

TOWN OF LYSANDER  
PLANNING BOARD MEETING  
Thursday, April 14, 2016 @ 7:00 p.m.

The regular meeting of the Lysander Planning Board was held Thursday, April 14, 2016 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; James Hickey; Steve Darcangelo

OTHERS PRESENT: Al Yager, Town Engineer; Frank Costanzo, Zoning Board of Appeals; Steve Sehnert, Applied Earth Technologies; Paul Pinckney, Empire Golf Cars; Corey Figueiredo; Vincent Kearney, Belgium-Cold Springs Fire Department; Jim Stirushnik; Karen Rice, Clerk

I. PUBLIC HEARING -- None Scheduled

II. APPROVAL OF MINUTES

Review and approval of the minutes of the February 4, 2016 regular Planning Board meeting.

RESOLUTION #1 -- Motion by Kimball; Second by Daprano

RESOLVED, that the minutes of the February 4, 2016 Special Planning Board meeting be approved as submitted.

5 Ayes -- 1 Abstain (Darcangelo, as he was not present for that meeting)

Review and approval of the minutes of the March 24, 2016 special Planning Board meeting.

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

RESOLVED, that the minutes of the March 24, 2016 Special Planning Board meeting be approved as submitted.

4 Ayes -- 2 Abstain (Hickey and Darcangelo were not present for that meeting)

III. OLD BUSINESS

- |                      |                        |
|----------------------|------------------------|
| 1. Major Subdivision | Eldan Homes            |
| Case No. 2016—001    | Crimson Ridge, Phase 4 |

Steve Sehnert, Licensed land Surveyor, represented the applicant stating that they were before the board for a Public Hearing at the last meeting. For a twenty-one (21) lot subdivision from a parcel of approximately 7.3 acres, which is the last phase of Crimson Ridge, Deep Glade Drive, Radisson Subdivision.

Mr. Sehnert reiterated that some of the lot lines have been moved to the northeast to pull them further away from the regulated wetlands to add additional space to build.

At the last meeting Al Yager, Town Engineer, indicated that he was waiting for sanitary and drainage profiles from the project engineer; which have been received. Mr. Yager stated in his letter of April 14, 2016 that he has completed his review and that there are still a few minor engineering comments that the Developer's engineer will need to address prior to the Town Board accepting the roads and utilities. However, there is no opposition to granting preliminary plat approval.

John Corey, Chairman, concurred stating that the lay-out of this proposed subdivision is actually less than what was originally proposed.

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

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, Preliminary Plat approval for a twenty-one (21) lot subdivision application by Eldan Homes, for property located at Crimson Ridge, Samantha Drive and Deep Glade, Baldwinsville, New York, Part of Farm Lot No. 82 and Part of Tax Map No. 075.1-01-02, as shown on a map dated November 3, 2015 and revised January 6, 2016, 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 expert fees if applicable, and fees in lieu of land for public use are paid to the Town Clerk.

5 Ayes -- 1 Abstain (Darcangelo as he is a new board member and has not been involved with this subdivision)

Mr. Sehnert thanked the board for their time.

IV. NEW BUSINESS

- |                        |                                |
|------------------------|--------------------------------|
| 1. Controlled Site Use | Pinckney, Paul                 |
| Case No. 2016—002      | Empire Golf Cars               |
|                        | 2916 Belgium Road/NYS Route 31 |

Paul Pinckney, Empire Golf Cars, stated that they are in the process of securing a two year lease of an existing 60' x 30' facility at 2916 Belgium Road for retail sales/repair of golf cars. The building is one of two on the site. The other building is leased out to a different tenant. The former tenants were American Van & Accessories which included retail sales and service. Similar facilities are in Auburn, Binghamton and Clarence. They are looking to expand to this area in a bigger facility with more open space.

The property is zoned Industrial. Retail sales/warehouse establishments are an allowed use with a Controlled Site Use.

Al Yager, Town Engineer, dated April 14, 2016, stated that he has reviewed the application and associated site plan and finds the only change to the site is a new sign and the placement of a golf car at the entrance way, outside of the NYS Route 31 right-of-way. Everything else is existing.

Mr. Yager's review letter dated April 14, 2016 is on file.

Hugh Kimball questioned the existing building.

Mr. Pinckney stated that there are three overhead doors, one man door, a work bench and compressor. There is a shared agreement with the tenant of the other building for bathroom facilities.

Mr. Kimball questioned parking.

Mr. Pinckney stated that eight spots are required and shown. There will likely be two employees at a given time with two pick-up trucks. There is plenty of room for customer parking.

Mr. Kimball questioned what type of inventory you expect.

Mr. Pinckney stated that there will be 25 to 30 golf cars at a given time, with 10 to 12 of those cars being store outside the facility on the east side of the building.

Steve Darcangelo questioned if this will be a year round operation.

Mr. Pinckney stated that it will be year round with the winter months being spent on repairs.

Mr. Darcangelo stated that you will likely lose parking spaces in the winter months.

Mr. Pinckney stated that that should not be a problem.

Bill Lester questioned the sign.

Mr. Pinckney stated that there is an existing sign mount in place. We will be posting a 3' x 5' sign on the existing 12' x 36" pole. There will be an area underneath the sign to display golf cars.

There was some discussion with regard to security of the 'cars' and outdoor lighting.

Mr. Pinckney stated that there are three outdoor lights, two on the fronts of the building and one near the road. The adjacent Gypsum Express is well lit as well.

Jim Hickey stated that the applicant can go bigger on the sign dimensions and suggested that the site plan indicate in case you want to go bigger than what is proposed and not have to come back before the board to amend the site plan.

It was determined that signs are an allowed use by right with a building permit and additional approval by the board would not be required.

There being nothing further, the board proceeded with the environmental review.

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

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 Paul Pinckney, Empire Golf Cars, 2916 Belgium Road, Baldwinsville, New York Controlled Site Use Permit.

6 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:
  - 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 #5 -- Motion by 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 Paul Pinckney, 2916 Belgium Road, Baldwinsville, New York, Controlled Site Use application, the Planning Board issues a NEGATIVE DECLARATION.

6 Ayes -- 0 Noes:

RESOLUTION #6 -- Motion by Corey, Second by Lester

RESOLVED, that having reviewed a site plan as defined on a map dated April 1, 2016 prepared by Michael Palmieri Architect, associated with the application of Paul Pinckney, Empire Golf Cars, 2916 Belgium Road, Baldwinsville, New York for a Controlled Site Use Permit for the use of an existing building and associated parking, the site plan is hereby approved with the following modifications and conditions:

- 1) Only permit sign as proposed on the site plan or that which is allowed under the current Code be permitted.

DISCUSSION:

A Board Member suggested limiting the number of 'cars' allowed for outdoor display so that we don't end up with a similar situation elsewhere in the Town with numerous vehicles/equipment stored outdoors that some find offensive.

Mr. Pinckney stated that he proposes two at the most.

It was determined that the board does not have that authority. There is no limit in this zoning classification under the Code.

6 Ayes -- 0 Noes

Mr. Pinckney thanked the board for their time.

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|--------------------------------|-------------------|
| 2. Minor Subdivision—Info Only | Figueiredo, Corey |
| Case No. 2016—003              | River Road        |

Corey Figueiredo stated that he has approximately 142 acres of land on 9237 River Road, Phoenix, New York, with access to both River and Lamson Roads. Ducks Unlimited is interested in approximately 83 acres for waterfowl management and wetland habitat improvements with access off of River Road.

Al Yager, Town Engineer, stated that this application may qualify under a new regulation the Town Board recently adopted in Chapter 117, Subdivision Regulations, in part:

Section 117-5.1 Division of Land

The Division of Land, as identified in Section 117- 4( B) above, shall be governed by the following administrative review process:

A. Upon receipt of a request for Division of Land, including a location survey plan map showing all buildings, easements, existing infrastructure, existing and proposed lot lines, as well as receipt of the fee therefore as specified by the Town Board, the Town Planning Board Attorney shall review such request and may recommend approval of the same to the Chairman of the Town Planning Board, providing that the proposed Division of Land complies with all Town zoning and other laws, rules and regulations.

The Board concurred with this interpretation and asked that the applicant provide a Legal Description along with a copy of the survey of the parcel being conveyed to Duck's Unlimited for the review and approval of the Town Planning Board Attorney before the map is endorsed by the Chairman of the Planning Board.

Mr. Figueiredo thanked the board for their time.

## V. OTHER BUSINESS

### 1. Status—Incentive Zoning District:

There are two pending Incentive Zoning applications before the Town Board, Melvin/Marden Farms, Cold Springs Road and Cabbage Patch, Emerick Road. There is a third application in the process for property owned by Bella Casa Builders by Alberici, Patchett Road.

An Incentive Zoning Committee has been formed consisting of members from the Planning Board, Town Board and Town Engineer, more particularly:

Jack Corey, Chairman to the Planning Board

Bill Lester, Planning Board Member

Joe Saraceni, Supervisor

Bob Geraci, Town Board

Al Yager, Town Engineer

One of the biggest concerns/issues is sewer capacity and/or cost analysis of expanding same. Discussions with Onondaga County Department of Water Environmental Protection (WEP) are underway.

### 2. Solar Array Regulations:

At the request of the Town Board at their April 11, 2016 Town Board meeting, the Planning Board was asked to research On-site Solar Energy Systems.

A Solar Array Committee of two has been formed consisting of Jack Corey and Hugh Kimball.

This was one of the topics discussed at the Onondaga County Planning Federation Seminar earlier this year. All types of solar energy were addressed, roof top, ground, residential, commercial, solar farms, etc... Sample laws were received from the seminar; as well as those from the Town of Van Buren and the Town of Manlius. Simple to complex. A rough draft has been drawn up with the guidance of Tim Frateschi, Esq. Multiple recommendations and changes have been made and we are awaiting final review from Mr. Frateschi. A final (work in progress) draft will be prepared and distributed two weeks prior to the May 12<sup>th</sup> meeting allowing board members time to make any comments, questions or concerns and will be in a position to make a recommendation to the Town Board.

VI. ADJOURN

RESOLUTION #7 -- Motion by Hickey, Second by Daprano

RESOLVED, that April 14, 2016 regular Planning Board meeting adjourn at 7:45 p.m.

6 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk  
Planning Board