

PLANNING BOARD MEETING
Monday, October 20, 2014 @ 7:00 p.m.
8220 Loop Road
Baldwinsville, NY 13027

The regular meeting of the Lysander Planning Board was held Monday, October 20, 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; James Hickey

OTHERS PRESENT: Al Yager, Town Engineer; Scott Merle; Bill Lawrence; Kevin Voorhees; Frank Costanzo, ZBA; Larry Schuler; Bob Braun; Norm Ashbarry; David Voorhees; Brian Licourt; Joe Nadzan. Stan Boots; Larry Brennan; Ron Merle; Ken Landon; Joe Ehle; Greg Card; Vince Kearney, Belgium Cold Springs Fire Department and Karen Rice, Clerk

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

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

- | | |
|----------------------|-----------------|
| 1. Minor Subdivision | Voorhees, Kevin |
| Case No. 2014—001 | 7940 Gates Road |

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

Kevin Voorhees stated that he submitted a digital version of the subdivision plan to all of the board members, one a full build-out for potential development in the future if my younger brothers decide to build. This was put together as part of a request from this board as well as the Onondaga County Planning Agency to show that it could be done while complying with all of the dimensional requirements. The second drawing is the subdivision seeking approval. It is a 3.2 acre parcel from approximately 16 acres to allow the construction of a single family residence. There are no plans for the remnant piece at this time.

Ken Landon, 8014 Gates Road, questioned the build-out plan with regard to the septic tank locations, the distance from the 100 year wetland buffer to the septic/leech field.

Mr. Voorhees stated that the setback is 20' which meets the setback required by the New York State Department of Environmental Conservation.

Mr. Landon questioned the flag-lot configuration and access road; stating that that is something that has already been taken care of, right?

Mr. Yager stated that the Zoning Board of Appeals granted a variance for the flag-lot for the road frontage requirement at their meeting of March 3, 2014.

RESOLUTION #1 -- Motion by Ordway, Second by Patrick

RESOLVED, that the Zoning Board of Appeals grant the variance to allow the 30' access to property located at 7940 Gates Road, Baldwinsville, New York, Tax Map No. 044.-02-09.3, to permit the construction of a single family residence. Approval of this

variance is expressly conditioned on no further road cuts other than that identified on the property survey, depicted in a plan dated August 27, 2013, submitted in connection with the application in connection with his application for the instant variance and pursuant to the recommendation of the Town Engineer.

3 Ayes -- 1 Abstain (Jarvis who has a conflict of interest)

Mr. Landon continued stating that he assumes the Onondaga County Health Department has ok'd septic system going from a mound system to a standard system because the second round of perc tests.

Fred Allen, Chairman, stated that that isn't really the subject of the Planning Board. All we are looking at are the requirements on the subdivision. You could literally have a subdivision and not be able to build on it if you couldn't get the septic approval.

Hugh Kimball concurred stating that that's a County issue (Onondaga County Health Department).

Mr. Landon questioned fire protection due to the road.

Mr. Allen stated that any time there's issues going on in a given Fire District, like this long road, we ask the Chief's to come and give their input. Vince Kearney, Belgium Cold Springs Fire Department does it for his Department and we appreciate that, but Plainville's Chief is really the one that is responsible.

Mike Stock, Chief, Plainville Fire Department, stated that he has reviewed the plans. The driveway is a long way off the road and questioned what type of driveway is going to be installed.

Mr. Voorhees stated that it's proposed as a 12' wide gravel driveway with a minimum of every 500' bumping it out to a 20' width for a 50' stretch. A fire truck turn around will also be provided that you will see when you get to the house location with a hammerhead turn-around.

Mr. Yager stated that that meets the minimum requirements of the New York State Building Code.

Mr. Allen added that that's not the only long driveway in the Town.

Mr. Stock questioned the elevation of the driveway as it appears to drop down as it gets to the Seneca River.

Mr. Voorhees concurred.

Stan Boots, Gates Road, questioned who would maintain the road, it's a private road, right?

Mr. Voorhees stated that he would be maintaining it as a private driveway.

Mr. Boots questioned who would maintain it in the winter months if it's a seasonal home.

Mr. Voorhees stated that it would be a year round residence.

Mr. Boots reiterated that if there's a fire the homeowner is the one who is responsible for the road to be plowed, right?

Mr. Voorhees stated that the driveway yes, not Gates Road.

The Public Hearing closed at 7:09 p.m.

II. APPROVAL OF MINUTES

Review and approval of the minutes of the September 15, 2014 Planning Board meeting.

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

RESOLVED, that the minutes of the September 15, 2014 regular Planning Board meeting be approved as submitted.

7 Ayes -- 0 Noes

III. OLD BUSINESS

- | | |
|---|------------------------------------|
| 1. Minor Subdivision
Case No. 2014—001 | Voorhees, Kevin
7940 Gates Road |
|---|------------------------------------|

Fred Allen, Chairman, stated that the board has already appointed themselves Lead Agency and review the SEQR finding negative findings. The application was forwarded to the Onondaga County Planning Board for their review and recommendation; that will be made part of the public record, in part:

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

An individual sewage disposal plan must be approved by the Onondaga County Health Department. The Board also offers the following comments:

- 1) The Town is encouraged to require the applicant to provide information regarding potential build-out of the entire property, so as to effectively coordinate and protect access and infrastructure.
- 2) The municipality is encouraged to minimize exposure to damage from natural hazards and up hold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.

Jim Aust stated that he is still concerned with the legality of the easement to the remainder of the property for his brothers. Sometimes families have a dispute and may decide that they want to sell their portion to someone other than a family member. What kind of legality have you checked out?

Mr. Voorhees stated that he hasn't addressed anything with an attorney at this time with regard to working anything out in terms of a legal instrument with my brothers. My brother David, who is local, is here this evening.

Mr. Aust questioned if the easement would be in the deed.

Mr. Voorhees stated that he will have to consult with an attorney to see how to approach that.

Mr. Aust suggested that this be addressed before the application is approved.

Mr. Yager stated that that is taken care of by definition of an easement; a covenant is filed with the deed allowing Kevin allowing Kevin to always access the property that's deeded in his name through the other property. The subdivision map will be filed showing the easement, which secures his interest to enter the property.

Mr. Allen added that Kevin is still a party to the remainder of the property as well. That's the definition of an easement' it gets filed with the County Clerk's office therefore he has the right to access the subdivided parcel.

Mr. Aust stated that he is also concerned that the septic system in not approved.

Mr. Allen stated that it doesn't have to be for a subdivision to be approved.

Mr. Yager concurred stating that he just has to show that perc tests have been done and that a septic can be built there.

Mr. Aust questioned if perc tests have been done.

Mr. Yager concurred.

Al Yager, Town Engineer, reviewed the application and submitted a letter dated October 230, 2014, in part:

- Mr. Voorhees has addressed all of the concerns brought up at the January 2014 Planning Board meeting. It appears that Mr. Voorhees has gone above and beyond what any other applicant for a minor subdivision in the Town of Lysander has ever been required to do with regards to SEQR documentation.
- The Town Highway Superintendent visited the proposed driveway location in June and found that it has adequate sight distance and will meet all of the other driveway requirements set forth in the Town of Lysander Highway Specifications Chapter of the Town Code.
- As indicated in Mr. Voorhees' cover letter a septic system approval application has been sent onto the County Health Department for review. At this time we have not received any further correspondence from the County Health Department but septic approval is not required by the Town of Lysander code for Planning Board approval of a minor subdivision, only percolation test results indicating that a septic system can be constructed are required. Mr. Voorhees has provided the Planning Board with documentation of this requirement.
- At this time I would not be opposed to the Planning Board granting approval of the 7940 Gates Road minor subdivision.

There was some discussion with regard to the existing driveway and whether or not it will be abandoned.

Mr. Voorhees stated that it is chained off but will continue to be used for pedestrian access.

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 was referred to the Onondaga County Planning Board for their review and recommendation whose findings were 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 Kevin Voorhees for 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, as shown on a made dated September 4, 2014, prepared by Stephen Sehnert, Licensed Land Surveyor, is hereby approved.

7 Ayes -- 0 Noes

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

RESOLVED, that in granting a subdivision to Kevin Voorhees for property located at 7940 Gates Road, Plainville, 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.

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.

The Voorhees' thanked the board for their time.

IV. NEW BUSINESS

- | | | |
|----|--|----------------------------|
| 1. | Minor Subdivision
Case No. 2014—016 | Ehle, Joseph
Doyle Road |
|----|--|----------------------------|

Joseph Ehle stated that he owns approximately 85 acres at the dead-end of Doyle Road and is looking to piece off a three acre parcel to allow the construction of a single family home with access off of Doyle Road.

Fred Allen, Chairman, stated that this property was before the board a couple of years ago.

Mr. Ehle concurred stating that he built a home and lived at 3795 Doyle Road and built a new house down by the river and sold the original house with three acres. The driveway to the house on the river cuts us off from the rest of the property so we decided to sell this road frontage piece off.

Mr. Allen questioned if the lot meets the 200' road frontage requirement.

Karen Rice, Clerk, stated that 150' in an AR-40, 200' if it's in an Ag Taxing District. The remnant piece meets that requirement even though it's on either side of an existing lot.

Mr. Kimball stated that might give you some problems down the road if you're trying to sell something off.

Mr. Ehle stated that he believes that is going to be somebody else's problem.

Mr. Aust questioned why you don't move the lot on the other side of the existing home.

Mr. Ehle stated that that's kind of natural piece because there's a hedgerow that goes right down here (indicating on plan) and is all cut off by the driveway, whereas this is all open. Also, the elevation difference is probably close to 12'.

Mr. Aust reiterated that you won't be able to do anything with that piece of property.

Mr. Ehle stated that he's not intending to do anything with the rest of it.

RESOLUTION #4 -- 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 Joe Ehle, Doyle Road, Baldwinsville, New York Minor Subdivision application.

7 Ayes -- 0 Noes

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

1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? No
2. Will the proposed action result in a change in the use or intensity of use of land? No
3. Will the proposed action impair the character or quality of the existing community? No
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? No
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? No
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? No
7. Will the proposed action impact existing:
 - a. public / private water supplies? No
 - b. public / private wastewater treatment utilities? No
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? No
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, water bodies, groundwater, air quality, flora and fauna)? No
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? No
11. Will the proposed action create a hazard to environmental resources or human health? No

RESOLUTION #5 -- 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 Joe Ehle, Doyle Road, Baldwinsville, New York Minor Subdivision application, the Planning Board issues a NEGATIVE DECLARATION.

7 Ayes -- 0 Noes

The application will be forwarded to the Onondaga County Planning Board for their review and recommendation, therefore the public hearing will be scheduled at a date and time designated by the secretary allowing such time to get a legal notice in the newspaper.

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

RESOLVED, that a Public Hearing be held at a date and time designated by the secretary on the application of Joe Ehle, for a subdivision of property located at Doyle Road, Baldwinsville, New York, Part of Farm Lot No. 95 and Tax Map No. 071.01.-01-04.1 for a development of two (2) lots from a parcel of approximately 84 (84) acres.

7 Ayes -- 0 Noes

Mr. Ehle thanked the board for their time.

2.	Controlled Site Use Case No. #2014—017	Merle, Scott/Card, Gregory 2940 Cold Springs Road
----	---	--

Scott Merle, Scott Merle Builders, is looking for a side yard setback variance to allow the placement of a subdivision monument sign for the Spring Woods Subdivision located at 2940 Belgium Road closer to the property line than the required. The Zoning Board of Appeals will be calling a special meeting on Thursday, October 23, 2014. Mr. Merle is seeking a conditional Controlled Site Use/Site Plan approval.

Fred Allen, Chairman, asked what the issue was for the side yard setback.

Mr. Merle stated that the proposed sign is 14' x 3' and will be 4' 4" closer to the side yard setback than required 10'. The sign is going to be further back than the St. Mark's Church sign that is approximately 100' up the road.

Al Yager, Town Engineer, questioned if that sign now becomes the property of Lot 9.

Mr. Merle stated that that's a good question.

Karen Rice, Clerk, stated that it's usually deeded to the property owner unless there's a Home Owner's Association. It'll be Lot 9 and they know that when they purchase the lot. All of the subdivisions along 370 are that way. Usually they take pride in it and maintain it.

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

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(S) in regards to the above referral:

Given the length of time since Town approval of the subdivision, the Board notes the following recommendations regarding the full subdivision project:

1. Per the New York State Department of Transportation, no direct access shall be permitted on Route 370 from any proposed lots. All access must be from the proposed subdivision road, and the applicant is required to obtain permits for any work in the State right-of-way.

2. The New York State Department of Transportation has determined that the applicant must submit an updated drainage study or Stormwater Pollution Prevention Plan (SWPPP) to meet Department requirements verifying that the proposed development would not create additional stormwater runoff into the State's drainage system and is required to first contact the Department to determine the scope of the study; the applicant must submit the drainage study to the Department for approval and complete any appropriate mitigation as may be determined by the Department.
3. The Onondaga County Department of Water Environment Protection asks that the applicant contact the Department at (315) 435-6820 early in the planning process to determine sewer availability and capacity.
4. The applicant is encouraged to reduce stormwater runoff and improve stormwater quality as much as practical by reducing impermeable surfaces and utilizing green infrastructure. For more information on stormwater management, visit the Onondaga County "Save the Rain Program" web site at <http://savetherain.us> or contact the Onondaga County Department of Water Environment Protection at 315-435-6820.
5. The municipality is encouraged to minimize exposure to damage from natural hazards and uphold local flood ordinance requirements, as required for good standing in the National Flood Insurance Program, by ensuring that any proposed development would not negatively affect drainage patterns in or near the floodplain.
6. The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on site, and any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site. The applicant is also advised to obtain appropriate permits from the Corps for any proposed development or drainage into wetlands on site.
7. The Town and applicant are advised to ensure a long-term maintenance plan is in place for the proposed stormwater management area.
8. The Board encourages the Town and applicant to consider decreasing the size of the lots in order to provide greater buffering of the stream and wetlands.

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

RESOLVED, that having reviewed a Site Plan as defined on a map dated March 7m, 2016 and revised September 18, 2014, prepared by Douglas Reith, Licensed Land Surveyor, associated with the application of Scott Merle on behalf of Greg Card, for a Controlled Site Use Permit to allow the placement of a subdivision sign on property located at 2940 Cold Springs Road, Baldwinsville, New York, the Site Plan is hereby approved with the following modifications and conditions:

- 1) The Zoning Board of Appeals grants a Side Yard Setback Variance.

7 Ayes -- 0 Noes

Mr. Merle thanked the board for their time.

V. OTHER BUSINESS

- | | | |
|----|--|--|
| 1. | Major Subdivision
Case No. 2011—006 | Highland Meadows—Phasing Plan
Indian Springs/Giddings Crest |
|----|--|--|

Mario D'Arrigo, Developer, Highland Meadows, was scheduled to be before the board this evening with regard to the phasing plan of Highland Meadows. In a letter dated October 20, 2014 Mr. D'Arrigo sends his apologies for not being able to be here in person representing Highland Meadows Development. Mr. D'Arrigo did however highlight what he would like the board to consider:

We begin by acknowledging the condition of approval of the Preliminary Plat that after final approval of sixty-one (61) lots, the next Phase for approval must complete the street to Giddings Crest. What is being proposed by Highland Meadows in no way attempts to modify that condition.

The current Phasing Plan approved by this Board comprised four Phases as shown on the Map attached hereto as Exhibit A (on file with the secretary). The first Phase comprises thirty-one (31) lots for which Final Plat approval was obtained and filed sometime in March 2014. Fourteen lots have been sold and conveyed to Ryan Homes as of the date hereof, with an additional lot about to close.

As shown in Exhibit A, Phase II was the straight portion of the street heading toward Giddings Crest, and comprised thirty (30) lots, making Phases I and II a total of sixty-one (61) lots. Phase III was the last leg to Giddings Crest, comprising seventeen (17) lots and complying with the condition stated above. The fourth Phase was the loop near the power lines.

Following a recent meeting with Ryan Hoems, it was suggested that for marketing purposes, the Phase of lots backing up to the power lines whould be the second Phase (rather than the fourth) since it will contain some lots backing up to the power lines. Ryan felt that if we saved that Phase for last, it would have a difficult time selling those lots following the development of the rest of the Subdivision. Ryan would rather leave the best lots for last.

With the above in mind, I have prepared a new Phasing Plan which I attach hereto as Exhibit B (on file with the secretary). As can be seen from Exhibit B, the second Phase is that part of the loop backing up against the power lines, for a total of sixty (60) lots for the two Phases,. The old Phase II and III have now been combined as Phase III comprising forty-seven (47) lots and completing the street from Indian Springs to Giddings Crest. As previously noted, the condition of approval remains in place since proposed Phases I and II comprise only sixty lots and the third Phase will open the street to Giddings Crest.

It is noted in passing that part of the reasoning behind the condition of completing the street to Giddings Crest after aproval of sixty-one lots, was that the salability of the lots in Highland Meadows was certainly in question. I believe the performance of Ryan Homes in the first Phase has, or should have removed any doubt regarding the viability of the Subdivision.

In closing Mr. D'Arrigo thanked the board for their consideration in approving the Phasing of Highland Meadows Subdivision into three Phases.

Fred Allen, Chairman, stated that with the exception of them getting only three phases, this is very similar to what they proposed originally.

Hugh Kimball concurred stating that it does meet the conditions.

Mr. Allen stated that from a fire, health and safety point of view it gives us a circle rather than having to rely on a hammerhead.

Mike Stock, Plainville Fire District, concurred stating that it's a positive request from a health and safety aspect.

Mr. Kimball questioned if the Town Engineer has had any problems with what has been done up there at all.

Mr. Yager stated that other than what National Grid did when they came in, it has been fine. They have done everything that has been on the plans. They have been pretty prompt about doing things. There are a few trees that are in the HOA (Homeowner's Association) property between the 25' setback and the new lots behind Connell Terrace that they've agreed to take down but they have to wait until wintertime when the ground is frozen so they don't rut up the drainage easement. I have no doubt that they will take care of that.

There is a letter on file from Al Yager, Town Engineer, dated October 20, 2014, that will be made part of the public record, in part:

I have reviewed the developer's request for a phasing change. It appears that the proposed request will be in compliance with the planning board restriction of a maximum of 62 lots allowed prior to the connecting road to Giddings Crest being constructed. Proposed Phase I & II contain 31 and 29 lots respectively.

Mr. Allen stated that this plan does make a lot of sense. Mario said that they're even considering maybe at the same time running the road out to Giddings Crest now rather than waiting for the next phase.

Mr. Yager stated that they have to contract for the entire development anyway. My understanding is that they're considering putting the sanitary sewer in all the way out now...

Several talking at once.

Mr. Yager stated that that is that prerogative to put all the pipes in the ground at once.

Mr. Kimball stated that that makes sense really.

Mr. Yager concurred stating that from a construction standpoint the longer it sits the better.

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

RESOLVED, that the Planning Board makes the following modifications from the Resolutions passed on June 18, 2012, August 20, 2012 and December 13, 2012 on the application of Highland Meadows, LLC, for a 107 lot subdivision on 124 +/- acres of land immediately adjacent to I-690 to the east and just north of NYS Route 370, in the Town of Lysander, with regard to phasing to allow the developer to tie Mercer Street into Giddings Trail to the south (previously approved as Phase IV), now known as Phase II consisting of 29 lots. The third and final phase, Phase III consisting of 47 lots, which will be the continuation of Giddings Trail into the Giddings Crest Subdivision, is hereby approved.

7 Ayes -- 0 Noes

2. Major Subdivision: Heritage Homes, Giddings Crest, Section C-7: Waive Public Hearing, Authorize Chairman to sign the Final Plat for the fourteen (14) lot subdivision on the continuation of Hourglass Lane.

Al Yager, Town Engineer, stated that the Planning Board waived the Final Plat Public Hearing and authorized of the Chairman to sign the Final Plat for Giddings Crest, Section C-7 back in August 2006. It was for the entire fourteen (14) lot subdivision. At this time the developer would like to file a Final Plat for six (6) lots. Essentially the Planning Board is amending the 2006 resolution allowing Fred to sign the Final Plat with six lots on it rather than the 14. The Town has taken dedication of the road, the developer has posted security and Ianuzi & Romans have provided as-built drawings. At this point in time they have fulfilled their obligation to the Town Board and would like to file their map in the near future.

Hugh Kimball questioned if they have done everything expected of them.

Mr. Yager stated that the one and only caveat of preventing the Town taking formal dedication at this time is National Grid hasn't quite finished up. They will be another week or so before they are energized. The Town Board will take final dedication at that time. The developer has two houses under construction, has pulled the third building permit with one of those houses scheduled to close on November 12, 2014; which is obviously before our next Planning Board meeting of November 17th.

RESOLUTION #9 -- Motion By Allen, Second by Kimball

RESOLVED, that the Planning Board amend their resolution of March 27, 2006 and authorize the Chairperson to review the Final Plat for six (6) lots of the fourteen (14) lot subdivision application of Heritage Homes, for property located at Giddings Crest, Section C-7, NYS Route 48, Hourglass Lane, Baldwinsville, New York, Farm Lot No. 79 and Tax Map No.

055.1.-01-13.1 and finding that all modifications and conditions are met 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

VI. OTHER BUSIENSS

It was determined that there is a conflict in dates with both the Planning Board and Town Board scheduled for Monday, November 17, 2014. It was decided that the Planning Board would move their meeting date to Thursday, November 20, 2014. We will have that same conflict with the regularly scheduled meeting of December 15, 2014. It was determined that the board will wait until the November 20th meeting to decide on an agreed upon meeting date, if any.

VII. ADJOURN

RESOLUTION #10 -- Motion by Lester, Second by Hickey

RESOLVED, that the October 20, 2014 regular Town of Lysander Planning Board meeting adjourn at 7:58 p.m.

7 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk