

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

The regular meeting of the Lysander Planning Board was held Thursday, July 13, 2017 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; Jerry Hole and Keith Ewald

MEMBERS ABSENT: Steve Darcangelo

OTHERS PRESENT: : Al Yager, Town Engineer; Tom Quinn; Laura Cassalia,
Clough Harbour; Frank Costanzo, ZBA; Matt Speach, Belgium Cold Springs Fire
Department; Steve Sehnert, Licensed Land Surveyor, Eric Smith and Karen Rice, Clerk

The meeting was called to order and the Chairman introduced Keith Ewald, our newest Planning Board member stating that Keith has a lot of background experience in this area so we're looking forward to his contribution.

I. PUBLIC HEARING—7:00 p.m. (Continuation from June 8, 2017)

1. Major Subdivision	Bella Casa Builders
Case No. 2017—008	Collington Pointe East Patchett Road

The Public Hearing opened at 7:00 p.m.

John Corey, Chairman, stated that this item was carried over from a Public Hearing that we opened on June 8, 2017 for an 89 lot subdivision on Patchett Road. I would ask that anyone who has been here and spoke previously has anything new to add that they do so.

Laura Cassalia, Clough Harbour Associates, represented Bella Casa Builders in their subdivision.

There being nothing further the Public Hearing closed at 7:01 p.m.

Mr. Kimball questioned why the hearing was being closed with Mr. Corey stating that we're closing it because we've made enough progress and we should be able to take action within sixty-two days. We can always give the developer an extension of time if needed.

Al Yager, Town Engineer, questioned if the closing of the hearing required a resolution.

Karen Rice, Clerk, stated that one is not required. It will be noted in the minutes.

II. APPROVAL OF MINUTES

Review and approval of the minutes of the June 8, 2017 Planning Board meeting.

John Corey, Chairman, asked if everyone had a chance to read the magnum opus that represented the June 8th meeting minutes.

Mr. William Lester stated that he did and thinks it was a fantastic job of documenting the concerns expressed in the Public Hearing as well as the entire board. What few typos were there didn't change the sense of those minutes in the least. Very well done.

Mr. Hugh Kimball agreed with all that was said.

Karen Rice, Clerk, stated that the typos can be corrected if you send me those so that they will be fixed for the final copy in the Minute Book.

Mr. Corey thanked Bill for his comments because he seconds what was said and was going to express that.

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

RESOLVED, that the minutes of the July 13, 2017 regular Planning Board meeting be approved as submitted.

5 Ayes -- 1 Abstain (Keith Ewald, as he was not a Board member)

III. OLD BUSINESS

1. Major Subdivision
Case No. 2017—008

Bella Casa Builders
Collington Pointe East
Patchett Road

John Corey, Chairman, stated that this item was tabled until the August 10, 2017 regular Planning Board meeting as they're not in a position for us to take action. It is my understanding that progress has been made by FEMA (Federal Emergency Management Agency); Al...

Al Yager, Town Engineer, concurred stating we also have a NYS DOT meeting scheduled for next week. Our comments will be sent over to them and we'll go from there.

Mr. Corey stated that we'll hopefully be in a position in August to address those matters.

2. Minor Subdivision
Case No. 2017—009

Duger, Leo
West Genesee/Plainville Roads

Steve Sehnert, Licensed Land Surveyor, represented the applicant who owns approximately 50 acres of land at the intersection of NYS Route 370 and Plainville Road. He desires to subdivide the parcel into 4 lots to convey to family members who own adjacent property. Lot 1A will become 29.48 acres, Lot 2 will become 3.40 acres, Lot 3 will become 17.87 acres and Lot 4 will become 5.27 acres.

Al Yager, Town Engineer, reiterated that no new building lots are being created.

Mr. Sehnert concurred stating that they're just taking the parcel of land that Leo and Bette Lou Duger own and distributing it amongst their children and grandson.

William Lester questioned if there was a dwelling on Lot 4.

Mr. Sehnert stated that there's a dwelling on every one of the lots.

It was determined that a subdivision was not required as it's simply a 'division of land', a lot line adjustment for each of the parcels. No new building lots are being created. As long as there are no new lots created we can move forward as a division of land. No action would be required by the Planning Board. It can all be handled through Codes.

John Corey, Chairman, stated that we're starting with four lots and we're ending with four lots.

Karen Rice, Clerk, stated that Steve will have to do his favorite task of preparing legal descriptions for each new lot being created for Tim's (Frateschi, Planning Board Attorney) review and authorize the Chairman (both the Code Enforcement and Planning Board Chairman have authorization) to sign for filing.

Mr. Sehnert stated that if we file this map in the County Clerk's Office first, we can just reference to the filed map for Legal Descriptions; how about that? I've got to prepare a Legal Description for each one of the new parcels to add to the existing parcels; but that won't be the Lot 2, 3, 4 or 1A.

Mr. Yager stated that you don't have to do Legal Descriptions for Lots 1A, Lot 2, Lot 3 or Lot 4; you have to do a Legal Description of what the existing lot will be with the new property. I believe that's how Tim will want to see it. You're adding on lot lines and distances to the description.

Mr. Sehnert concurred stating he's not sure he's following that, (unclear) because the only legal thing we need to do is the land that is being added to the existing parcels.

It appears that Mr. Yager and Mr. Sehnert are in agreement.

Hugh Kimball questioned County's Findings with regard to access but they all have existing driveways.

Mr. Sehnert concurred stating that they all have their own access.

Mr. Kimball questioned if they ever call the Clerk with questions.

Karen stated that they do, but they didn't call on this one.

Mr. Yager stated that he believes that the plan that was sent was a previous layout; that's why they had some of those comments..

Karen concurred stating that is showed the private road. We don't resend applications unless there is a significant change that would affect a County or State highway, it was determined that this layout had less of an impact.

There being nothing further, Mr. Sehnert thanked the board for their time.

IV. OTHER BUSINESS

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| 1. Major Subdivision—Final Plat | Pooler Development
Timber Banks
Lots 31, 35 & 36, Long Shadow |
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The applicant is seeking final plat approval for three lots on Long Shadow Drive in the Timber Banks Subdivision. The applicant received Preliminary Plat approval for the lots on Long Shadow several years ago. The roads and utilities are installed. There are no significant changes to the proposed lots from what was previously submitted in the Preliminary Plan. Therefore, the Planning Board can authorize the Chairman to review and sign the final plat for filing in the Onondaga County Clerk's office.

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

RESOLVED, that the Planning Board authorizes the Chairperson to review the Final Plat for the three (3) lot subdivision application of The Timbers LLC for property located at Lots 31, 35 & 36, Long Shadow Drive, Part of Tax Map Number 072.1-03-36.1 and finding that all modifications and conditions have been met; and that the Final Plat is consistent with the approved Preliminary Plat; and that any differences found are not significant; the Board authorizes the Chairperson to waive the Final Plat Public Hearing and sign the Final Plat.

6 Ayes -- 0 Noes

V. ADJOURN

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

RESOLVED, that the July 13, 2017 regular Planning Board meeting adjourn at 7:15 p.m.

6 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk