

Al Yager, Town Engineer, stated that yes, where it comes to a 'T' before you make the right hand turn.

Ms. Johnson questioned pole lights.

Mr. Yager stated that National Grid will put lights in when it's built and it will become part of the Radisson Lighting District.

Mr. Barnaba indicated that there are two homes under construction on Twilight Court as well that will be included.

Jim Stirushnik, Dinglehole Road, requested that that be done prior to build-out of the subdivision.

The applicant is seeking to amend the preliminary plan that was submitted to reduce density.

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

II. APPROVAL OF MINUTES

Review and approval of the minutes of the February 4, 2016 regular Planning Board meeting will be tabled until such time that all of the Planning Board members have had the opportunity to review them.

III. OLD BUSINESS

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| 1. Major Subdivision
Case No. 2016—001 | Eldan Homes
Crimson Ridge, Phase 4 |
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Al Yager, Town Engineer, stated that he is still waiting for sanitary and drainage profiles from the project engineer, Plumley Engineering, and asked that this item be tabled until such time that he receives same.

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| 2. Site Plan Approval
Case No. 2016—002 | Anheuser-Busch
Variety Pack/ASRS
2885 Belgium Road |
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Matt Fuller, Barton & Loguidice, represented the applicant for Site Plan approval for an addition at the northwest corner of their facility on 2885 Belgium Road. The addition will be built on an existing paved site. We will displace some trailer parking to a parking area that was previously approved by this board. The existing drainage features will be maintained. Run-off will come from roofs now instead of surface. Building plans have been submitted to the Town Engineer for his review. The Board appointed themselves Lead Agency at the last meeting. All comments, questions and concerns with regard to SEQR have been and/or will be mitigated.

Heights and elevations were discussed with regard to the penthouse addition on top of the proposed building to accommodate the elevators to move the product.

It was determined that they will be no taller than what currently exists.

Hugh Kimball asked if the Fire Department has had the opportunity to review the plans.

Vince Kearney, Belgium Cold Springs Fire Department stated that he has not had the opportunity to review the plans due to conflicts with work.

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

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

The New York State Department of Transportation has determined that the applicant must provide the Department with ITE Trip Generation traffic and distribution figures for all access points on site and complete any appropriate mitigation as may be determined by the Department and a copy should be submitted to the Onondaga County Department of Transportation for review.

The Board also offers the following comment:

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.

There is an email correspondence on file from Elizabeth Parmley, P.E., NYS DOT, waiving that requirement requested of NYS DOT, dated March 24, 2016, as there will be no additional traffic.

Mr. Yager added that the fire flow tests have to be provided as part of the building permit process.

There is a letter on file from the Empire State Development Corporation, dated March 15, 2016 that will be read into the record, in part:

In reviewing the site plan, this letter serves as verification that the plan meets the requirements of the Radisson Corporate Park Development Controls for the Planned Unit Development (PUD) and the Radisson Declaration of Protective Covenants and is hereby approved by Empire State Development.

Hugh Kimball questioned the actual size of the addition, as ESD's letter indicates its 67,600 square feet.

Mr. Fuller stated that this portion of the addition is 61,948 square feet. Their number may have included both projects.

There is a letter on file prepared by Al Yager, Town Engineer, dated March 23, 2016, that will be read into the record, in part:

I have reviewed the site plan and building drawings prepared by Beardsley Architects & Engineers dated January 26, 2016. At this time it appears that the provided drawings address the Town of Lysander site plan approval requirements. This project is slated to be constructed

as a design build project so the referenced plans are likely to change as construction progresses.

At this time I would not be opposed to the Planning Board approving the amended site plan for the Variety Pack/ASRS Expansion as presented contingent on the final building permit drawings being compliant with the Town of Lysander site plan requirements.

Mr. Kimball questioned if they would have to come back before the Board for approval of any changes with a design and build project.

Mr. Frateschi stated that as long as it's not substantially different it does not have to be revisited.

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

RESOLVED, that the Planning Board, at their meeting of March 24, 2016, made the following motion with regard to the SEQRA Determination and Site Plan Approval on the application of Anheuser-Busch for an expansion to their facility at 2885 Belgium Road, Baldwinsville, New York.

WHEREAS, on January 29, 2016, Anheuser-Busch/InBev (the "Applicant") applied to the Planning Board for a site plan approval to construct two additions: a 28,000 sq. ft. Variety Pack/ASRS; and a 39,000 sq. ft. Variety Pack/Palletizing and Snow Loading area, onto the existing approximate 107,000 sq. ft. building (the "Project") that is situated on 187 acres of land in the Town of Lysander;

WHEREAS, all of the documents submitted with the application (the "Application") are attached hereto and incorporated and made part of this resolution;

WHEREAS, on February 4, 2016, the Planning Board declared itself lead agency under the State Environmental Quality Review Act ("SEQRA"), determined that the Project was a Type I action and notified all of the involved and interested agency of its intent to be the Lead Agency and set a date for a scoping session for all involved or interested agencies, including, Joseph Saraceni, Supervisor, Town of Lysander, Gene Dinsmore, Highway Superintendent, Anthony Rivizzigno, Town Attorney, Allen Yager, Town Engineer, Dr. David Hamilton, Superintendent Baldwinsville Central Schools, Belgium Cold Springs Fire Department, NYS Department of Environmental Conservation, Syracuse Onondaga County Planning Agency, NYS Department of Transportation, Onondaga County Department of Transportation, NYS Division for Historic Preservation, US Army Corp of Engineer, Water Environmental Protection and the Onondaga County Water Authority;

WHEREAS, the Planning Board did not receive any objections to its Lead Agency designation from the involved agencies;

WHEREAS, on March 14, 2016, representatives of the Planning Board held a coordinated review meeting at the Lysander Town Hall and participated in a scoping session, at which no involved agencies attended;

WHEREAS, by letter, dated February 24, 2016, the Onondaga County Planning Board only modification to the Application was that the Applicant must provide the NYS Department of Transportation ("NYS DOT") with an ITE Trip Generation traffic and distribution figures for all

access points on the site and complete any appropriate mitigation as determined by NYS DOT; which requirement has been waived per an email received from Elizabeth Parmley, P.E., NYS DOT, dated March 24, 2016; and has been made part of the public record;

WHEREAS, the Planning Board reviewed the Application at its February 4, 2016 and March 24, 2016 meeting;

WHEREAS, the Planning Board's engineer has reviewed the Application and provided a comment letter, dated March 23, 2016 (the "Engineer Comment Letter") stating that he has reviewed the site plan and building drawings prepared by Beardsley Architects & Engineers dated January 26, 2016 and is not opposed to the Planning Board approving the amended site plan for the Variety Pack/ASRS Expansion as presented contingent on the final building permit drawings being compliant with the Town of Lysander Site Plan Requirements; and has been made part of the public record;

WHEREAS, at the March 24, 2016 meeting, the Planning Board reviewed the Long Environmental Assessment Form submitted by the Applicant and after filling out Part 2 of the EAF determined that the Project would not have a significant environmental impact as set forth in Part 2 of the EAF and based on the following **DETERMINATIONS AND FINDINGS** of the Planning Board:

RESOLVED, that (i) the construction of the addition will be approximately 5% of the total size of the existing building and will be located in the rear of the building and not visible from any public place, and therefore will have a minimal environmental impact in terms of aesthetics, size and scope of construction, noise and emissions; (ii) the construction of the addition will be on existing paved areas and therefore will not result in new impervious ground and will therefore have minimal, if any, impact on drainage; (iii) the Applicant owns 187 acres surrounding the Project, which acreage can accommodate any drainage, traffic, parking and buffer issues that may be an environmental concern; (iv) the traffic generated as a result of the Project will be minimal because there will be no change in trip generation; (v) the site of the Project is currently zoned Industrial and the Project is consistent with the character of the neighborhood; (vi) the economic benefits to the Town of Lysander are substantial because the Applicant is one of the Town and County's largest employers and the Project will improve the Applicant's product offering and will provide significant investment and stability to the overall operation;

NOW, THEREFORE, BE IT FUTHER RESOLVED, that the Planning Board issues a NEGATIVE DECLARATION under SEQRA based on the Application, the Engineer's Comment Letter and his review of the Application, its review of the Long Environmental Assessment Form, the lack of comments by the interested and involved agencies and the Determinations and Findings set forth above; and be it further

FURTHER RESOLVED, that the Town Planning Board of the Town of Lysander, County of Onondaga, State of New York, hereby approves the Site Plan package, prepared by Beardsley Architects & Engineers, Dated January 26, 2016, Titled Anheuser Busch Variety Pack/ASRS, Building No. 24, Project #16017; with revisions made to Architectural Elevations dated March 25, 2016, Grading, Erosion and Sediment Control, dated March 4, 2016 and All Trades Fire and Life Safety Plan—Code Review, dated March 4, 2016, with the following conditions:

1. Any and all conditions outlined in the Engineer's Comment Letter;

2. The Applicant meeting all of the recommendations of the Onondaga County Planning Board (OR WE HAVE TO OVERRIDE WITH A MAJORITY PLUS ONE VOTE); and
3. Construction must be completed by December 17, 2017 or the Site Plan approval set forth in this resolution shall be void and unenforceable by the Applicant.

4 Ayes -- 0 Noes

Mr. Fuller thanked the board for their time.

IV. OTHER BUSINESS

1. Amend 2016 Planning Board Meeting Schedule: Changing meeting date to the second Thursday of the month.

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

RESOLVED, that the Town of Lysander Planning Board hold their monthly meetings on the second Thursday of the month at 7:00 p.m.

4 Ayes -- 0 Noes

2. The Town Board is looking into drafting a Solar Energy Code for the Town of Lysander.

Hugh Kimball stated that we don't have to recreate the wheel, as other municipalities have already implemented and/or are in the process of implementing one. We have several resources with reviewing those and with the guidance of the Central New York Regional Planning & Development Board in creating one of our own.

Tim Frateschi stated that he is in the process of drafting Codes for the same subject. This is a hot issue. They will become more prevalent. Credits are being offered by Federal and State agencies for 'Solar Farms'. Things to be considered are lot sizes, lot coverage, setbacks, fencing, saturation clauses, tear down clause, etc...

William Lester added that view sheds be considered.

Currently they would be allowed with a Controlled Site Use under Utility Substation. There was some discussion as to whether a moratorium should be put in place until we can get a committee together and until such time that a Local Law is in place

V. ADJOURN

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

RESOLVED, that the March 24, 2016 special Planning Board meeting adjourn at 8:02 p.m.

4 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk
Lysander Planning Board