

TOWN OF LYSANDER  
PLANNING BOARD SPECIAL MEETING  
Monday, September 16, 2013 @ 7:00 p.m.

The regular meeting of the Lysander Planning Board was held Monday, September 16, 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: Frank Costanzo, ZBA; Jeanie Kenyon; Dough Reith, CNY Land Surveying; Vince Kearney, Belgium Cold Springs Fire Department; James Bondur, Eldan Homes; Dan Barnaba, Eldan Homes; Chip Helmbold, Ianuzi-Romans, Land Surveyors; Karen Rice, Clerk

The meeting was called to order at 7:00 p.m.

I. PUBLIC HEARING -- 7:00 p.m.

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| 1. Minor Subdivision<br>Case No. 2013—013 | Grady, James<br>Cross Lake Road |
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The Public Hearing opened at 7:30 p.m.

Fred Allen, Chairman, stated that the application was forwarded to the Onondaga County Planning Board who has made the following recommendation:

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT:

- The applicant must obtain a driveway permit from the Onondaga County Department of Transportation (County DOT) for any proposed access on Cross Lake Road.

Doug Reith, Licensed Land Surveyor, represented the applicant stating that he owns approximately 14 acres on Cross Lake Road and would like to subdivide out a 2 acre parcel around the existing farmhouse, pond and out-buildings. The remnant piece will remain under agriculture. County DOT has looked at the site and there is enough sight distance when they're ready to pull a permit for any proposed driveway.

The Public Hearing closed at 7:03 p.m.

PUBLIC HEARING -- 7:05 p.m.

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| 2. Minor Subdivision<br>Case No. 2013—014 | Kohutanich, Ronald<br>Lamson Road |
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The Public Hearing opened at 7:05 p.m.

Fred Allen, Chairman, stated that the application was forwarded to the Onondaga County Planning Board who has made the following recommendation:

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT:

- Access to proposed Lot 2 shall be contingent upon sight distance standards to meet the requirements of the Onondaga County Department of Transportation (County DOT).

There is a letter on file dated September 10, 2013, prepared by Terry Morgan, Civil Engineer II, Onondaga County Department of Transportation, that will be made part of the public record, in part:

After review of the referenced proposal, the Onondaga County Department of Transportation has determined that the access location you requested meets our sight distance requirements. Please note: this letter is NOT a permit. You must still complete a permit application and return it to this office.

Doug Reith, Licensed Land Surveyor, represented the applicant stating that he would like to purchase approximately 35 acres, with access shown along the 250' of road frontage; from a 60 acre parcel. The remnant piece to be retained by the original owner and added to his existing house and outbuildings. The parcel is wooded and will be used for recreational purposes.

The Public Hearing closed at 7:08 p.m.

## II. APPROVAL OF MINUTES

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

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

6 Ayes -- 1 Abstain (Hickey)

Mr. Hickey was not present at the August 15, 2013 Planning Board meeting.

## III. OLD BUSINESS

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|----------------------|-----------------|
| 1. Minor Subdivision | Grady, John     |
| Case No. 2013—013    | Cross Lake Road |

There being nothing further, Mr. Allen made the following Findings:

### 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 was referred to the Onondaga County Planning Board for their review and recommendation with their findings have been made part of the public record.

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.

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

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 James Grady, for property located at 7378 Cross Lake Road, Baldwinsville, New York, Part of Farm Lot No. 96 and Tax Map No. 036.-02-15, as shown on a made dated August 1, 2013, prepared by Douglas Reith, Licensed Land Surveyor, is hereby approved.

7 Ayes -- 0 Noes

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

RESOLVED, that in granting a subdivision to James Grady for property located at 7378 Cross Lake Road, Baldwinsville, New York, the Planning Board invokes its right to impose a fee of \$150.00 per lot for one (1), in lieu of land for the development of parks, playgrounds, recreation or open land areas in the Town.

7 Ayes -- 0 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.

2. Minor Subdivision  
Case No. 2013—014

Kohutanich, Robert  
Lamson/Fenner Roads

There being nothing further, Mr. Allen made the following Findings:

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 was referred to the Onondaga County Planning Board for their review and recommendation with their findings have been made part of the public record.

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.

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

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 Ronald Kohutanich, on behalf of Roy Walker, for property located at 1298 Lamson Road, Phoenix, New York, Part of Farm Lot No. 46 and Tax Map No. 026.-01-06, as shown on a made dated July 31, 2013 and revised August 28, 2013, prepared by Douglas Reith, Licensed Land Surveyor, is hereby approved.

7 Ayes -- 0 Noes

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

RESOLVED, that in granting a subdivision to Ronald Kohutanich for property located at 1298 Lamson Road, Phoenix, New York the Planning Board invokes its right to impose a fee of \$150.00 per lot for one (1), in lieu of land for the development of parks, playgrounds, recreation or open land areas in the Town.

7 Ayes -- 0 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.

3. Major Subdivision

Eldan Homes/Radisson Associates  
Crimson Ridge, Phase 5

Dan Barnaba, Eldan Homes, stated that at the last meeting they received some comments and concerns from the Code Enforcement Office and the Board regarding fire apparatus access. Having done a little research on the requirements and having looked into market values of private drives vs. public roads we have decided to come back with a cul de sac that would be dedicated as a public road.

The proposal is for a thirteen (13) lot subdivision with two of those lots shown on Sabin Road. A feasibility analysis has to be done to determine whether these two lots would be served by public sewers, septic systems or abandoned altogether. Lots 7 and 8 are shown with a shared driveway.

There was some discussion with regard to comments from the Radisson Community Association.

Karen Rice, Clerk, stated that there is an email on filed dated today from Lynn Tanner stating that she wants to see the new plan and hopes to present it at her meeting later this month.

Mr. Barnaba stated that he would have gotten that to them had he known they were going back in that direction and asked that preliminary plat approval be contingent upon the Radisson Community Association's approval as that would save us a step in the process.

Mr. Barnaba further stated they still have some engineering feasibility that needs to be resolved as far as the location of the detention basin. The reduction of building lots than what was originally designed won't require detention facilities as large as proposed. Also, between preliminary plat and final plat approval there may be some lot line adjustments due to market conditions. If any of those decisions are major we would be subjecting ourselves to a Public Hearing. I don't see adding anymore lots, but there is the possibility of lot line adjustments.

Al Yager, Town Engineer, stated that we do have a Sketch Plan approval in our Code. Preliminary Plat would require quite a bit more detail. A conceptual approval could be considered.

Mr. Barnaba stated that there's not much engineering work required. We have the Scope of Services letter from the Town Engineer and will be working with the project engineer for the final design, road details, etc...

Hugh Kimball questioned if the changes will have any impact on the SWPPP (Stormwater Pollution Prevention Plan).

Mr. Barnaba stated that lot line adjustments will not, but if we lose a lot there'd be slightly less impervious area.

There was considerable discuss with regard to design standards which will be addressed during the engineering review process.

There were also some questions with regard to the two lots on Sabin Road, being a road that is not in Radisson and whether they would receive the same amenities as other residents in Radisson.

Mr. Barnaba stated that they're undecided on how to treat those lots. If there's no market value for them; they could be combined with other lots.

Wetlands are involved and noted on the plan.

Mr. Yager questioned if they would be on septic systems.

Mr. Barnaba stated that they haven't given up on the possibility of bringing sewer to the back of these lots since we will be installing them anyway. We have to decide whether or not we want to place an easement through there for future hook-up. We'd like to explore the market if there's a market for them considering their size.

Mr. Allen questioned if the application has to be forwarded to the County.

Karen Rice, Clerk, concurred stating that the property abuts NYS Route 31

Mr. Allen stated that there's not much we can do as the Town has not received the Scope of Services provided by our Town Engineer.



Mr. Helmbold stated that Stacey Alberici, Bella Casa by Alberici, who has contacted a company from Pennsylvania that is going to cap it once they fill it with some special concrete as there's nobody locally to do it.

**FINDINGS:**

An Environmental Assessment Form indicates that there will be no significant 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 for their review and recommendation as it has already been reviewed as part of the initial subdivision.

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

**RESOLUTION# 6** -- Motion by Allen, Second by Kimball

RESOLVED, that the Planning Board authorizes the Chairperson to review the Final Plat for the two (2) lot subdivision application of Bella Casa by Alberici for property located at the southwest corner of Sudley Way, Collington Pointe, to be known as Section 5, Baldwinsville, New York, Part of Farm Lot No. 87 and Part of Tax Map Number 073.01-04-08.1 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.

7 Ayes -- 0 Noes

2. Info Only—Site Plan Amend      Riverknoll @ Radisson  
Drakes Landing South/Riverknoll North

Bill Durdel, President, Baldwin Real Estate Corporation, stating that they are the owners and developers and managers of Riverknoll @ Radisson. We are before the board this evening to amend or modify the previous site plan approval of the master plan approval for 240 apartments on the 54 acres we purchased from the Urban Development Corporation, currently known as the Empire State Development Corporation.

History: Our management company and our leasing department throughout the Baldwinsville area have 550 apartments currently in Radisson and the Village of Baldwinsville. The need for senior housing is very apparent. We have approximately 125 names on our waiting list right now for one-bedroom senior apartments, 62 years of age and older. We have developed tax credit projects so there's an income limitation as well. In this case we would be asking for permission from the New York State Division of Housing and Community Renewal to fund with tax credits and soft financing a two story 80 unit apartment complex which would be restricted to people who have incomes at or below 60% of area median income and have an age of 62 or older as the primary person in the household. We will, on a case by case basis make exceptions down to age 55 but that's not a general rule.

Mr. Durdel further stated that when they come back before the board in October they will have met with the Belgium-Cold Springs Fire Department, as was done for Phase I and II. Al Yager, Town Engineer, hasn't had the opportunity to review Plumley Engineering's work on site drainage, utilities, etc... Hopefully we will have received confirmation of our perception that senior housing is needed here by a market study that we commissioned with a group out of Buffalo that is the leading furlough housing market study group in New York State., Scott Allen, GAR.

Mr. Durdel continued stating that they have a clean Environmental Phase I that applies to Phase III that Beardsley Designs of Syracuse will be up-dating.

Mr. Durdel welcomed questions, concerns or advise that you may have with regard to pursuing this modification.

There was some question with regard to the setback from NYS Route 31. It was determined that the setback is 140' from the centerline. It will also be buffered by a berm of existing trees.

Hugh Kimball questioned if a second ingress/egress off of the parking lot could be considered given the number of people residing there and their ages; as well as fire apparatus and ambulances.

Mr. Durdel concurred.

Fred Allen, Chairman, questioned if there had to be more handicap parking for a senior facility.

Mr. Durdel stated not that he's aware of.

Al Yager, Town Engineer, stated that there's nothing in the ADA requirements that require that but it might be suggested to have a few extras because of the age.

Mr. Durdel stated that they typically with senior housing the spaces closet to the building and the entrances are always reserved/handicap.

Mr. Allen questioned if the building will be consistent with the other buildings that are there.

Mr. Durdel stated that the units will all have balconies/patios, wood frame construction with vinyl siding. Color schemes will be separate from the single families

Mr. Kimball stated that he drove in there the other day and it looks very nice. They're set up quite nicely and I just hope they stay that way.

Mr. Kimball further questioned if they've talked with the Radisson Community Association.

Mr. Durdel stated that they hope to meet with the RCA before the next Planning Board meeting. Greg Firster from our office is setting up that meeting.

Mr. Kimball asked that they save some of the trees or put some trees in so that there is some screening between Route 31 and the apartments.

Mr. Durdel stated that they will absolutely do that. There is a 140' setback from the centerline of Route 31 and it's very heavily vegetated with conifer trees there now. There is a "squiggly" line

that references what the site clearing will be shown on the site plan. We will be leaving as much of that natural buffer as possible by going in maybe 20' and clear any scrub to make it visually pleasing as well as maintaining a sound barrier.

Karen questioned if they were all one-bedroom apartments.

Mr. Durdel stated that there will be 68 one-bedroom apartments and 12 two-bedroom apartments.

James Hickey questioned what the income requirement would be.

Mr. Durdel stated that he believes the area median income for this statistical metropolitan area is about \$54,000, so 60% of that approximately \$32,000 for a family. For a husband and wife that percentage would be higher.

There was some discussion with regard to when they would break ground. Mr. Durdel stated that they can only clear the property between October 1<sup>st</sup> and March 31<sup>st</sup> due to the Indiana Bat. We'd like to do some clearing between those dates, however to start construction in earnest the earliest would be July or August of 2014 and will take a year to complete.

William Lester questioned the remnant piece.

Mr. Durdel stated that it will remain untouched but can envision in the future some type of pavilion with a recreational area for the residents. Sixty percent of the site is being used with this proposal.

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

## V. OTHER BUSINESS

### 1. Discussion--Planning Board Attorney replacement for the remainder of 2013.

Fred Allen, Chairman, stated that last year a committee was formed and we went out and did RFP's (Request for Proposals) for the engineer position; Tim Frateschi, Harris Beach, Planning Board Attorney, encouraged us to do the same for legal representation but since we had a reliable attorney why fix what wasn't broke. It looks like it would be an appropriate time to put together a document specifying what is expected that we could send out to people who might be interested in being our attorney rather. This would be in place of taking whoever Harris Beach chooses.

John Corey suggested Tim Frateschi put together a quick job description for us. However, after considerable discussion it was determined that Tim may be reluctant to do that and we would see what process other Town's follow.

Mr. Lester stated that a committee has been formed to review and revamp the Town's Comprehensive Land Use Plan with meetings starting very soon. I would be in favor of putting together an RFP as soon as we can because whoever we select will be very helpful in that process.

The board concurred that a committee should be formed to go through a similar interviewing process as was done for engineering for the 2014 calendar year.

John Corey; William Lester and James Hickey, volunteered to be on the committee.

VI. ADJOURN

RESOLUTION #7 -- Motion by Hickey, Second by Corey

RESOLVED, that the September 16, 2013 regular Planning Board meeting adjourn at 8:07 p.m.

7 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk