

TOWN OF LYSANDER
PLANNING BOARD MEETING
8220 Loop Road
Thursday, September 8, 2022 at 7:00 p.m.

The regular meeting of the Town of Lysander Planning Board was held Thursday, September 8, 2022 at 7:00 p.m. at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York.

MEMBERS PRESENT: John Corey, Chairman; Hugh Kimball; Steve Darcangelo; Doug Beachel and Matt Hunt

OTHERS PRESENT: Al Yager, Town Engineer; Ben Harrell, CHA; William Massaro, Belgium Cold Springs Fire Department; Liz Schmitt; Ed Schmitt and Karen Rice, Clerk

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

I. PUBLIC HEARING -- None Scheduled

II. APPROVAL OF MINUTES

Review and approval of the minutes of the July 14, 2022 and August 11, 2022 Planning Board meeting minutes.

Page 3, typo fixed and sentence reworded.

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

RESOLVED that the minutes of the July 14, 2022 regular Planning Board meeting be approved as amended.

5 Ayes -- 0 Noes

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

RESOLVED that the minutes of the August 11, 2022 regular Planning Board meeting be approved as submitted.

5 Ayes -- 0 Noes

III. OLD BUSINESS

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| 1. Controlled Site Use
Case No. 2022—005 | JALAC, LLC
2918 Belgium Road |
|---|---------------------------------|

Ben Harrell, CHA, represented the applicant, stating that this is for a 6000 square foot storage and maintenance building on the property at 2918 Belgium Road. A couple things that have been resolved since the last meeting, we are going to combine the three lots to avoid the easement issue. We also added water main to service into the site with hydrants to address the Fire Department's concerns.

There is a letter on file dated September 9, 2022, prepared by Mathew Speach, Chief, Belgium Cold Springs Fire Department, that will be made part of the public record, in part:

We have reviewed the preliminary site plan for the new warehouse/repair facility, and have the following comments and requests:

1. The closest available hydrant is approximately 600' east of this location on Route 31 at the intersection of Loop Road and this distance is just t the existing western driveway of the property. It is another 400+ feet down the primary access driveway into the property to the proposed building location. This is the capacity of the 4" hose on an engine, so a location beyond that distance would require multiple pieces of equipment to establish a robust water supply for effective firefighting operations.
2. The closest responding engine would be coming from the Loop Road firehouse, which would require them to lay 4" supply line down the eastern driving lane of Route 31, against traffic, which creates obvious safety concerns.
3. This much 4" supply line in the road would also potentially slow or hinder access to the back area of the property by secondary pieces of firefighting equipment as the primary access driveway would be blocked.

4. Any delay in the application of water to a fire in the new building or vehicles in the area poses both a safety hazard to personnel, along with the increased risk of financial impact to the property owner.
5. For these reasons it is requested that a minimum of two new hydrants be located in the back section of the property; one along the western shoulder of the driveway (adjacent to the bypass), and one in the vicinity of the new 6000 square foot building that is to be constructed. Since there are future expansion plans, it is essential to establish the framework for this water supply now, so that it simplifies the process going forward.
6. A Knox Box for 24-hour key access would also need to be placed on the new building.

Steve Darcangelo questioned if the building would be sprinklered.

Mr. Harrell stated that at this point in time he does not believe it will be.

Hugh Kimball questioned if the Fire Department was now happy with what has now been done.

Bill Massaro, Belgium Cold Springs Fire Department, concurred.

There was some discussion with regard to the function of the Knox Box with Al Yager, Town Engineer, stating that the Fire Department will have a code to the box where there will be a key so they can enter the building without smashing the door down.

There is a letter on file dated September 8, 2022, prepared by Al Yager, Town Engineer, that will be made part of the public record, in part:

I have reviewed the revised site plan package for the JALAC, LLC (Baldwin Hill Storage & Maintenance Building), prepared by CHA companies, dated July 22, 2022 with a final revision date of September 8, 2022. The revised plans address the fire protection concerns raised by the Belgium Cold Springs Fire Department letter dated September 8, 2022.

If the Planning Board chooses to approve the project this evening I would recommend the following conditions be added to the approval resolution:

1. The three parcels controlled by JALAC, LLC, be combined into one parcel;
2. The final water main locations, connection point, fire flow capacities and pressures will need to be provided by OCWA; and
3. The owner will need to coordinate with the NYSDOAT Regional Permits Office to confirm that the change in use of the existing driveway on Route 31 is acceptable.

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

RESOLVED, that having reviewed a site plan as defined on a map dated July 22, 2022, revised September 8, 2022, prepared by CHA Companies, Professional Engineers, associated with the application of JALAC, LLC, Baldwin Hill Storage & Maintenance Building, 2918 Belgium Road, Baldwinsville, New York, for a Controlled Site Use Permit, is hereby approved, with the following conditions, if any:

1. The three parcels controlled by JALAC, LLC, be combined into one parcel;
2. The final water main locations, connection point, fire flow capacities and pressures will need to be provided by OCWA; and
3. The owner will need to coordinate with the NYSDOAT Regional Permits Office to confirm that the change in use of the existing driveway on Route 31 is acceptable.

5 Ayes -- 0 Noes

Mr. Harrell thanked the Board for their time.

IV. OTHER BUSINESS

1. Recommendation to Town Board: Amendment to Zoning Map

Al Yager, Town Engineer, pointed out the four changes to the Zoning Map, which included a new storage facility at 8671 Oswego Road. The Zoning was changed from Agricultural to General Commercial by the Town Board in 2018. The parcel behind Physical Therapy Plus located at 3070 Belgium Road was changed from R-20 to Retail Service, also in 2018 to allow additional parking behind the facility. That parking has not been added yet, but that zoning has changed. The former Tabatha's Restaurant, currently occupied by Miller's Crossing Design located at 3160 Cold Springs Road was changed from AR-40 to Neighborhood Residential Business District. Tabatha's was grandfathered and in order to allow that site to remain a commercial business the Town Board changed that zoning also in 2018. The fourth change is a parcel off of Phillips Street/Sixty Road, west of Anheuser-Busch. When the zoning map was

adopted in 2016 the zoning somehow got changed from PUD to AR-40 in error. That parcel by legal description is included in the Radisson Planned Unit Development (PUD) and controlled by the Empire State Development Corporation, so that's a correction to a parcel that was previously PUD and was changed quite frankly only by map and not by Local Law from PUD to AR-40 and will be going back to PUD. These changes will update the last Zoning Map adopted by the Town Board in 2016.

John Corey, Chairman, stated that basically the Town Board is asking the Planning Board for a recommendation to update the map as you identified.

Mr. Yager concurred.

Karen Rice, Clerk, added that the Board also has the option to add anything that you might have that we missed or...

Mr. Yager...you would like to be considered for rezoning.

Hugh Kimball questioned if there are recommendations being made here.

Mr. Yager stated that that is the Board's prerogative to review that at this time. If you want to make some recommendations in that regard you could put it in this resolution.

Mr. Corey concurred but added that it could also come from a resolution after the updated Comprehensive Land Use Plan (CLUP) has been reviewed because that identifies some potential areas we may want to consider.

Mr. Yager concurred stating that you're going to get a second shot at this.

Steve Darcangelo questioned if historically the Town reviews its zoning periodically and who does that?

Mr. Yager concurred stating that it's a Town Board function but they would always refer it to the Planning Board for their review and recommendation before anything was adopted by NYS Town Law.

Karen stated that the last time it was done was five years ago in conjunction with the adoption of the CLUP. We didn't make any changes this year.

Mr. Yager stated that the Comprehensive Land Use Planning Committee has indicated that they have no desire to make wholesale changes as part of our review.

Mr. Corey stated that some of the recommendations in the CLUP being made do raise some questions about the need for perhaps additional zoning of some type. Once those discussions are held and the Town Board decides we may find that they would be looking for recommendations.

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

RESOLVED, that at the recommendation of the Town Board, the Planning Board recommends updating the Town of Lysander Zoning Map to include zone changes that were previously approved on property located at: 8671 Oswego Road, Tax Map No. 030.-03-06.9; 3160 Cold Springs Road, Tax Map No. 061.-02-24.0; and 3070 Belgium Road Tax Map No. 074.-01-01.1. The map should also include a parcel that had a wrong zoning classification located at 8218 Sixty Road, Tax Map No. 057.-02-25.0 from AR-40 to PUD.

DISCUSSION:

Steve Darcangelo questioned if the residential home on the 3160 Cold Springs Road parcel is included in this zone change.

It was determined that the residential parcel is on separate parcel, under different ownership.

5 Ayes -- 0 Noes

2. With the resignation of Al Yager, Town Engineer, appointment for Engineering review for the remainder of 2022.

John Corey, Chairman, stated that all of you may know by now that Al Yager is leaving the Town and taking a position with CHA Consulting with his last day being Friday, September 9, 2022. I believe the Board will back me on this but I made an executive decision that given the projects we currently are involved with that will carry on into next year, one that is a considerable size; I thought it was critical that we retain Al's knowledge and expertise and support at least for the rest of this and it is my intention to renew that contract in January for another year.

RESOLUTION #5 -- Motion by Corey, Second by Darcangelo

RESOLVED, that the Planning Board appoint CHA Consulting, Inc, Engineer to the Planning Board from September 12, 2022 through January 13, 2023.

DISCUSSION:

Steve Darcangelo questioned if there will be a need to have a second engineer knowing that CHA brings a lot of projects in front of this Board because they represent a lot of development in the community.

Mr. Yager stated that there are discussions between the Town of Van Buren and the Town of Lysander Supervisor's to sign an IMA to allow Mr. Jason Hoy, Town of Van Buren Engineer to review anything that there may be a conflict with going forward.

Mr. Darcangelo stated that if we have that in the works I would support that.

Mr. Yager stated that he believes it will be on the Town Board agenda September 15th.

Mr. Corey added that the Town Board has also secured the services of CHA for a period going forward as well.

5 Ayes -- 0 Noes

Mr. Yager thanked the Board.

V. ADJOURN

RESOLUTION #6 -- Motion by Beachel, Second by Darcangelo

RESOLVED, that the September 8, 2023 regular Planning Board meeting adjourn at 7:18 p.m.

5 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk to Planning Board