

TOWN OF LYSANDER  
PLANNING BOARD SPECIAL MEETING  
Thursday, May 23, 2013 @ 7:00 p.m.

The special meeting of the Lysander Planning Board was held Thursday, May 23, 2013 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; John Corey; William Lester, James Hickey

OTHERS PRESENT: Al Yager, Town Engineer; Tim Frateschi, Planning Board Attorney; Tim Wolsey, Code Enforcement Officer; Frank Costanzo, ZBA; Vince Kearney, Belgium-Cold Springs Fire Department; Larry Apgar; Antonio Vitale; Gary Pooler, Timber Banks; Steve Sehnert, Licensed Land Surveyor; Hal Welsh, YMCA; Jim Ruddock; 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 21, 2013, April 4, 2013 and April 15, 2013 Planning Board meetings.

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

RESOLVED, that the minutes of the March 21, 2013 Planning Board meeting be approved as submitted.

7 Ayes -- 0 Noes

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

RESOLVED, that the minutes of the April 15, 2013 Planning Board meeting be approved as submitted.

7 Ayes -- 0 Noes

There was some discussion as to the length of the minutes, it was determined that the full discussion isn't necessary as the secretary can make a digital copy of the discussion to anyone who would like to borrow it. A brief description of the application, speakers and resolutions is all that is necessary.

III. OLD BUSINESS

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| 1. Minor Subdivision<br>Case No. 2013—006 | Laird, James (Reschedule Hearing Only)<br>Smokey Hollow Road |
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Fred Allen, Chairman, stated that the Messenger failed to publish the legal notice; therefore a second resolution with a new date is required.

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

RESOLVED, that a Public Hearing be held within sixty-two (62) days, at a date and time designated by the secretary, on the application of James and Angelika Laird, for a subdivision of property located at 8613 Smokey Hollow Road, Part of Farm Lot No. 68 and Tax Map No. 055.-01-05.1, for a development of two (2) lots from a parcel of approximately eighteen (18) acres.

7 Ayes -- 0 Noes

2. Major Subdivision

Fowler, Paul (Reschedule Hearing Only)  
River Grove @ Radisson, Phase II

Fred Allen, Chairman, stated that the Messenger published this legal notice, however sufficient notice was not given; therefore a second resolution with a new date is required.

RESOLUTION 4 -- Motion by Allen, Second by Corey

RESOLVED, that a Public Hearing be held within sixty-two (62) days, at a date and time designated by the secretary, on the application of River Grove, LLC for a subdivision of property located on the east side of Drakes Landing, south of Glacier Ridge, Baldwinsville, New York, Part of Farm Lot No. 61 and Tax Map No. 081.2-01-01.1, for a development of nineteen (19) lots from a parcel of approximately ten (10) acres.

7 Ayes -- 0 Noes

3. Minor Subdivision  
Case No. 2008--004

Alberici Excavating  
Loop Road

Amy Franco, Cluough-Harbour & Associates (CHA), represented the applicant in his proposal for a minor subdivision of land on Loop Road, Radisson. The Board was waiting on the wetland delineation for the back portion of the parcel, which has been prepared and submitted to the Town Engineer.

Al Yager, Town Engineer, has reviewed the plan and prepared a report dated May 23, 2013, in part: Overall it appears that the revised site layout conforms to all applicable Town and State specifications and has addressed all of my previous comments. I do have a few minor engineering comments that have been generated by my review of the revised drawings which will be forwarded to the developer's engineer under separate cover. In the interest of not causing unnecessary project delays the board could consider granting preliminary site plan approval this evening, contingent on the developer addressing the minor engineering comments contained in my review letter dated May 23, 2013 (to project engineer), providing a stamped copy of the final site plan drawings and SWPPP for the project and obtaining an Army Corps of Engineers Nation Wide Wetland Disturbance Permit for the less than 0.1 acre wetland disturbance included in the project.

It was determined that a cross easement would be required for access from one parcel to the other with review and approval of the Town Attorney.

FINDINGS:

An environmental assessment indicates that this action will not result in any significant or adverse environmental impacts.

There is a letter on file from the Radisson Development Office dated March 27, 2008 and reconfirmed February 27, 2013, stating that the proposal meets the requirements of the Radisson Corporate Park Development Controls.

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 property does not abut a County or State highway, park, public building or drainage channel, or involve a use variance within 500 feet of a farm in an Ag District.

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

RESOLUTION #5 -- Motion by Allen, Second by Kimball

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, Final Plat approval for a two (2) lot subdivision application by Alberici Excavation and Development for property located at Loop Road, Baldwinsville, New York, Part of Farm Lot No. 81 and Tax Map No. 057.-02-33, as shown on a map dated December 8, 2008, prepared by Ianuzi & Romans, Licensed Land Surveyor, is hereby approved with the following conditions:

- 1) All fees associated with this application, including expert fees, be made payable to the Lysander Town Clerk; and
- 2) Cross easements between the two parcels be prepared and submitted to the Planning Board attorney for his review and approval.

7 Ayes -- 0 Noes

Ms. Franco thanked the board for their time.

4. Site Plan Review	Alberici Excavating
Case No. 2008—004	Loop Road

Amy Franco, Cough-Harbour & Associates, stated that she will continue to work with Al Yager, Town Engineer, is resolving his concerns in his letter of May 23, 2013.

Mr. Yager concurred stating that he has some minor comments on erosion and sediment control and catch basin details, however the site plan can be conditionally approved tonight.

Mr. Yager asked that the a stamped, signed and sealed set of revised plans be prepared.

Review and approval of the Short Environmental Assessment Form is required, the board is now in a position to appoint themselves Lead Agency.

RESOLUTION #6 -- 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 Alberici Excavation and Development, Loop Road, Baldwinsville, New York Site Plan Application.

7 Ayes -- 0 Noes

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

- Does the action exceed any Type I threshold in 6 NYCRR, Part 617.12? No
- Will action receive coordinated review as provided for Unlisted Actions in 6 NYCRR, Part 617.6? No
- Could action result in any adverse effects associated with the following:
  - Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? No
  - Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? No
  - Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? No
  - A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? No
  - Growth, subsequent development, or related activities likely to be induced by the proposed action? No
  - Long term, short term, cumulative, or other effects not identified in the above questions? No
  - Other impacts (including changes in use of either quantity or type of energy)? No

Is there, or is there likely to be, controversy related to potential adverse environmental impacts?  
No

RESOLUTION #7 -- 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 Alberici Excavation and Development, Loop Road, Baldwinsville, New York Site Plan Application, the Planning Board issues a NEGATIVE DECLARATION.

7 Ayes -- 0 Noes

#### FINDINGS:

An environmental assessment indicates that there will be no adverse environmental impacts associated with this application.

There is a letter on file from the Radisson Development Office dated March 27, 2008 and reconfirmed February 27, 2013 stating that the proposal meets the requirements of the Radisson Corporate Park Development Controls.

This action did not require referral to the Onondaga County Planning Board; as the property does not abut a County or State highway, park, public building or drainage channel or involve a use variance within 500 feet of an Ag District.

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

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

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

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

RESOLVED, that having reviewed the site plan as defined on a map dated February 8, 2013, revised May 22, 2013, prepared by Clough Harbour Associates, identified as Loop Road Development, Project No. 18203 C-1 Title Sheet, C-2 Existing Conditions Plan, C-3 Removal Plan, C-4 Lay-out Plan, C-5 Grading and Drainage Plan, C-6 Utility Plan, C-7 Landscape Plan, C-8 Erosion and Sediment Control Plan, C-9 Erosion and Sediment Control Details, C-10 Site Details, C-11 A.D.A./Accessibility Details, and C-12 Utility Details associated with the application of Alberici Excavation and Development, for property located at Loop Road, Baldwinsville, New York and part of The Radisson PUD, for the construction of Office Buildings and Storage Units with associated parking, 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;
- 2) All items identified in the Town Engineer's report, dated May 23, 2013 be met;
- 3) A Nationwide permit be obtained from the Army Corp of Engineers.

7 Ayes -- 0 Noes

Ms. Franco thanked the board for their time.

5. Minor Subdivision  
Case No. 2013—009

VanWie, John  
Church/Wheaton Roads

Steve Sehnert, Licensed Land Surveyor, represented the applicant, who is desirous of subdividing a twenty-seven (27) acre parcel on the southwest corner of Church and Wheaton Roads into four residential building lots, each lot having the appropriate amount of frontage at the building line. The Onondaga County Department of Transportation has approved access for one of the driveways on Church Road; the others will have to be reviewed and approved by the Town of Lysander Highway Superintendent as they are Town roads. The lots are five (5) acres or greater to comply with the Onondaga County Health Departments rules and regulations whereas sewage disposals systems will not be required at this time. There are no 100 year flood hazard areas. There are New York State Freshwater Wetlands, however they will not be disturbed.

There was some discussion with regard to the existing drainage and culvert that serves it, more particularly with Lot 1 as it appears it will require at least ten (10) feet of fill. Development of this lot as well as the installation of a driveway cannot interfere with the drainage flow or cause it to drain onto adjacent properties.

Mr. Sehnert stated that the County DOT has certain specifications that will have to be met as is spelled out in their four page permit application.

James Aust questioned the unusual lot configuration for the lots.

Mr. Sehnert stated that they are dictated by the Town's regulations.

Tim Frateschi, Esq., stated that they conform with the Code, they're just not uniform.

Hugh Kimball questioned if there was adequate room for both septic and wells on each of the lots.

Mr. Sehnert indicated that that wouldn't be a problem.

RESOLUTION #9 -- 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 John VanWie, Church and Wheaton Road, Baldwinsville, New York, Minor Subdivision Action.

7 Ayes -- 0 Noes

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

- Does the action exceed any Type I threshold in 6 NYCRR, Part 617.12? No
- Will action receive coordinated review as provided for Unlisted Actions in 6 NYCRR, Part 617.6? No
- Could action result in any adverse effects associated with the following:

- Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? No
- Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? No
- Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? No
- A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? No
- Growth, subsequent development, or related activities likely to be induced by the proposed action? No
- Long term, short term, cumulative, or other effects not identified in the above questions? No
- Other impacts (including changes in use of either quantity or type of energy)? No

Is there, or is there likely to be, controversy related to potential adverse environmental impacts?  
No

RESOLUTION #10 -- Motion by Allen, Second by

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 John VanWie, Church and Wheaton Road, Baldwinsville, New York, Minor Subdivision Application, the Planning Board issues a NEGATIVE DECLARATION.

RESOLUTION #11 -- Motion by Allen, Second by Corey

RESOLVED, that a Public Hearing be held (within sixty-two (62) days, at a date and time designated by the secretary) or on the application of John VanWie for a subdivision of property located at southwest corner of church & Wheaton Roads, Baldwinsville, New York, Part of Farm Lot No.53, and Tax Map No. 027.-04-011.1, for a development of four (four) lots from a parcel of twenty-six (26) acres. Conditioned upon filing a complete application and paying to the Town Clerk the appropriate fees.

7 Ayes -- 0 Noes

6. Subdivision of Land  
Case No. 2013—007

The Timbers  
River Road

James Trasher, Cough Harbour & Associates, represented Gary Pooler, Developer, The Timbers, in his proposal to subdivide out approximately eleven (11) acres from his overall holdings, to allow the construction of the a community recreational facility (YMCA, which will be

addressed during the next application), with access off of River Road and a proposed roadway. In order to do so a Minor Subdivision needs to take place.

It was determined that the Long EAF was approved by the Town Board on May 20, 2013 as part of The Timber's General Project Plan Amendment No. 3, which included the new Community Recreational District. A copy will be provided to the Planning Board Clerk, as well as the Planning Board Attorney.

Tim Frateschi, Esq., reiterated that before the board can proceed with the review of the Site Plan they have to approve the subdivision of land.

RESOLUTION #12 -- Motion by Allen, Second by Kimball

RESOLVED, that a Public Hearing be held within sixty-two (62) days, at a date and time designated by the secretary on the application of The Timbers LLC, for a subdivision of property located at Timber Banks PUD off River Road, Part of Tax Map No. 072.-01-08.1, for a development of two (2) lots from a parcel of approximately 884 acres.

7 Ayes -- 0 Noes

Mr. Trasher thanked the board for their time.

7. Site Plan Review	Northwest YMCA
Case No. 2013—008	River Road

James Trasher, Cough Harbour & Associates, introduced Larry Apgar, RSA, Architects, Antonio Vitale, RSA, Architects, Hal Welsh, Executive Director, YMCA and Jim Ruddock, YMCA Board.

