICAL ENVIRONMENTAL AREAS:**

14) Will proposed action impact the exceptional or unique characteristics of a critical environmental area established pursuant to subdivision 6 NYCRR 6.7.14(g)? No.

**IMPACT ON TRANSPORTATION:**

15) Will there be an effect to existing transportation systems? No, the applicant's engineer has stated that the addition is mostly for cold storage and there will be no significant increase in traffic.

**IMPACT ON ENERGY:**

16) Will proposed action affect the community’s sources of fuel or energy supply? No

**NOISE AND ODOR IMPACTS:**

17) Will there be objectionable odors, noise, or vibration as a result of the proposed action? No

**IMPACT ON PUBLIC HEALTH:**

18) Will proposed action affect public health and safety? No.

**IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD:**

19) Will proposed action affect the character of the existing community? No

20) Is there, or is there likely to be, public controversy related to potential adverse environmental impacts? No

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

**WHEREAS**, McLane Northeast (the “Applicant”) has applied to the Lysander Planning Board to undertake a 100,000 square foot expansion and associated parking;

**WHEREAS**, the Applicant’s facility is situated on a 45 +/- acre lot;

**WHEREAS**, the purpose of the expansion is to provide more capacity for storage related warehousing of dry grocery, cooler, freezer and candy areas of the business;

**WHEREAS**, based on the application and the testimony of the Applicant, the expansion will not generate any significant increase in truck traffic from the facility;

**WHEREAS**, the Planning Board engineer has reviewed the application and has provided a letter indicating that the expansion will not have any significant environmental impact on the community and has recommended certain conditions be attached to any Site Plan approval, which conditions the Applicant has agreed to;

**WHEREAS**, the zoning for land on which the expansion is situated allows the type of business the Applicant is operating;

**WHEREAS**, the Applicant has operated a business on the land for over 20 years and there is no record of any violations or complaints related to the operation filed with the Town.

**NOW THEREFORE**, be it resolved that the Planning Board hereby makes the following determinations:

- 1) This is a **TYPE I** action as defined under SEQRA;
- 2) The Planning Board has designated itself Lead Agency for this project and no involved agency has requested Lead Agency status;
- 3) Based on the application of, the testimony before the Planning Board, review of the Long Form EAF at its February 21, 2013 meeting and the review letter of the Town’s Engineer dated February 14, 2013, the Planning Board hereby **RESOLVES**, that the Action contemplated will not have a significant environmental impact and hereby issues a **NEGATIVE DECLARATION**.

6 Ayes -- 0 Noes

**FINDINGS:**

A Full Environmental Assessment Form has been submitted and reviewed by the Board who find this to be a TYPE 1 ACTION with a NEGATIVE DECLARATION.

There is a letter on file from the Empire State Development Office dated January 9, 2013, advising that the site plan complies with the Radisson Corporate Park Site Development Regulations; with specific approval for the Front Yard Variance from the 100’ requirement to 62’.

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

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

This action was forwarded to the Onondaga County Planning Board for their review and have made the following recommendation, in part:

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENTS:

- 1) Per the Onondaga County Department of Transportation, Hencle Boulevard is capable of handling the projected maximum of 48 vehicle trips per hour for full build-out and that a Traffic Impact Study would be warranted if further development is proposed.
- 2) The municipality and the applicant re encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure, and to visit the Onondaga County Save The Rain Program website at <http://savetherain.us> and contact the Onondaga County Department of Water Environment Protection at (315)435-2260.
- 3) The Onondaga County Water Authority (OCWA) recommends that the municipality and/or applicant contact OCWA's Engineering Department early in the planning process to determine water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability.

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 Kimball

RESOLVED, that having reviewed the Site Plan as defined on a map dated January 2013, prepared by Plumley Engineering, associated with the application of Construction Management Technology, Inc., on behalf of McLane Eastern, Inc., 2828 McLane Drive, Baldwinsville, New York and part of the Radisson PUD, for an expansion to their facility, the Site Plan is hereby approved with the following modifications and conditions:

- 1) All fees associated with this application, including expert fees, be paid to the Town Clerk; and
- 2) All items identified in the Town Engineer's report, dated February 14, 2013, be met.

DISCUSSION: The Belgium-Cold Springs Fire Department was asked if there were any concerns.

Vince Kearney stated that he and Chris Evans, Chief, have reviewed the plan with the only outstanding question whether the construction materials used would be similar to what's there.

Mr. Clark concurred.

6 Ayes -- 0 Noes

Mr. Clark thanked the board for their time.

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| 6. Minor Subdivision<br>Case No. 2008--004 | Alberici Excavating<br>Loop Road |
| 7. Site Plan Review<br>Case No. 2008—004   | Alberici Excavating<br>Loop Road |

Amy Franco, Clough Harbor & Associates, represented the applicant stating that this application was in front of the previous board in 2009. The property consists of 11.44 acre which will be broken up into two separate lots. Lot 2 being the office space in the front with two separate office buildings on 2.7 acres; and Lot 1 being 8.7 acres with the four storage units and the associated office. We arranged the site to allow for additional buffer in the front that was requested by the previous board. We also worked with the Belgium-Cold Springs Fire Department at that time making sure we had a hydrant located in the back portion of the property for access to the storage units. At this point we have four separate buildings to hold 221 storage units on one parcel and two 8,125 square foot office buildings proposed for the second parcel.

There was some discussion with regard to drainage, detention pond, snow storage area, etc...

Fred Allen, Chairman, stated the Town Engineer has prepared a Scope of Services for this project, once all signatures are secured and an escrow deposit is made, Al Yager, Town Engineer, will begin his review and this will be addressed as the project moves along.

Tim Frateschi, Esq., stated that the purpose of tonight's meeting is a presentation of the project. Our engineer has not reviewed the application yet to give his opinion on the particulars. The one issue before the board this evening is we did hold a public hearing on this in 2009. My recollection is there weren't any comments during that public hearing. The question before this board is, do you think we need to hold another public hearing is stale?

Mr. Frateschi questioned if the project has changed significantly.

Ms. Franco stated that it has not.

Mr. Frateschi stated that it's entirely up to this board as to how you want to proceed, the applicant will be back before the board to discuss the site plan and the engineering issues. Does this board think we need to hold another public hearing?

Hugh Kimball stated that there was only one member on the board at that time.

Mr. Allen stated that the hearing was held January 20, 2009. The board declared themselves Lead Agency and reviewed the SEQR.

Karen Rice, Clerk, stated that the only thing we were waiting on were the wetland delineation.

Ms. Franco concurred.

There was some discussion as to how the board wanted to proceed.

Mr. Frateschi stated that since there were no comments at the public hearing at that time...I think we fulfilled our responsibility to hold a public hearing on this project. The question is do you want to do another one. I think from a legal standpoint you fulfilled that obligation at the last meeting, which was a public hearing regarding this subdivision because we don't do public hearings for site plans. The subdivision is the least important component of this because it's just a two lot subdivision.

Mr. Kimball questioned if we would do the two together to avoid any problems of segmentation of approval, both the site plan and subdivision.

Mr. Frateschi concurred stating that the board would do two separate approvals, you'll do a subdivision approval and at the same time you'll be reviewing the site plan.

Mr. Frateschi further stated that from a technical standpoint, there is no such thing as "the other board"; the Planning Board exists from the time it was formed to the time it ends, so you're all the same Planning Board no matter who is on the board.

Mr. Allen stated that from a procedural point of view, is a motion required.

Mr. Frateschi stated that that won't be required as the record reflects that we held the public hearing.

Karen Rice, Clerk, asked if the access stayed the same.

Ms. Franco concurred.

Karen stated that the Town of Lysander Highway Department already approved the access so that won't be required.

Mr. Frateschi questioned if the delineation of the wetlands have taken place.

Ms. Franco stated that it did but the five years has expired so we have to redelineate to make sure.

Mr. Kimball stated that it appears that access easements will be required across the two lots as the property is connected both in the front and back.

Mr. Frateschi questioned if it's the intension that the people that ware using the storage are going to also be using the offices.

Ms. Franco stated that she believes it was done for a secondary access.

Mr. Frateschi stated that there probably should be cross easements between the properties; but we can handle that over the course of the project.

Mr. Kimball stated that the fire department will probably want to review the site plan.

Mr. Allen stated that there is correspondence in the file from the Belgium Cold Springs Fire Department.

Ms. Franco questioned if the application can be forwarded to County.

Karen stated that County's not required as the property is not within 500' of NYS Route 31.

Ms. Franco thanked the board for their time.

#### IV. New Business

##### 1. Zone Change Recommendation The Timbers, LLC River Road

Fred Allen, Chairman, stated that the Town Board is asking the Planning Board's recommendation on a zone change within the Timber Banks subdivision.

Hugh Kimball stated that the Town Board needs to amend the General Project Plan (GPP) for Timber Banks, which is a Planned Unit Development, so that they can include a community facility of some type. Somewhere down the road they will probably come back to this board for a subdivision and a site plan. Right now all we're doing dealing with a recommendation to the Town Board.

James Trasher, Clough Harbor & Associates, Project Engineers for The Timbers, LLC; with me tonight from The Timbers, LLC is Gary Pooler who is requesting the modification to the GPP which is a 220 page document where two amendments have been completed. This is the third amendment to the GPP to add a new use, which would be classified as Community Recreation. The proposal is to have the GPP updated to include Amendment No. 3.

Mr. Trasher located the proposed parcel being considered on a site plan, noting that it's approximately 13 acres off of River Road, which is currently a farm field. The other 665 units within the development would be spread throughout (indicating on plan). Ultimately, at the end of the day we will be back here with a submission to the Planning Board for the May meeting with a Site Plan and subdivision for a proposed YMCA at this location. The first phase would be approximately 77,000 square feet with associated parking. We're looking for two things tonight, 1) that you allow the Town Board to act as a Lead Agency as it relates to the zone change; and 2) any comments that you would have on the zone change with a positive referral as this would be a benefit to the Town of Lysander.

Mr. Allen questioned what was anticipated for the land directly to the south, across the road?

Mr. Trasher stated that the idea is, and there have been conversations with both the YMCA and the Town about making this parkland. The back portion of the property would be a higher density residential use, but that's not part of this application. This application is just for this area (indicating on plan) with the other areas shown for references only. In the future, perhaps as with other Y's soccer fields and baseball fields, or if the Town desired a park this area would be desirable.

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

RESOLVED, that at the request of the Lysander Town Board, and having considered the application of **Gary L. Pooler, The Timbers, LLC**, for property located at The Timbers Planned Unit Development (PUD), River Road, Part of Tax Map No. 072.00-01-08.1, Baldwinsville, New York for a change in zoning from **RESIDENTIAL** to **COMMUNITY RESIDENTIAL**, as described in the Petition for a Zone Change dated February 6, 2013 and as shown on a map dated February 7, 2013, prepared by Keplinger Freeman Associates, the Planning Board recommends to the Town Board that the application be approved with the following consideration/conditions:

6 Ayes -- 0 Noes

Mr. Frateschi stated that in terms of Lead Agency there's no intension on this board's part to be Lead Agency on the Zone Change, is there?

Kimball & Allen: No

Mr. Trasher stated that they made the motion that they're in the 30 day process, it expires on March 11, 2013.

Mr. Frateschi stated that the board can make a motion stating that they don't want to be Lead Agency, that would end it tonight in terms of Lead Agency purposes.

**RESOLUTION #8** -- Motion by Hickey, Second by Kimball

RESOLVED, that the Town Board should be Lead Agency for the Gary L. Pooler, The Timbers, LLC, zone change application for property located at The Timbers Planned Unit Development (PUD), River Road, Part of Tax Map No. 072.00-01-08.1, Baldwinsville, New York, for a change in zoning from Residential to Community Residential.

6 Ayes -- 0 Noes

Mr. Trasher thanked the board for their time.

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| 2. Site Plan Approval<br>Case No. 2013—004 | J. Alberici & Sons<br>Aspen Springs Drive |
|--|---|

James Trasher, Clough Harbor & Associates, represented the applicant in their proposal for a proposed site plan for three apartments, three story buildings with a total of thirty-six units, with fifteen garage units and associated parking, located off of Aspen Springs Drive, off of NYS Route 31, across the road from the Anheuser Busch Brewery. There is an access road that goes up to the Aspen Springs development which is currently under construction with single family residential houses. This portion of the property was purchased for the construction of the access road and the detention ponds as part of the residential development. This piece has recently been rezoned from Industrial to Residential through Empire State Development as the property is within the Radisson PUD. The property sits on a hillside so it's terraced in with retaining walls being proposed. J. Alberici & Sons have built apartment buildings all across the northern portion of Onondaga County. They are family owned and well maintained and will fit in with the rest of the community. The property abuts the Village of Baldwinsville boundary but falls within the Town of Lysander. The existing stormwater basin will require minor modifications. Plans have been submitted to Al Yager, Town Engineer as well as a meeting on site. We will work through the process with Mr. Yager.

