

TOWN OF LYSANDER
PLANNING BOARD MEETING
8220 LOOP ROAD
Thursday, March 8, 2018 @ 7:00 p.m.

The regular meeting of the Town of Lysander Planning Board was held Thursday, March 8, 2018 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;
William Lester; Steve Darcangelo and Doug Beachel

MEMBERS ABSENT: Keith Ewald

OTHERS PRESENT: Al Yager, Town Engineer; Tim Coyer, Ianuzi-Romans;
Larry Gross; Carolyn Gross; Darlene Arena and 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. Minor Subdivision | S & R Custom Homes |
| Case No. 2018—003 | 3626 & 3630 Doyle Road |

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

Tim Coyer, Ianuzi-Romans, Licensed Land Surveyors, represented the applicant stating that the property is at the corner of Doyle Road and Olive Drive. It's roughly 4 ½ acres in size and zoned AR-40. The applicant would like to subdivide this into four (4) new parcels, Lot 1 with an existing residence; Lot 2 approximately one (1) acre on Doyle Road; Lot 3 & 4 approximately 1.3 acres with frontage on Olive Drive. We have not been able to do the percolation tests; the applicant will be doing them in the next month once things dry out. All we are seeking tonight is to take comments and get the Public Hearing closed and take it up again in the next month or so.

Larry Gross, 3622 Doyle Road, stated that he and his wife Carolyn have resided here for forty (40) years, stating that he's a little surprised at how little information is shown on the map. I would hope that before any approval is given the perc tests and septic system designs are reviewed with the opportunity for the public to review those with you. Some years ago when the houses were built on Olive Drive there were septic systems that failed and the drainage from that came across our property. Fortunately it was something that could be fixed. We'd like the opportunity to look at that when the time comes. Also, we're hoping we can see some sort of topo map showing where the drainage goes. Our septic system and tile field is in the front of our house. Additional drainage from this project might come across our front yard and inundate our septic system and we wouldn't want that. Further, we are hoping that any trees that exist between our property and the proposed property on Doyle Road be left in-tact that might be on this property along the boundary. We have a nice buffer. There are a lot of trees running along our property line. Lastly, we'd like to see where any proposed driveway and house would be located.

Hugh Kimball questioned if that was a swale on the other side of the house.

Carolyn Gross, 3622 Doyle Road, concurred stating that that water runs all along the back of our yard, through the swale into the neighbor's yard on the other side. We do have a water drainage problem in the whole area. It's called Cold Springs...high water tables.

Mr. Gross stated that as he understands it, no action will be taken tonight.

Mr. Corey concurred stating that more than likely it will be May before they are back before the Board.

Mr. Gross questioned if they would have an opportunity to review what comes in.

Mr. Corey stated that this is actually the Public Hearing, but you will be able to attend that meeting and see it at that time.

Steve Darcangelo stated that this is a request for a subdivision not for the development of the property; therefore there will not be any contour maps presented for this application.

Al Yager, Town Engineer, stated that being relatively familiar with the area I know it's relatively flat on this existing parcel. There is some grade change to the south...the existing topography everything is sloped to the south and west, but more to the south. I'm basing that on...

Mr. and Mrs. Gross contradicted that point with Mr. Gross stating that it's to the west with some to the south.

Mrs. Gross invited the Board to visit their property for themselves.

Mr. Darcangelo stated that with regard to trees...this Board cannot dictate what trees are removed on any given piece of property. You can maintain the buffer on your side but they do have the right to take their trees down.

Mr. Gross stated that he does intend to continue to maintain his buffer. There are some trees that aren't on our property but I would assume any new owner wouldn't want to take the trees down anyway.

Mr. Darcangelo stated that that could be an assumption but this Board does not direct or restrict tree removal on the property as a result of this subdivision.

Mr. Gross thanked the Board for their time.

Harry Smith, 3625 Doyle Road, stating that the subdivision won't impact me at all...however, as a matter of awareness, after residing here for 40 years, with the development of Olive Drive and the percolation problems they had there. Early on they were taking (unclear) and it's not representative of what you have to deal with the rest of the time of year. I've seen when they were building those houses, especially on the west side of Olive Drive, they had the laterals all in place in the late winter and the water table was right up level with the grade. Eventually, most of the septic's had to go for a raised bed system. Again...it's known as Cold Springs. Just some advice for the builder...and being aware of the impact that the Gross family has already experienced with surface run-off.

The Public Hearing closed at 7:10 p.m.

PUBLIC HEARING—(adjourned from 1/11/2018)

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| 2. Minor Subdivision
Case No. 2017—015 | Needle, Joel
1741 Church Road |
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The Public Hearing reopened at 7:11 p.m.

There was no representation for Joel Needle.

Karen Rice, Clerk, stated that Joel went before the Zoning Board of Appeals on Monday March 5, 2017 for a Lot Width Area Variance, which was approved.

The Public Hearing closed at 7:12 p.m.

II. APPROVAL OF MINUTES

Review and approval of the minutes of the February 8, 2018 Planning Board meeting.

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

RESOLVED, that the minutes of the February 8, 2018 regular Planning Board meeting be approved as submitted.

6 Ayes -- 0 Noes

III. OLD BUSINESS

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| 1. Minor Subdivision
Case No. 2018—003 | S & R Custom Homes
3626 & 3630 Doyle Road |
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It was determined that this application will be tabled until such time that the applicant can get percolation tests and septic system designs approved by the Onondaga County Health Department.

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| 2. Minor Subdivision
Case No. 2017—015 | Needle, Joel
1741 Church Road |
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The Board attempted to review the subdivision plans without representation; however the maps submitted for the review this evening were not the maps that were approved by the Zoning Board of Appeals, therefore this item will be tabled.

IV. OTHER BUSINESS

1. Minor Subdivision
Case No. 2018—002

Croucher, Eric
8299 Wheaton Road

The Planning Board previously passed a resolution to schedule a Public Hearing for the above referenced property. It was determined that the applicant has not been able to get the necessary percolation tests performed due to weather and has asked that the Board pass another resolution to schedule the Public Hearing within 62 days hopefully to allow such time to get that done.

RESOLUTION #2 -- Motion by Corey, 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 Eric Croucher, for a subdivision of property located at 8299 Wheaton Road, Part of Farm Lot No. 63 and Tax Map No. 028.-02-03.6, for a development of four (4) lots from a parcel of approximately one-hundred (100) acres.

6 Ayes -- 0 Noes

V. ADJOURN

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

RESOLVED, that the March 8, 2017 regular Planning Board meeting adjourn at 7:22 p.m.

6 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk
Planning Board