Mr. Trasher provided a package consisting of a Lay-Out Plan, Grading Plan, Utility Plan, Erosion Control Plan, Landscape Plan, Photometric Plan, three pages of Details, Signage and Fire Truck Turning Plan and gave a brief description of same. The plans are on file with the Planning Board Clerk.

Mr. Trasher stated that they are working with Al Yager, Town Engineer and Belgium-Cold Springs Fire Department, whose comments are being addressed.

Fred Allen, Chairman, questioned if a light and turn lane are going to be provided at the point of access on River Road.

Mr. Trasher stated that they will have to go through the Onondaga County Department of Transportation permitting process. We received a comment letter based on a Sensitivity Analysis that was done. We were waiting to address that until we got the approval of the GPP Amendment No. 3. We are now in a position to proceed for a determination of the design of the intersection.

Mr. Trasher further stated that the Cold Springs/NYS Route 370 bridge will be under construction this year; we have been asked by both the County and State DOT to not be under construction at the same time as the bridge replacement as this is one of the alternate routes.

William Lester questioned when the connection to the existing residential area will happen.

Mr. Trasher stated that we will be introducing future phases of the subdivision this evening, hopefully once the people see the Y come in they'll want to live near it and we'll see the lots that have already been approved built on which will lead to more homes sought after and that connection happening.

Larry Apgar, RSA Architects, stated that the first floor (77,000+ square feet) will comprise of three major elements, the aquatic center, which will have four bodies of water; locker area and mechanicals; and the field house with the main entrance, lobby, children's area, wellness centers and the gymnasium. The second floor (there will be no second floor over the aquatic center or the locker area) will consist of a teen center that has art and music; cancer survivor/post hospital surgery area, privately funded; and a running track that goes around the majority of the field house.

Mr. Apgar stated that they've strived to make the building, color tones, building elevations and landscaped corridor aesthetically pleasing.

Mr. Allen questioned the HVAC units with Mr. Apgar stating that they will be on top of the mechanical area, with screening if desired.

Mr. Trasher stated that if there are any other comments between now and the next meeting please let me know as we'll get them addressed between now and then.

There being nothing further, this application will be forwarded to the Onondaga County Planning Board for their review and recommendation and will be tabled until the June 17, 2013 Planning Board meeting.

#### IV. NEW BUSINESS

##### 1. Major Subdivision

The Timbers, LLC  
Section 1(B) and Section 3  
River Road

James Trasher, Clough Harbour & Associates, represented the applicant in his proposal for a 162 lot residential subdivision for property located at Timber Banks PUD, off of River Road, More particularly known as Section 1(B) and Section 3, consisting of single family and townhomes, which will be served by the existing pump station. OCWA has provided letters as part of the General Project Plan Amendment No. 3 stating that there's adequate capacity and they are willing to serve the development. A complete set of plans and a drainage report has been submitted to the Town Engineer for his review. Stormwater can be taken care of with a couple basins. Once we see the development progressing, Timbers LLC will bring these lots on line and make that connection across to the earlier phases. Future phases towards Patchett Road is not being considered at this time.

There was some discussion as to what this property was designated for prior to the GPP Amendment No. 3. There were some areas that were low density and some areas that were medium density; it has been changed to medium density residential which allows for the number of lots that are being proposed for this particular section along with the setbacks that were adopted as part of the amendment.

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

RESOLUTION #13 -- Motion by Allen, Second by Corey

RESOLVED, that a Public Hearing be held within sixty-two (62) days at a date and time designated by the secretary on the application of The Timbers LLC, for a subdivision of property located at Timber Banks PUD off of River Road, Part of Tax Map No. 072.-01-08.1, for a development of one-hundred, sixty-two (162) lots from a parcel of approximately 884 acres. Conditioned upon filing a complete application and paying to the Town Clerk the appropriate fees.

7 Ayes -- 0 Noes

Mr. Trasher thanked the board for their time.

V. ADJOURN

RESOLUTION #14 -- Motion by Corey, Second by Kimball

RESOLVED, that the May 23, 2013 special Planning Board meeting adjourn at 8:15 p.m.

7 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk