

PLANNING BOARD MEETING
Monday, May 19, 2014 @ 7:00 p.m.
LARGE GROUP ROOM
8220 Loop Road
Baldwinsville, NY 13027

The regular meeting of the Lysander Planning Board was held Monday, May 19, 2014 7:00 p.m. at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York.

MEMBERS PRESENT: Fred Allen, Chairman; Hugh Kimball; James Aust; John Corey; William Lester and James Hickey

MEMBERS ABSENT: Joanne Daprano

OTHERS PRESENT: Al Yager, Town Engineer; Tim Wolsey, Code Enforcement Officer; Vince Kearney, Belgium Cold Springs Fire Department; Ken Landon; Amy Franco, Clough Harbor 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 April 21, 2014 Planning Board meeting.

Hugh Kimball and William Lester made minor changes to the draft minutes prior to the meeting.

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

RESOLVED, that that minutes of the May 19, 2014 regular Planning Board meeting be approved as amended.

5 Ayes -- 1 Abstain (Aust, as he was not in attendance) -- 0 Noes

III. NEW BUSINESS

- | | |
|-----------------------|--------------------------------------|
| 1. Site Plan Approval | McLane Northeast—Light Duty Pavement |
| Case No. 2014—005 | McLane Drive |

Julian Clark, Plumley Engineering, represented the applicant, stating that McLane Northeast received site plan approval for an expansion to their facility on West Entry Road, Radisson. The expansion was approximately 40,000 square feet of dry grocery, 7,000 square feet of cooler, 20,000 square feet of freezer and 11,000 square feet of candy expansion; as well as some parking lot improvements and stormwater management improvements. Construction is just about complete. They are using all four areas and they have come to realize that after some further review and investigating that they needed additional truck driver car parking area. We

are requesting approval to add additional parking spaces between the existing parking lot and McLane Drive. We have submitted the plan to Empire State Development Corporation with regard to the encroachment into the setback to the right-of-way and the lot coverage. Access to the parking area will be from the existing driveway that's already there. The area will be improved and paved.

There was some discussion with regard to light duty pavement vs heavy duty pavement. Mr. Clarke stated heavy duty would be approximately 10" of asphalt and light duty would be approximately 5"; one for trucks/rigs and one for vehicles.

Al Yager, Town Engineer, stated that initially they intended to have mixed passenger cars and commercial vehicles. It was determined that it would be best to keep those separated from a safety aspect.

The application did not require referral to the Onondaga County Planning Board because it's not adding any traffic and/or impacting a County or State road.

There is a letter on file from the Empire State Development Corporation, dated May 16, 2014; that will be made part of the public record, in part:

This letter serves as verification that the final site plan (attached) for McLane Northeast's additional parking has been reviewed and approved by Empire State Development Corporation with specific approval for:

- 1) Waiver of the 25' paved area from property line requirement. This plan indicates 11' from the property line;
- 2) 21,155 square feet of additional paved parking area, and
- 3) Waiver of the 60% maximum total lot coverage requirement. This plan indicates a total lot coverage of 61.5%.

There is a letter on file from Al Yager, Town Engineer, dated May 19, 2014, that will be made part of the public record, in part:

I have reviewed the revised site plan and associated revisions to the Stormwater Pollution Prevention Plan (SWPPP) prepared by Plumley Engineering, dated May 9, 2014. At this time it appears that the revised site plan and SWPPP are in compliance with all State of New York, Onondaga County and Town of Lysander requirements. In addition to the increased parking lot size the stormwater management bio-retention area will also be increased from 3750 square feet to 5300 square feet to meet the increased water quality volume and run-off reduction volume requirements. The developer has indicated that no significant increase in traffic volume is anticipated and the proposed light duty parking is to further segregate commercial and passenger vehicle traffic patterns.

The site does exceed the 60% lot coverage allowed and pavement setback required by the Radisson Planned Unit Development General Project Plan. Per the letter from Empire State Development dated May 16, 2014 is aware of and has approved the revised site plan with the previously mentioned variances.

FINDINGS:

A Full Environmental Assessment Form was reviewed and acted upon by the board who found it to be a TYPE I ACTION with a NEGATIVE DECLARATION on February 21, 2013, as part of their 2012 building expansion.

There is a letter on file from the Empire State Development Office dated May 16, 2014, stating that they have reviewed and approved the application; as follows:

- Waiver of the 25 foot paved area from property line requirement. This plan indicates 11 feet from the property line.
- 21,155 square feet of additional paved parking area; and
- Waiver of the 60% maximum total lot coverage requirement. This plan indicates a total lot coverage of 61.5%

There is a letter on file from Al Yager, Town Engineer, dated May 19, 2014, who has reviewed the application and is not opposed to the board approving 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 was forwarded to the Onondaga County Planning Board for their review and recommendation as part of their 2012 building expansion. It was determined that it did not require further review as it's strictly a parking area for existing private vehicles with no increase in traffic.

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

RESOLVED, that having reviewed the site plan as defined on a map dated January 2013 and revised May 9, 2014, prepared by Plumley Engineering, associated with the application of McLane Northeast, 2828 McLane Drive, Baldwinsville, New York and part of the Radisson PUD, for an expansion in parking for the existing private vehicles that use the facility, the site plan is hereby approved with the following modifications and conditions:

- 1) All fees associated with this application, including expert fees, be paid to the Town Clerk.

DISCUSSION:

James Hickey questioned the sign at the corner of West Entry and McLane Drive, stating that it's very confusing as it says McLane Truck Entrance Only. There are other businesses down that road and they've put up temporary signs to let people know to go down there. It appears that it's a private entrance for McLane. Perhaps you could bring this to their attention for something to consider.

6 Ayes -- 0 Noes

Mr. Clark thanked the board for their time.

2. Major Subdivision
Case No. 2014—005

The Timbers, LLC
Timber Banks, Section 1B, Phase 5
Summer's Gate/Split Rail/Timber Ridge

Amy Franco, Clough Harbor, represented the applicant in their proposal to add 40 residential building lots, from a parcel of approximately 18 acres, off of Timber Banks Parkway, consisting of single family, duplexes and triplexes on Summers Gate Drive, Split Rail Drive (both of which are private roads), the continuation of Bramble Run and Timber Ridge Lane, which will be dedicated to the Town and have access from Timber Banks Parkway and Long Shadow Drive. The remnant piece will be part of a future development.

The subdivision plan, as shown, is consistent with what was originally approved in the Timbers General Project Plan and was included in the traffic study calculations that was done at that time. The application does not require SEQR review as that was also done for the entire community.

The application will be forwarded to the Onondaga County Planning Board for their review and recommendation.

Vince Kearney, Belgium Cold Springs Fire Department, questioned if the setbacks are going to be the same as the setbacks of the homes that already exist.

The issue being Niagara Mohawk put their utilities in in such a way along the front of the property that you couldn't even fit a pick-up truck in the driveways without sticking out into the road. Twenty-eight foot private roads aren't desirable from a health and safety aspect. It didn't leave much room. The GPP was amended to accommodate those homes.

Ms. Franco stated that the setbacks are shown but we'll make sure that they are adhered to. The main portion of the driveway access will be internal, with no access onto Timber Banks Parkway.

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

RESOLVED, that a Public Hearing be held (within 62 days at a date and time designated by the secretary or) on the application of The Timbers LLC for a Major Subdivision of property located at Timber Banks Planned Unit Development, River Road, Baldwinsville, New York, Part of Farm Lot No. 88, and Part of Tax Map No. 072.-01-08.1, for the development of 40 residential building lots on a parcel of eighteen (18) acres. Conditioned upon filing a complete application and paying to the Town Clerk the appropriate fees.

DISCUSSION:

James Hickey raised the concern of the setbacks as there doesn't look like there's much room from the dash line (building footprint) to the road.

Karen Rice, Clerk, stated that the setbacks are far less restrictive on private drives.

Mr. Kearney asked that the board keep that in mind during the subdivision process.

Mr. Kimball asked that the communication be kept open with the local fire department.

A copy of the preliminary subdivision plat was given to Mr. Kearney for their review.

6 Ayes -- 0 Noes

Ms. Franco thanked the board for their time.

IV. ADJOURN

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

RESOLVED, that the May 19, 2014 regular Planning Board meeting adjourn at 7:18 p.m.

6 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk