

TOWN OF LYSANDER
PLANNING BOARD SPECIAL MEETING
Monday, March 17, 2014 @ 7:00 p.m.
8220 Loop Road
Baldwinsville, NY 13027

The regular meeting of the Lysander Planning Board was held Monday, March 17, 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; William Lester; John Corey and James Hickey

OTHERS PRESENT: Frank Costanzo, ZBA; Steve Sehnert, Licensed Land Surveyor; Kurt Stromen; Vincent Kearney, Belgium Cold Springs Fire Department; and Karen Rice, Clerk

The meeting was called to order by Fred Allen, Chairman, at 7:00 p.m.

I. PUBLIC HEARING -- None Scheduled

II. APPROVAL OF MINUTES

Review and approval of the minutes of the February 20, 2014 special Planning Board meeting.

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

RESOLVED, that the minutes of the February 20, 2014 special Planning Board meeting be approved as submitted.

6 Ayes -- 1 Abstain (Hickey wasn't present at the February 20, 2014 Planning Board Meeting)

III. NEW BUSINESS

1. Movement of a Lot Line
Case No. 2014—002

Tyszka, Garth
8000 River Road

Stephen Sehnert, Licensed Land Surveyor, represented the applicant in his proposal stating that Mr. Tyszka is desirous of obtaining additional lands from the owner of the adjacent property, Valerie Boda, to add to his property. The sketch plan shows the original both original parcels as well as the portion to be conveyed to Mr. Tyszka, which is approximately 1.06 acres. The lot line configuration follows the drainage and an existing drainage facility.

There was some discussion with regard to the drainage.

Mr. Sehnert stated that it's a drainage ditch and not a classified wetland.

This application did not require referral to the Onondaga County Planning Board for their review and recommendation because the road frontage is not changing the additional lands are all at the rear.

Mr. Allen questioned how this differs from a subdivision

Mr. Sehnert stated that there will be a map, as well as a new legal description, that will be recorded in the Onondaga County Clerk's Office conveying the parcel from the larger parcel.

Mr. Allen stated that basically you're saving subdivision fees.

Karen Rice, Clerk, stated that he's combining it with his existing parcel; it won't be a new residential building lot.

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

1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? No
2. Will the proposed action result in a change in the use or intensity of use of land? No
3. Will the proposed action impair the character or quality of the existing community? No
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? No
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? No
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? No
7. Will the proposed action impact existing:
 - a. public / private water supplies? No
 - b. public / private wastewater treatment utilities? No
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? No

9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, water bodies, groundwater, air quality, flora and fauna)? No
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? No
11. Will the proposed action create a hazard to environmental resources or human health? No

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

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 the Garth Tyszka/Valerie Boda, 7990/8000 River Road, Baldwinsville, New York Movement of a Lot Line Subdivision application.

7 Ayes -- 0 Noes

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

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 Garth Tyszka/Valerie Boda Movement of a Lot Line application, the Planning Board issues a NEGATIVE DECLARATION.

7 Ayes -- 0 Noes

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 did not require referral to the Onondaga County Planning Board; as the parcel being added to the property does not have frontage on River Road.

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

Fees in lieu of land are, as recommended by the Parks and Recreation Commission, is not required as no new residential building lots are being developed.

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

RESOLVED, that the Planning Board, having reviewed the application of Garth Tyszka/Valerie Boda, for a subdivision of land for property located at 7990/8000 River Road, Baldwinsville, New York, Part of Farm Lot No. 90 and Tax Map No. 072.-01-02.8, as shown on a map dated March 6, 2014, prepared by Stephen Sehnert, Licensed Land Surveyor, it has been determined that the request for a division of land is not considered a subdivision of land and the Planning Board authorizes the Chairman of the Planning Board to approve the division of land with the following conditions:

- 1). A survey map be prepared and submitted to the Chairman of the Planning Board for his review and approval, that identifies the boundaries of the division of land; and
- 2) A deed shall be prepared and submitted to the Planning Board Attorney for his review.

7 Ayes -- 0 Noes

Mr. Sehnert thanked the board for their time.

2. Site Plan—Courtesy Review	Cappuccilli, Peter
Case No. 2014—003	Seventh-day Adventist Church
	8255 Willett Parkway

Peter Cappuccilli, Longley Jones, has been working with Miguel Crespo, Pastor, Baldwinsville Seventh-day Adventist Church and the Empire State Development Corporation with regard to a leasing option on Willett Parkway. Mr. Cappuccilli could not be present this evening, however Kurt Stromen, Esq., is here on his behalf.

Mr. Stromen questioned if the board received a copy of the letter from the Baldwinsville Seventh-day Adventist Church

The board was forwarded copies of the letter, which has been made part of the public record, in part:

We are a three year old congregation that branched from the Westvale Seventh-day Adventist Church. We have been under their umbrella as what we call a church plant. We operate separately, but have been accountable to them as our charter prescribes. We have about 20 core members, but have as many as 55 attend our Saturday morning services. Our short range goal is to increase to 30 members, which will upgrade our status and give our congregation more independence, which is encouraged as our churches grow.

To this point, we have been in a temporary location and have outgrown it. We looked at the 8255 Willett Parkway space about eighteen months ago with our pastor, the treasurer from our state denominational headquarters and our search committee. There was a consensus that the property was very much what we were looking for in terms of

square footage, the meeting area, classrooms, activity rooms, kitchen/dining space upstairs, parking, location and a more contemporary feel rather than a traditional church atmosphere. The owners and Town were on board with our offer, but we ran into a snag with zoning, so we let things go. Recently, we thought it might be worthwhile to revisit the possibility and see if anything had changed that would allow us to resubmit our offer.

Our normal service times are Saturday mornings at 10:00 for study and 11:00 for our worship service. There would be monthly or bi-monthly evening activities, mostly on the weekends and some occasional weeknight usage, which might include seminars, concerts, rehearsals, board meetings, etc. There would hardly ever be anyone in the space on weekdays. If so, it would only be a handful of members for a brief time.

Aside from installing kitchen appliances upstairs for meal preparation and a few cosmetic upgrades, the only significant change we anticipate is to the entrances of the restrooms to serve guests and members better and be more code compliant.

Karen Rice, Clerk, stated that in talking with Quinn Hubbard, Project Manager, Radisson Development, who stated that the use is an allowed use with the granting of a Special use Permit from the Empire State Development Corporation (ESDC).

There is also a letter on file from Empire State Development, dated, March 12, 2014, in part:

Please consider this letter to be your Special Use Permit from Empire State Development to locate your church, Baldwinsville Seventh-day Adventist Church, to 8255 Willett Parkway, Baldwinsville, NY. The church conforms to the Radisson Land Use classification of Industrial with this Special Use Permit, as a community service. Therefore, it is an allowed use and in compliance with the rules and regulations of the General Project Plan. It is understood that no exterior changes will be made to the building without prior approval from ESDC and the Town of Lysander. If a new sign is desired, please refer to the Radisson Development Sign Controls and submit plans to ESDC for a separate approval.

Additionally, approval from the Town of Lysander will need to be obtained due to the change (addition in this case) of building occupancy.

Mr. Stromen asked the board if they had any questions or concerns with the use of the property.

Vince Kearney, Belgium Cold Springs Fire Department, stated that they would like contact information for hours of operation because they are going to be in the building at off-hours of what is normally in there.

Mr. Stromen concurred and will get that information to the Fire Department.

Board members expressed their appreciation and thanked Mr. Stromen for taking the time to present the proposal to the board.

Mr. Stromen thanked the board for their time.

IV. OTHER BUSINESS

1. Status review of proposed changes to Chapter 139 Zoning and Chapter 117 Subdivision Regulations.

William Lester stated that the Comprehensive Land Use Plan update has been delayed. We had hoped to have it wrapped up by June, 2014, however we have a \$40,000 grant from the Syracuse Metropolitan Transportation Council is using to do the traffic studies for us to complete the plan and they won't be able to do that by then. The anticipated date for the studies to be completed in October 2014, at the earliest. We are extending the schedule for the development of the updated plan until at least that date, which means if anyone has any ideas or information as to how you would like to see the Code updated certainly will be welcomed. We can't complete the plan and make recommendations relative to the necessary updates until at least October.

Fred Allen suggested that this board continue reviewing the regulations with any recommended changes and when it becomes a little more apparent of what's happening we can go through our concrete revisions and have them ready for the same time period.

John Corey stated that there was discussion with regard to having the document put into a word document so that we could make our changes on line and questioned the status of that.

Karen Rice, Clerk, stated that AI was going to convert it to a word document for us.

Mr. Lester stated that when we do that, using track changes is suggested so that we're able to see what has been taken out and what has been put in.

2. Agrana Facility, Sixty Road:

Jim Hickey stated that he has been doing a lot of work at this facility and met with Philip Kane, Vice President, North American Operations, and he wanted me to thank the board for quick work in getting them through the process here. They had evaluated 129 sites, visited 69 sites and submitted applications to 4. They chose this site for a number of reasons, but in particular it was how easy it was to work with the local government and move it through and they just wanted to express their gratitude. It also appears that they're going to most likely accelerate their plans for growth over there. They only brought in two people from outside to work, everyone else is local.

V. ADJOURN

RESOLUTION #5 -- Motion by Corey, Second by Daprano

RESOLVED, that the March 17, 2014 regular Planning Board meeting adjourn at 7:25 p.m.

7 Ayes -- 0 Ayes

Respectfully submitted,

Karen Rice, Clerk