William Lester stated that he assumes the sewage is going to be collected at a pumping station, is there not a sewer on Route 31 which will be downhill so that there would be no need for a pumping station?

Mr. Trasher stated that the closest sewer that we can connect to is by Plumley Engineering, on Loop Road, which would require directionally drilling under NYS Route 31 and taking it down to Loop Road. Gravity was not looked at, even if we went this way we would have gone with a low pressure system and pumped it to that connection, but we're pumping it from here to the existing manhole next to Lot 1 of the residential development.

Mr. Lester questioned the height of the buildings.

Mr. Trasher stated 36 to 38 feet. We'll bring in color simulations of the buildings and you can take a look at these buildings at the Willow Stream Apartments, which are across from the CITGO on Route 57; Stacey Alberici, Joe's cousin, also has apartments across from the Greater Northern Mall area.

Mr. Frateschi' questioned if the question about height in terms of fire safety.

Mr. Lester stated that many of the Town's require 30'.

Karen Rice, Clerk, stated that the maximum height in residential districts in our Town is 30'. ESDC or RCA will have to check to see what theirs is.



Quinn Hubbard, ESDC, stated that she doesn't know there are any height restrictions and will look into that.

Vince Kearney, Belgium-Cold Springs stated that their ladders go 80', that shouldn't be a problem.

Mr. Frateschi stated that we will check on the height.

Hugh Kimball stated that the other fire issue that might come up is room to put their out-riggers out and make sure they're on a firm foundation. You may want to talk to the fire department about that.

Mr. Trasher stated that there will be a firm foundation so there's no problem there.

Fred Allen, Chairman, stated that the Town Engineer has prepared a Scope of Services to be signed by the applicant so that an escrow account can be established and engineering review can begin.

There being nothing further, Mr. Trasher thanked the board for their time.

3. Site Plan Approval  
Case No. 2013—005

Dennis Group  
Fruit Processing Plant--Sixty Road

Julian Clark, Plumley Engineering, represented the Dennis Group, who are the construction managers for the project. They are proposing to build a 107,292 square foot food processing facility on a 30 acres parcel along Sixty Road, north of the former Specialized Packaging, in the Radisson PUD. The site plan shows the lay-out of the facility with associated parking, access and conceptual utilities. The lay-out meets the Radisson General Project Plan lot coverage and setbacks therefore no variances are being requested. With regard to parking the facility needs, based on other plants, approximately 100 parking spaces. The Town Code requires 180; we propose to provide the hundred and will show the capability of building the future 80 if it is ever needed, rather than putting in all that asphalt. We are before the board this evening to get the process going; we'd like to get this application forwarded to County for their review and recommendation and get the SEQR process going. A long Environmental Assessment Form is on file. Hopefully we can come back in March to receive site plan approval. They are anxious to get started in April.

Tim Frateschi, Esq., stated that earlier this morning I attended the IDA meeting when the applicant presented the proposal to the IDA; this is all public knowledge as a matter of fact there's an article in the paper tonight about it; so anything I'm saying is not disclosing any secrets. This is a manufacture of fruit products for yogurt. They are proposing a \$38,000,000 investment in this facility. Sixty jobs to start, 120 jobs upon full completion of the project. They're looking at a 12 month schedule to construct the facility. They'd like to break ground in April of this year if possible. Onondaga County is competing with a site in Oneida County, New Hampshire and Pennsylvania. It's a significant economic development project. I'm sure this board would agree that this is something that would be great for Lysander and anything that the Planning Board can do to move this process along I'm sure would be appreciated as they're on a tight time frame. The site plan is a relatively simple plan.

Mr. Frateschi questioned if the applicant intended to clear the entire site.

Mr. Clark stated that the plan shows a dark green area, which is the limit of the clearing. There will be some clearing for the utilities.

Karen Rice, Clerk, questioned if they were going to start clearing soon.

Hugh Kimball stated that she's thinking about the Indiana bat.

Mr. Frateschi stated that that is an issue and the applicant should keep that in mind.

William Lester questioned how the wastewater would be handled.

Mr. Clark stated that they will need some kind of pretreatment process. They will be talking to the County about that.

Mr. Lester suggested they do that sooner than later.

Mr. Clark concurred.

Fred Allen, Chairman, stated that the appropriate action this evening would be to declare the Planning Board Lead Agency; and that's about as far as we can go.

Mr. Frateschi concurred stating that we'll send out the thirty-day letter to see if there are any other involved agencies who would be interested. What are the other involved agencies?

Mr. Clark stated that New York State Department of Environmental Conservation (NYS DEC) will have to issue a stormwater permit; Onondaga County Department of Transportation for entrances off of Sixty Road and the Onondaga County Department of Health about the water and sewer.

**RESOLUTION #8** -- Motion by Allen, Second by Daprano

PURSUANT, to the State Environmental Quality Review Act ("SEQRA") and 6 NYCRR 617.6(b)(3)(i), that the Town of Lysander Planning Board declares itself LEAG AGENCY for the Dennis Group, Sixty Road Food Processing Plat, for property located at Sixty Road, North of West Entry Road, in the Radisson Community, Baldwinsville, New York and in accordance with 6 NYCRR 617.6(b)(3)(i), the Planning Board Clerk will inform all involved agencies LEAD AGENCY designation allowing them to respond within thirty (30) calendar days.

6 Ayes-- 0 Noes

Mr. Frateschi asked that Mr. Clark provide building elevations for the next meeting.

Mr. Kimball also asked for a letter from Empire State Development Corporation stating compliance with the Radisson PUD Controls.

Mr. Frateschi stated that ESDC is heavily involved, but that's a good point.

Karen stated that we're going to be a couple days short on the 30 day notice and our next meeting, so we'll have to work with these agencies to get them get back to us sooner.

Mr. Clark concurred and thanked the board for their time.

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| 4. Minor Subdivision | Fava, Frank        |
| Case No. 2013—006    | Glacier Ridge Road |

Charles Farrell, Esq., represented the applicant. Bassett & Fava Properties, LLC, purchased this 3.11 acre parcel from the Empire State Development Corporation. The property abuts the Center Pointe Apartments. Currently, it's separate from their other overall holdings. They want to build a 26 unit apartment building, in order to do that they have to take property from the adjacent parcel to increase this 3.11 acre piece to accommodate the proposed apartment building.

Mr. Farrell stated that the apartments in Mr. Fava's adjacent Center Pointe Apartments are on the larger size; the market dictates smaller units.

Tim Frateschi, Esq., stated that approximately 1 ½ years ago the applicant came in with a proposal showing the building straddling the property line, that's why the subdivision is necessary, to move the line to put the building on one lot. There has not been much change in concept of the apartment building, we just need the subdivision so the building is not divided by the lot line.

**RESOLUTION #9** -- Motion by Allen, Second Corey

RESOLVED, That the Planning Board having followed the prescribed SEQR procedures and having received no comments to the contrary, hereby designates itself as Lead Agency for Frank Fava, Center Pointe @ Radisson, Glacier Ridge Road, Baldwinsville, New York, Minor Subdivision Application.

6 Ayes -- 0 Noes

The applicant has completed Part I, Project Information; Mr. Allen reviewed Part Two—Environmental Assessment, with the board.

- Does the action exceed any Type I threshold in 6 NYCRR, Part 617.12? No
- Will action receive coordinated review as provided for Unlisted Actions in 6 NYCRR, Part 617.6? No
- Could action result in any adverse effects associated with the following:
  - Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? No
  - Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? No
  - Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? No
  - A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? No
  - Growth, subsequent development, or related activities likely to be induced by the proposed action? No
  - Long term, short term, cumulative, or other effects not identified in the above questions? No
  - Other impacts (including changes in use of either quantity or type of energy)? No

Is there, or is there likely to be, controversy related to potential adverse environmental impacts?  
No

RESOLUTION #10 --- Motion by Allen, Second by Kimball

RESOLVED, that having reviewed the SEQR regulations, determined this is an UNLISTED ACTION, and having reviewed the Short Environmental Assessment form, and finding no significant or adverse impacts resulting from the Frank Fava, Center Pointe @ Radisson, Glacier Ridge Road, Baldwinsville, New York, Minor Subdivision Application, the Planning Board issues a NEGATIVE DECLARATION.

6 Ayes -- 0 Noes

RESOLUTION #11 -- Motion by Allen, Second by Lester

RESOLVED, that a Public Hearing be held (within sixty-two (62) days, at a date and time designated by the secretary) on the application of Frank Fava for a subdivision of property located at Center Pointe @ Radisson, Glacier Ridge Road, Part of Farm Lot No. 70, and Tax Map No. 079.-01-18.0, for a development of two (2) lots from a parcel of approximately five (5) acres. Conditioned upon filing a complete application and paying to the Town Clerk the appropriate fees.

6 Ayes -- 0 Noes

There was some discussion as to when this would be on the calendar. It was determined that we may be able to hold the Public Hearing at the March 21, 2013 meeting, however the application for the site plan would have to go before the Radisson Community Association for their review and approval.

Mr. Farrell thanked the board for their time.

5. Site Plan Approval—Info Only Fava, Frank  
Case No. 2005—020 Glacier Ridge Road

This item will be tabled until such time that the Minor Subdivision is approved.

6. Minor Subdivision VanWie, John  
Case No. 2013—007 Church/Wheaton Roads

Fred Allen, Chairman, stated that in the interest of full disclosure, CNY Crops of Plainville sublets this land from Reeves Farms for the production of agricultural crops.

Tim Frateschi, Esq., questioned if Mr. Allen's disclosure would influence his decision in any way as it relates to the subdivision.

Mr. Allen stated that it would not.

Stephen Sehnert, Licensed Land Surveyor, represented the applicant. The property is zoned Agricultural, it is not in an Agricultural Taxing District but is adjacent to one so you will find an Ag Data Statement on file for this project. There are no 100 year flood hazards on this parcel. Stating that the property is located on the southwest corner of Church and Wheaton Roads. Church Road being a County Road and Wheaton Road being a Town road. A small sketch plan has been prepared for this project as there's not a lot of detail at this time. Currently there is 26 acres of land; part of it that's in the southwest corner is part of the Lysander No. 9 New York State Freshwater Wetland. Also, in the southeast corner there are some additional portions of that wetland. There's a small creek that goes through that wetland. The area that is under the Freshwater Wetlands is better qualified as a freshwater wooded wetland in that area; as the Chairman mentioned, he has been involved with the cultivation of this land so the remainder of the land is under cultivation. He desires the parcel to be divided into four parcels, all of them being 5 acres in size and larger, which is the Onondaga County Health Department's requirement for not having a sewage disposal plan. When we get to that stage of the development there will be a note stating that the plans will have to be approved by the Health Department before the issuance of any permits. We currently have questioned proper access on Church Road from Lot 1; we have a request in to the Onondaga County Department of Transportation at this time. We've marked out roughly where that proposed lot is to get their opinion on highway access and depending on highway access we may have to adjust the lines accordingly. All the rest of the lots will front off of Wheaton Road. Currently neither one of these lots meet your four to one ratio in the Subdivision Regulations, as far as width to depth, but once we get surveys completed we'll be able to eliminate that.

Hugh Kimball questioned how the applicant intends to get around the four to one rule.

Mr. Sehnert stated that it's basically going to look the same but basically we can "rework" the lots.

Mr. Kimball further stated that the lot lines are not perpendicular, you've got a zig zag.

Mr. Sehnert stated that they don't have to be perpendicular, we've worked with that with previous members of the board where they don't have to go straight back all the way. We've got them at right angles to the road significantly back and that's something I can talk about in the future. We will be doing percolation tests on each one of the lots for the possibility of subsurface sewage disposal systems.

Mr. Kimball questioned if a formal survey would be done showing more gradients within the property.

Mr. Sehnert stated that he has attached a copy of the topo's, but can provide something at a larger scale. This is strictly sketch plan to get the concept out there, etc...

Tim Frateschi, Esq., stated that so far the comments have been: 1) Four to one has to be resolved and you already intend to do that; and 2) Onondaga County Department of Transportation with regard to access to proposed Lot 1 on Church Road and there's a request in for that.

There being nothing further, Mr. Sehnert thanked the board for their time.

V. ADJOURN

RESOLUTION #12 -- Motion by Allen, Second by Hickey

RESOLVED, that the February 21, 2013 special Planning Board meeting adjourn at 8:55 p.m.

6 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk

DRAFT