

TOWN OF LYSANDER
PLANNING BOARD MEETING
8220 LOOP ROAD
Thursday, April 13, 2017 @ 7:00 p.m.

The regular meeting of the Lysander Planning Board was held Thursday, April 13, 2017 at 7:30 p.m. at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York.

MEMBERS PRESENT: John Corey, Chairman; Joanne Daprano; Hugh Kimball;
William Lester and Steve Darcangelo

MEMBERS ABSENT: Jerry Hole
Vacancy

OTHERS PRESENT: Rick Maar, Dunn & Sgromo; Jim Stirushnik and Karen
Rice, Clerk

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

I. PUBLIC HEARING—None Scheduled

II. APPROVAL OF MINUTES

Review and approval of the minutes of the March 9, 2017 Planning Board meeting.

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

RESOLVED, that the minutes of the March 9, 2017 regular Planning Board meeting be approved as submitted.

5 Ayes -- 0 Noes

III. OLD BUSINESS

1. Site Plan Amendment	Fava, Frank/B & F Development Center Pointe Expansion Center Pointe Drive
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Ric Maar, Dunn & Sgromo, represented the applicant stating that a few years ago they were before the board for site plan approval of this apartment complex along with the location of their Stormwater Management area. Since that time there has been some consideration of development in the area of the exiting pond. Because of that consideration Mr. Fava asked us to revisit the location of the Stormwater Management area. The pond as it currently exists will only serve the current proposal. He asked us to look at relocating it to be sized to service any future development. It's better to manage one large basin than two small ones. This revision has been submitted to Al Yager, Town Engineer, who reviewed and approved it.

There is a letter on file dated April 11, 2017, prepared by Al Yager, Town Engineer, that will be entered into the record, in part:

April 13, 2017

I have completed my review of the revised site plan and SWPPP for the Center Pointe Expansion with a final revision date of November 1, 2016. The revised site plan and SWPPP meet all NYSDEC and Town of Lysander regulations and requirements. At this time I would not be opposed to the Planning Board approving the revised site plan and SWPPP.

Mr. Maar stated that it meets all of the Town and NYSDEC requirements; however Karen suggested that we bring it before the board to review it as well.

Karen Rice, Clerk, concurred stating that the application was also referred to the Radisson Community Association for their review and approval. It is on their April 26, 2017 agenda; however the board can consider conditional approval.

Steve Darcangelo questioned who is responsible for the maintenance, the Town, Developer or other entity?

Bill Lester stated that the Stormwater Management pond will be part of the Radisson Stormwater/ Drainage District; I would presume that it is.

Mr. Darcangelo questioned who maintains the basins, the Town?

Mr. Lester stated that it's a very long story, I'll try to make it simple. The aesthetics, retention basins tend to create water meal and duck weed. That's Radisson's responsibility to take care of. In terms of whether the stormwater retention basin is acting as a retention basin and doing the job of a retention basin is the Town's responsibility as part of Stormwater Districts. The dams for example, culverts that feed those ponds are all part of the drainage district.

Mr. Darcangelo stated that there does not appear to be access to this.

Mr. Maar stated that there is access (indicating an access road on the plan).

Mr. Darcangelo stated that the responsibility of maintaining stormwater basins are an extremely large draw on our resources, in one location or the other it probably doesn't matter, however as long as there is access. That was my only concern.

Mr. Maar stated that it another reason we moved it because access right behind the building was difficult; that combined with the thought of a future development in the same area made so much sense to move it.

John Corey, Chairman, stated that he talked with AI about this proposal and he made sure there was adequate access to the site.

Hugh Kimball questioned if the Town needs an easement to access it for maintenance or is there automatically one because it's in the PUD?

Mr. Lester stated that there are some areas where there are no such easements because some of the ponds in Radisson are over 40 years old. If an inlet to a pond silts up and causes backwater that would be the drainage districts responsibility to help dredge that out so that the pond acts as a retention pond. With any new ponds easements would be necessary.

Mr. Corey questioned the existing road and asked if it was a private road.

Mr. Maar stated that it's not a private road, it's just a dirt road on Radisson property. I believe Radisson uses it for an area for dirt, fill and tree debris. They use this gravel road to that site as well.

Mr. Corey asked that access be reviewed.

Mr. Maar concurred.

Mr. Darcangelo questioned if perhaps the developer or whoever owns that access could upgrade that road so that you can get a truck and trailer down there for maintenance.

Mr. Maar stated that there are trucks in and out of there now.

Mr. Corey stated that you're going to have to get equipment down in there to create the pond anyway.

Again, Mr. Maar concurred; however equipment can get down in there through the applicant's property as well. I don't have an answer right now if this road is in an easement, but I'll talk to Al.

Specifications of the pond were discussed. It was determined that Mr. Yager will have to review and approve the Stormwater Management Area on behalf of the Town Board before they sign off.

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

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/Center Pointe Drive, Baldwinsville, New York, Site Plan Amendment Approval Application.

5 Ayes -- 0 Noes

The applicant has completed Part I, Project Information; John Corey, 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

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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

REOLUTION #3 -- Corey, 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/Center Pointe Drive, Baldwinsville, New York, Site Plan Amendment Approval Application, the Planning Board issues a NEGATIVE DECLARATION.

5 ayes -- 0 Noes

FINDINGS:

Review of the Short Environmental Assessment form indicates that there will be no significant or adverse impacts resulting from the relocation.

There is a letter on file from the Town Engineer, stating no objections to the approval of the site plan.

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

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

This action did not require referral to the Onondaga County Planning Board for their review and recommendation.

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

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

RESOLVED, that having reviewed the site plan as defined on a map dated July 5, 2013, last revised November 1, 2016, prepared by Dunn & Sgromo, Engineers, associated with the application of B & F Development, Glacier Ridge Road/Center Pointe Drive, Baldwinsville, New York and part of The Radisson PUD, Center Pointe Apartment Expansion, the site plan is hereby approved with the following conditions, if any:

- 1) Review and approval by the Radisson Community Association; and
- 2) Provide easement suitable for the Town Engineer for access to maintain Stormwater Management areas.

5 ayes -- 0 Noes

Mr. Maar thanked the board for their time.

IV. NEW BUSINESS

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|----------------------|-----------------|
| 1. Minor Subdivision | CNY Crops |
| Case No. 2017—006 | 8686 Avery Road |

There was no representation; however Karen Rice, Clerk, stated that this is an application the Board heard last fall where the Kaestle's were settling an estate. Part of the family went to Robert Kaestle and the remnant piece was left alone. It has since been sold to CNY Crops who are going to sell off the farmhouse and continue to farm the remnant piece.

RESOLUTION #5 -- Motion 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 CNY Crops Plainville LLC, 8686 Avery Road, Baldwinsville, New York, Minor Subdivision application.

5 Ayes -- 0 Noes

The applicant has completed Part I, Project Information; John Corey, 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:
 - c. public / private water supplies? No
 - d. 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 #6 -- Motion by Corey, Second by Lester

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 CNY Crops Plainville LLC, 8686 Avery Road, Baldwinsville, New York, Minor Subdivision application, the Planning Board issues a NEGATIVE DECLARATION.

5 Ayes -- 0 Noes

RESOLUTION #7 -- Motion by Daprano

RESOLVED, that a Public Hearing be held at a date and time designated by the secretary, on the application of CNY Crops Plainville, LLC, for a subdivision of property located at 8686 Avery Road, Baldwinsville, New York, Tax Map No. 027-02-41.2, for the development of two (2) lots from a parcel of approximately 34 acres.

5 Ayes -- 0 Noes

2. Minor Subdivision
Case No. 2017—007

Coniber, Constance
7381 Cross Lake Road

This item will be tabled until such time that the applicant asks to be placed back on the agenda.

V. OTHER BUSINESS

Hugh Kimball stated that the Planning Board members might be interested to know that the Town Board voted the other night on the Incentive Zone on the western end, by 690. The Supervisor took our words to heart and voted not to change anything. The other four voted to make the change. They took everything out that they had originally proposed to take out, including the parcel to the north (north of Cabbage Patch on Emerick Road). Peter Moore did say he struggled with it a lot. I don't think any of the other three did.

William Lester stated that he and Mr. Kimball struggled with it a lot too.

Mr. Kimball concurred, stating for a long time.

John Corey, Chairman, stated that he wants to thank the members of this board and the other two members who are not here today, for what I thought was a very excellent, excellent summary and overview and rational discussion about the issue of modifying incentive zoning. I think the only thing I will say in this case is; I know one board got it right.

Jim Striushnik, Dinglehole Road, stated that he agrees totally with those sentiments expressed by the Chairman. Outstanding service to the Town in that meeting and I say that after sitting out before both these boards for many years.

Mr. Striushnik was thanked for his kind words.

VI. ADJOURN

RESOLUTION #8 -- Motion by Lester, Second by Daprano

RESOLVED, that the Town of Lysander May 11, 2017 regular Planning Board meeting adjourn at 7:38 p.m..

Respectfully submitted,

Karen Rice, Clerk