

PLANNING BOARD MEETING
Thursday, September 15, 2014 @ 7:00 p.m.
8220 Loop Road
Baldwinsville, NY 13027

The special meeting of the Lysander Planning Board was held Thursday, September 15, 2014 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 and James Hickey

OTHERS PRESENT: Al Yager, Town Engineer; Kevin Voorhees; Frank Costanzo, Zoning Board of Appeals; Bill Cianciola; Lorraine Melita; Joyce Cianciola; Stephen Sehnert, Licensed Land Surveyor; Joseph D. Nadzan; David Voorhees; Vince Kearney, Belgium Cold Springs Fire Department; Jim Stirushnik, Dinglehole Road, Dale Gillette and Karen Rice, Clerk

The meeting was called to order at 7:30 p.m.

I. PUBLIC HEARING -- 7:00 p.m. (Continuation from August 14, 2014)

- | | |
|----------------------|---------------------------|
| 1. Minor Subdivision | Bitz, Mark/American Tower |
| Case No. 2014—009 | Tater Road |

Stephen Sehnert, Licensed Land Surveyor, represented the applicant, stating that this is a parcel of land on the east side of Tater Road, $\frac{3}{4}$ of a mile of NYS Route 370. It's part of the former Plainville Turkey Farm. This lot is coming out of a 104 acre parcel. Currently, there is an existing cell tower located on the property. It is currently on leased property by the owners of the Tower. The parcel that we've created is significant in the fact that there is enough surrounding land so that if the Tower ever fell it would fall on the perspective owner's property and not on any adjacent property. The subject parcel, Lot 1 and the remaining land is zoned Agricultural. It's in Ag District No. 2. There are no 100 year flood zones on the property. Freshwater wetlands as far as this parcel is concerned are none. The remaining land is not a building lot. It's not approved for that purpose and the final plans will be so noted. The parcel is 5 acres in size with a frontage of 250' on Tater Road with an existing gravel driveway that comes back into a fenced in area that contains the Tower and outbuildings that service it, as well as a couple little utility boxes that power the facility. Currently there is an existing drainage swale that goes across part of the proposed parcel. We have also offered a 40' dedication strip along Tater Road should the County ever decide to widen the road. No additional improvements are planning at this time.

There being no one here to speak on the proposed subdivision, the Public Hearing closed at 7:04 p.m.

II. APPROVAL OF MINUTES

Review and approval of the minutes of the August 14, 2014 Planning Board meeting.

Page 3, Paragraph 7, in part: ...I **would** put it in if it was mine, but...

RESOLUTION #1 Motion by Kimball, Second by Corey

RESOLVED, that the minutes of the August 14, 2014 special Planning Board meeting be accepted as amended.

7 Ayes -- 0 Noes

III. OLD BUSINESS

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|----|-------------------|---------------------|
| 1. | Minor Subdivision | Bitz, Mark/American |
| | Case No. 2014—015 | Tater Road |

Fred Allen, Chairman stated that the Board appointed themselves, performed SEQR and found this to be an Unlisted Action with a Negative Declaration.

Further, the application was forwarded to the Onondaga County Planning Board for their review and recommendation, who make the following recommendation, in part:

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends the following MODIFICATION to the proposed action prior to local board approval of the proposed action:

Per the Onondaga County Department of Transportation, the applicant must modify the existing driveway on proposed Lot 1 to meet Department commercial driveway standards, and obtain a permit prior to any proposed work within a county road right-of-way.

FINDINGS:

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

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

This action is consistent with the Town's current zoning ordinances.

This action has been referred to the Onondaga County Planning Board who have determined that the referral be acted upon by the referring board, with the following modification:

Per the Onondaga County Department of Transportation, the applicant must modify the existing driveway on proposed Lot 1 to meet Department commercial driveway standards, and obtain a permit prior to any proposed work within a county road right-of-way.

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

This subdivision does not provide suitable land, as recommended by the Parks and Recreation Commission, for the development of parks, playgrounds, recreation or open land areas in the Town.

Mr. Allen stated that he disagrees with the Onondaga County Department of Transportation's recommendation.

Mr. Kimball concurred stating it has been doing the same thing for years and questioned how many trucks do you get in there a month, one?

Mr. Allen stated that they do go in and check the generator periodically, but we farm all the land right around it and I don't think I've seen a vehicle there more than a handful of times in the years that it has been there.

Mr. Allen suggested approving the application without that kind of restriction on it.

RESOLUTION #2 -- Motion by Allen, 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, Final Plat approval for a two (2) lot subdivision application by Mark Bitz for property located at 7836 Tater Road, Baldwinsville, New York, Part of Farm Lot No.83, and Tax Map No. 035.-02-03, as shown on a made dated June 26, 2014, prepared by Stephen Sehnert, Licensed Land Surveyor, is hereby approved.

7 Ayes -- 0 Noes

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

RESOLVED, that in granting a subdivision to Mark Bitz for property located at 7836 Tater Road, Baldwinsville, New York, the Planning Board invokes its right to impose a fee of \$150.00 per lot for one (1) lot, in lieu of land for the development of parks, playgrounds, recreation or open land areas in the Town.

0 Ayes -- 7 Noes

State law states that the applicant shall file the final plat in the Onondaga County Clerk's office within sixty-two (62) days from the date of final approval or such approval shall expire. The applicant shall also file one copy of the final plat in the Lysander Clerk's office.

Mr. Sehnert thanked the board for their time.

2. Minor Subdivision
Case No. 2014—001

Voorhees, Kevin
7940 Gates Road

Kevin Voorhees stated that he is submitted to plans per the request of the Planning Board and Onondaga County Planning Board; one showing the proposed one lot subdivision for his home and a proposed build-out of the remnant piece if and when his brothers decide to build; as well as the Short Environmental Assessment Form, with 12 attachments supporting his application. The property is on Gates Road in Plainville. It's an 18.8 acre parcel that he owns with his brother's David, Brian and Alan.

Mr. Voorhee's stated that he and his wife would like to build a single family home, while his brothers are unsure of whether or not they will build. To put the home on this proposed parcel, we wanted to make sure we could have title to the land ourselves before the home is build. The proposal is to carve out a 3.2 acre parcel from the 18.8 acres with the remainder being left as is, abandoned agricultural land. My brother's will figure out on their own what they want to do in the future.

In response to the Board's request, we have put together a plan showing a subdivision into four lots for future house development if my brothers should decide to go forward with it. We have shown a driveway coming off of Gates Road, which is a two branch driveway, one to get to the proposed house location and the other along the river through the remnant piece where three more houses can be built in the future.

We have not chosen to go down the current dirt farm lane because of the adjacent NYS DEC wetland; which has been delineated. The 100' regulated buffer does come on to our property. It has been surveyed in the 100' adjacent area. We are staying away from that with any proposed development including our house and the septic system. The septic system design has been submitted to the Onondaga County Health Department. The engineer who designed the system for us had a conversation today with Jeff Till who will be getting comments back to us. We should receive those comments and any revisions that may be required hopefully done by the October 20, 2014 Planning Board meeting.

Mr. Voorhees stated that there is one changes from the original application and that is the relocation of the house based on a different location of the septic system; that was based on a soil percolation test that does meet the standard requirements for a conventional septic system. The previous plan showed a mounded system, which is unconventional, but with continuing to look for places to perc we did find a place that was acceptable to us in terms of a septic system that gets a conventional design and in terms of a house location and my wife was ok with that, which allowed me to go forward with what you have in front of you.

An archaeological study was done on the property. All along the river in this part of the Town, it's designated as an archaeologically sensitive area, so a consulting archaeologist did a Phase IA study, which is a literature review plus a limited field walkover investigation. That got submitted to the State Historic Preservation Office (SHPO) for review. They felt that additional work was warranted. The archaeologist went back out and dug 172 shovel test holes on the property, with nothing found, not a single artifact. That report has been resubmitted back to SHPO to take a look at it and make sure they are ok with it. I don't have a response back yet, but it is in to them for their review.

An Agricultural Data Statement has been submitted with the package as well.

Mr. Voorhees opened the floor to any questions about the build-out before he goes on with his proposed one lot subdivision review.

Bill Lester questioned the square footage of the proposed parcel at the point of the property.

Mr. Voorhees stated that that parcel was not closed off, in order to keep it at four lots I kept it open ended. It actually joins together with the meadow area and consists of 462,000 square. That designation is shown in the meadow. It's an unusual configuration but I don't know if that brother will ever build.

Mr. Lester questioned proof of ownership, the 2013 County Tax Bill shows two names, Kevin Voorhees and David Voorhees.

Mr. Voorhees stated that they are local, however all four brothers own the parcel and is actually shown on the survey.

Mr. Lester asked if there was an agreement from the co-owners to do this, cross easements, etc...

Mr. Voorhees stated that he does not and that he hasn't hired a lawyer at this point in time. We will be hiring a lawyer to change the title and everything once we get through this process.

James Aust questioned what happens if one of the brother's passes away and you want to sell that piece of property. Is there going to be an easement for a driveway that you're going to allow them to have.

Mr. Voorhees stated that we have designated a 40' driveway and utility easement area from Gates Road to the extent that it needs to be that will be part of the deed.

Hugh Kimball stated that the only other thing he can think of is the Town Highway Superintendent approving the road cut/driveway, but I don't anticipate a problem.

Mr. Voorhees concurred stating that he has not submitted a building permit or the highway permit yet; as we wanted to go through the Planning Board process first. There was some question with regard to sight distance for the driveway location. We had a Highway Engineer look at it and do a field review. There is a letter on file in the package reflect that stating the sight distance is ok. Even though the road is not a posted road, they did the review as if it was a 55 mph, even though there's a sign coming from Plainville Road to start slowing down before the curve because it's a 90 degree curve. Regardless of the caution sign, we used 55 mph as the distance.

Mr. Aust stated that he has a problem with the shared driveway and the questioned the legal aspect of it.

Mr. Voorhees questioned if that affects how the board decides on the application.

Mr. Aust stated that he does not know but questions. It.

Mr. Voorhees stated that right now all four of us have access, the change would be when my wife and I take legal title to the 3.2 acres if it's approved as a subdivision by this board. We will be taking title to this (indicating on plan) and taking title to the driveway to their lot. We would

have no need at this point to continue the easement beyond that point. That will be up to the brother's to decide if they ever build. I will be taking the advice of legal counsel as to how far I need to go at this stage with an easement.

Mr. Allen stated that whatever access it is, is a lot better than the old farm lane.

Mr. Kimball concurred.

Mr. Allen commended the applicant on the amount of work that was put into the submission and stated that there being nothing further the board can proceed with the following motions:

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

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 Kevin Voorhees, 7940 Gates Road, Plainville, New York, Minor Subdivision application.

7 Ayes -- 0 Noes

RESOLUTION #5 -- Motion by Allen, 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 Kevin Voorhees, 7940 Gates Road, Plainville, New York, Minor Subdivision application, the Planning Board issues a NEGATIVE DECLARATION.

7 Ayes -- 0 Noes

RESOLUTION #6 -- Motion by Allen, Second by Hickey

RESOLVED, that a Public Hearing be held Monday, October 20, 2014 at 7:00 p.m. on the application of Kevin Voorhees, for a subdivision of property located at 7940 Gates Road, Plainville, New York, Part of Farm Lot Nos. 74 and 84 and Tax Map No. 044.-02-09.3 for the development of two (2) lots from a parcel of approximately 18 ½ acres. Conditioned upon filing a complete application and paying to the Town Clerk the appropriate fees.

7 Ayes -- 0 Noes

Mr. Voorhees thanked the board for their time.

IV. NEW BUSINESS

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| 1. Movement of a Lot Line
Case No. 2014—010 | Cianciola, William
Melita, Lorraine
3654-3660 Cold Springs Road |
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Bill Cianciola and Lorraine Melita were before the board with a proposal to sell Mr. Cianciola a 30' x 200' feet of property located at 3654 Cold Springs Road to add to his property, increasing his frontage to 140' and leaving Ms. Melita more than the required 200' of road frontage. There

is an existing drainage easement that NYS has had “forever”. There are no plans to interfere with that drainage easement.

Hugh Kimball questioned if there were any plans with the additional lands.

Mr. Cianciola stated that the easement is 20’ so there’s nothing we can do with the additional lands anyway. It would just enhance the property and not detract from the Melita’s.

Ms. Melita stated that she will be putting her property up for sale in the Spring 2015 and wanted this conveyance done prior to that time.

RESOLUTION #7 -- 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 the Cianciola/Melita, 3654-3660 Cold Springs Road, Baldwinsville, New York, Subdivision application.

7 Ayes -- 0 Noes

RESOLUTION #8 -- Motion by Allen, 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 Cianciola/Melita, Movement of a Lot Line, the Planning Board issues a NEGATIVE DECLARATION.

7 Ayes -- 0 Noes

FINDINGS:

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

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 they are not creating a new lot and there are no proposed changes with access on NYS Route 370.

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

RESOLUTION #9 -- Motion by Allen, Second by Daprano

RESOLVED, that the Planning Board, having reviewed the application of William Cianciola and Lorraine Melita, for the Movement of a Lot Line for property located at 3654-3660 Cold Springs Road, Baldwinsville, New York, Part of Farm Lot No. 97 and Tax Map No.064.1.-11-17.1 and 068.-01-02.0, as shown on a map dated July 9, 2014, prepared by Douglas Lehr, Licensed Land Surveyor, it has been determined that the request for a division of land is not

considered a subdivision of land and the Planning Board authorizes the Chairman of the Planning Board to approve the division of land with the following conditions:

- 1). A survey map be prepared and submitted to the Planning Board attorney for his review and approval, that identifies the boundaries of the division of land; and
- 2) A deed shall be prepared and submitted to the Planning Board attorney for his review.

7 Ayes -- 0 Noes

Mr. Cianciola and Ms. Melita thanked the board for their time.

2. Controlled Site Use	Gillette, Dale dba Yankee Construction
Case No. 2014—006 (SUP)	McManus, Jeffrey
Approved 9/4/2014	3492 Hayes Road

Dale Gillette, Yankee Construction, represented Jeffery McManus in his proposal to rebuild his home on an existing foundation at property located at 3492 Hayes Road. Initially we approached the Town to do a second story addition. We got into a little more than we had anticipated when we took the walls down as far as framing damage. We are a little past where we wanted to be. The house is not going to be any bigger or wider than what currently exists. We are staying within the existing footprint. Everything you see on the footprint is staying exactly the same. We are building up, not out.

William Lester stated that you're still building up, increasing the occupancy.

Al Yager, Town Engineer, stated that the property is within the 100 year flood plain (zoned NYS Flowage Easement District); by Town Code it requires a Special Use Permit because it is within the 100 year floodplain and because a new building permit is being issued. However, they're not increasing the footprint of the house.

Mr. Gillette concurred stating that they are basically adding attic space. There is a 4' knee wall and rafter roof instead of the five roofs' that were there.

Hugh Kimball reiterated that there's no way that can be converted to a bedroom or loft.

Mr. Gillette stated that there is a door blocking the attic space off; there's a 4' knee wall and there are windows up there for aesthetic purposes. There is no proposed flooring, there is no proposed finish work, there's no proposed anything within the contract. There are no bedrooms, I t's one big wide open space.

Mr. Yager stated that that is not what he is before the board for anyway. It's because of the floodplain issue and the way our Town Code reads. That would be a building permit issue more than a Planning Board issue. It's strictly because building in a flood plain and this being considered new construction. The definition of new construction in Town Code is over 50% of the value and really all that was left after the demo was the foundation and we didn't want to say that the foundation was 50% of the value of the property. In the interest of dotting our i's and crossing our t's and following proper procedure a Special Use Permit seemed to be warranted in this instance.

Further, the property is within a flood zone; people in a flood zone don't want to store thing in their basement.

Mr. Gillette stated that his basement, according to NYS Department of Environmental Conservation, is not to be used at all. It's an unusable crawl space. It just looks big because he's in the flood plain.

Mr. Gillette stated that they didn't want to go that far and added that the foundation that's there meets code and is one foot above flood elevation. The foundation will have proper flood vents; everything will meet Code 100% when we're done.

Mr. Kimball questioned the deck that is shown on the plan and questioned if it was there before.

Mr. Gillette concurred stating that everything shown was there. The deck will stay within the footprint of the house.

Fred Allen, Chairman, questioned stairs that were shown at the back of the house.

Mr. Gillette stated that the plan does show proposed stairs off towards the neighbor's house, however that is not going to be constructed. We are only going to have the set coming down towards the water which is more for emergency entrance/exit purposes. We'd like to have two, one off the front; one off the back. The one off to the neighbor's won't be constructed.

Jim Stirushnik, Dinglehole Road, questioned the height of the structure.

Mr. Gillette stated that its 29'2", under the 30' required under Code.

The application was before the Zoning Board of Appeals who on September 4, 2014 granted a Special Use Permit to allow the reconstruction of a single family residence. A Controlled Site Use approval from the Planning Board is required as part of the Special Use Permit.

The application was forwarded to the Onondaga County Planning Board for their review and recommendation, who made the following determination, in part:

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board recommends that said application be DISAPPROVED for the following REASON(S):

The Board does not endorse increases in the intensity of land uses on properties with a known exposure to potential flooding hazards, notably within both the New York State flowage easement and FEMA flood hazard areas. The Board further discourages the Town from allowing expansion of land uses on undersized riverfront parcels utilizing septic systems, which often cannot meet on-site wastewater system standards for new construction.

RESOLUTION #10 -- Motion by Allen, Second by Daprano

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 Dale Gillette/Jeffrey McManus, 3492 Hayes Road, Baldwinsville, New York Controlled Site Use application.

7 Ayes -- 0 Noes

RESOLUTION #11 -- Motion by Allen, 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 Dale Gillette/Jeffrey McManus, 3492 Hayes Road, Baldwinsville, New York Controlled Site Use application, the Planning Board issues a NEGATIVE DECLARATION.

7 Ayes -- 0 Noes

FINDINGS:

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

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

This action is consistent with the Town's current zoning ordinances.

There is a Building Permit on file, dated August 18, 2014, allowing the reconstruction of a single family residence.

This application has been referred to the Town of Lysander Zoning Board of Appeals who on September 4, 2014 granted a Special Use Permit to allow the reconstruction of a single family residence.

This application has been referred to the Onondaga County Planning Board who have determined that the application be DISAPPROVED for the following REASON:

The board does not endorse increases in the intensity of land uses on properties with a known exposure to potential flooding hazards, notably within both the New York State Flowage Easement and FEMA flood hazard areas. The Board further discourages the Town from allowing expansion of land uses on undersized riverfront parcels utilizing septic systems, which often cannot meet on-site wastewater system standards for new construction.

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

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

RESOLVED, that having reviewed a site plan as defined on a map dated August 8, 2014, prepared by George A. Venditti, Jr., Licensed Land Surveyor associated with the application of Dale Gillette on behalf of Jeffrey McManus, for property located at 3492 Hayes Road, Baldwinsville, New York, for a Controlled Site Use Permit to allow the reconstruction of a single family residence, the site plan is hereby approved, conditioned upon:

- 1) An accurate survey showing the final footprint be provided; and
- 2) No increase in occupancy which would burden the existing septic system.

DISCUSSION: Mr. Yager stated that the building permit drawings have been modified based on those comments that the Code Enforcement Officer and I made. The survey should reflect that as well.

7 Ayes -- 0 Noes

Mr. Gillette thanked the board for their time and stated that he would have George Venditti, Licensed Land Surveyor, update the survey.

3. Controlled Site Use	Ryan Homes
Case No. 2014—005 (SUP)	Lysander Preserve Sign
Approved 9/4/2014	Mercer Street

Al Yager, Town Engineer, stated that the board has seen a similar application once before for property on the south side of the road. Due to the location of the transformer for the domesticated water pump station was placed you wouldn't have been able to see the sign where it was originally approved. They moved the sign to the north side of the road, smaller sign, on the opposite side of the road. It is essentially a redo of the original approval that was granted December 19, 2013.

Karen Rice, Clerk, stated that this application was before the Zoning Board of Appeals for a Special Use Permit allowing said placement and was approved on September 4, 2014. The new location did not require a Front Yard Setback Variance, as it's not within the Town's right-of-way. According to Town Code a Special Use Permit must be followed by a Controlled Site Use and that is why it is back before the board.

Hugh Kimball stated that he has seen the sign and it looks very nice.

FINDINGS:

A full environmental assessment is not required as one was done for the full build-out of the Highland Meadows, now known as Lysander Preserve Major Subdivision.

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

This action is consistent with the Town's current zoning ordinances.

There is a Building Permit on file, approved June 2, 2014, allowing the placement of the subdivision announcement sign.

This application did not require referral to the Onondaga County Planning Board.

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

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

RESOLVED, that the Lysander Zoning Board of Appeals having approved a Special Use Permit on September 4, 2014 and the Planning Board having reviewed a site plan as defined on a map dated June 24, 2014 prepared by Ianuzi Romans, Licensed Land Surveyor associated with the application of Ryan Homes, 159 Dwight Park Circle, Syracuse, New York,

for a Controlled Site Use Permit for a subdivision announcement sign located at Mercer Street Extension, Baldwinsville, New York, the site plan is hereby approved.

7 Ayes -- 0 Noes

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| 4. Minor Subdivision
Case No. 2014—016 | Ehle, Joseph
Doyle Road |
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This item will be tabled until such time that there is representation.

V. OTHER BUSINESS

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| 1. Final Plat Authorization
Case No. 2009—090 | Merle, Scott
North Entry Road |
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Al Yager, Town Engineer, stated that Scott Merle, Merle Builders, has a ten lot subdivision on North Entry Road, consisting of five duplex units. He has completed construction of the duplex on Lots 9/10. He has constructed the stormwater pond and installed the required utilities and sewer extension. The Radisson Community Association (RCA) has provided us with a letter stating that they find the plat approvable and that they are willing to take dedication of the lot with the stormwater pond on it. At this point in time the Developer has had Stephen Sehnert, Licensed Land Surveyor, prepare as-built drawings and has tendered the deeds for the three parcels to the Town Attorney as well as the easements across the property. The Developer has not yet posted the securities with the Town Clerk, so at this point in time the board could authorize the Chairman to sign the Final Plat conditioned upon the Town Clerk receiving the required securities. Mr. Merle is looking to close on Lot 9 on September 17, 2014 so I have to anticipate that he's going to get us securities tomorrow as he can't close until the securities are posted and the Final Plat is signed for filing.

Hugh Kimball questioned if there are any changes to the plan from when it was originally approved.

Mr. Yager stated that the only change is the preliminary plat did not show the piece where the stormwater pond was that would be dedicated to the RCA; as well as the lot line adjustment because the house is now constructed.

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

RESOLVED, that the Planning Board authorizes the Chairperson to review the Amendment to the Final Plat, for The Merle Builders, North Entry Road Subdivision, Section 1, Block 510 Amended, the two (2) lot subdivision application of Merle Builders, for property located at Lots 9 & 10, North Entry Road, Baldwinsville, New York, Part of Tax Map No. 078.-14-12, and finding that all modifications and conditions have been met; the Board authorizes the Chairperson to waive the Final Plat public hearing and sign the Final Plat.

7 Ayes -- 0 Noes

RESOLUTION #15 -- Motion by Allen, Second by Hickey

RESOLVED, that a Public hearing having been waived 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, the Final Approval for The Merle Builders Subdivision, Section 1, Block 510 Amended, Baldwinsville, New York and Tax Map No 078.-14-12, as shown on a map dated June 23, 2014, prepared by Stephen Sehnert, Licensed Land Surveyor, is hereby approved, , with the following conditions:

1. (Engineer's Comments)

7 Ayes -- 0 Noes

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| 2. Final Plat Authorization
Case No. 2010—011 | Pooler/Timbers LLC
Lot 23, Long Shadow |
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There is a letter on file from John Shields, on behalf of The Timbers, LLC, stating in part, that this application follows our original request of June 10, 2010 where we had asked for, and received Final Subdivision approval for 21 lots along Long Shadow Drive within the Timber Banks Subdivision. Subsequent to receiving that approval, we amended that application and filed a final subdivision plat for only Lots 26, 28 and 34 in late 2011. Then, earlier this year the Board approved final subdivision of Lot 25 as well. To date, all necessary easements and road dedications to serve the 21 lots are on record. The Onondaga County Water Authority (OCWA) has completed their water main construction, the sanitary sewer has been constructed and dedicated and National Grid and other utility companies have installed their infrastructure. We are asking the Board to waive the Public Hearing and grant Final Plat approval of this single lot subdivision.

RESOLUTION #16 -- Motion by Allen, Second by Corey

RESOLVED, that the Planning Board authorizes the Chairperson to review the Amendment to the Final Plat, for The Timber Banks Subdivision, Section 1B, Phase 3B, Long Shadow Drive, the one (1) lot subdivision application of The Timbers LLC for property located at Lot 23, Long Shadow Drive, Baldwinsville, New York, Part of Tax Map No. 072.1.-03-36.1, and finding that all modifications and conditions have been met; the Board authorizes the Chairperson to waive the Final Plat public hearing and sign the Final Plat.

7 Ayes -- 0 Noes

RESOLUTION #17 -- Motion by Allen, Second by Daprano

RESOLVED, that a Public hearing having been waived 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, the Final Approval for The Timber Banks Subdivision, Section 1B, Phase 3B, Lot 23, Long Shadow Drive, Baldwinsville, New York and Tax Map No072.1.-03-36.1, as shown on a map dated September 10, 2014, prepared by Earl Geer, III, Licensed Land Surveyor, is hereby approved.

7 Ayes -- 0 Noes

VI. ADJOURN

RESOLUTION #18 -- Motion by Hickey, Second by Corey

RESOLVED, that the September 15, 2014 regular Planning Board meeting adjourn at 8:10 p.m.

7 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk