

TOWN OF LYSANDER  
PLANNING BOARD SPECIAL MEETING  
Thursday, November 21 2013 @ 7:00 p.m.

The special meeting of the Lysander Planning Board was held Thursday, November 21, 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: Al Yager, Town Engineer; Jeanie Kenyon; Frank Costanzo, ZBA; Julian Clark, Plumley Engineering; Bill McPartland; Mario D'Arrigo, Highland Meadows; and Karen Rice, Clerk

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

I. PUBLIC HEARING -- None Scheduled

II. APPROVAL OF MINUTES

Review and approval of the minutes of the October 24, 2013 Planning Board meeting.

Page 10, Resolution No. 8 will be amended as follows, in part: to serve the Planning Board through December 31, 2013 with an agreed upon extension.

RESOLUTION #1 -- Motion by Allen, Second by Hickey

RESOVLED, that the minutes of the October 24, 2013 special Planning Board meeting be accepted as amended.

7 Ayes -- 0 Noes

III. OLD BUSINESS

- |                      |   |
|----------------------|---|
| 1. Major Subdivision | Highland Meadows                        |
| Final Plat Approval  | Mercer Street/Giddings Trail Extensions |

Mario D'Arrigo, Highland Meadows, stated that he is before the board for a resolution to waive the Public Hearing on the Final Plat and have authorized the Chairman to sign the Final Plat when he deems it appropriate. We have submitted our security letter to the Town Board; also the dedication of the streets have been tendered with Tony Rivizzigno approving them, however the board didn't get to it at their meeting of November 18<sup>th</sup> but it is on the agenda for their next meeting for approval of all documents. Mr. D'Arrigo stated that he is here to answer any questions the board may have.

There was some discussion with regard to the Village of Baldwinsville providing water service to this property. There is an Intermunicipal Agreement (IMA) on file dated February 21, 2013 addressing same; with Al Yager, Engineer, stated that the Town Board Attorney has been working with the Village Attorney to set up a formal IMA to iron out how all of the billing will take

place, but the intent is that the Village will bill all water usage and will operate through an easement within the Town right-of-way to maintain it.

There was some discussion with regard to the subdivision not being in a Lighting District. It was determined that this is not a requirement; there are several subdivisions throughout the Town that are not in a Lighting District.

Hugh Kimball stated that the adjacent neighborhood of Giddings Crest uses Coach Lights...

Mr. D'Arrigo stated that that is more of a builder function. As you know from reading the documents submitted, we're under certain constraints by Army Corp; one of those constraints is that any lights have to be shadowed so that they don't disturb any bats (endangered Indiana bats) around here and I'm not sure those kind of lights would be appropriate.

Mr. Kimball stated that the Collington Pointe subdivision isn't part of a lighting district but they receive a tremendous amount of ambient light from Anheuser Busch.

Mr. D'Arrigo stated that some people like to live in areas without lighting to enjoy the stars, different things for different folks.

Mr. Yager stated that we did get a request from a couple residents in Collington Pointe inquiring about the formation of a lighting district. In talking with National Grid, it's a relatively simple process, there isn't any up front bonding cost, and the cost of the equipment is included in the electrical delivery service charge. If the residents of this subdivision chose to form a lighting district in the future it wouldn't be a huge issue.

Mr. Kimball questioned when the open lands, drainage, etc... will be turned over to the Homeowner's Association (HOA)?

Mr. D'Arrigo stated that the easement to the detention areas have already been granted to the Town, that's part of the dedication. The ownership to the HOA probably won't occur for a few years. The developer continues to control the development until there are only a few lots left or none at all. Ultimately, the homeowners will own everything other than the lots and the streets, approximately 80 acres, which includes the wetlands.

Covenants, By-laws and annual fees were discussed. The builder has to give each prospective homeowner a copy of this at the time of purchase. The fee currently is approximately \$48/year with \$100 required at closing, etc...

Mr. Kimball questioned if the Town Engineer is satisfied that the sewer, drainage areas will be acceptable to the Town and the swales are optimally constructed, seeding requirements met, etc...

Mr. Yager concurred stating that the seeding requirement is 85% vegetation and we certainly have that at this point in time. The sewers were tested and I just wrote the certification letter to the Onondaga County Health Department today. The drainage areas are certainly functioning. The spring and summer rainfall events that would have flooded many homes on Connell Terrace didn't happen...(two talking at once).

James Aust questioned if the development was going to have a Water District.

Mr. Yager stated that there would not be a Water District; it would be the same thing as Indian Springs. The Village owns, maintains and builds for all water and operates their infrastructure within the Town's right-of-way. Further, the actual plat has not changed as far as lot lines; there have been no changes in that regard. It's simply a matter of the Town Board taking dedication of the roads and utilities and as-built drawings being provided.

Fred Allen, Chairman, questioned if the wetland permits were received.

Mr. D'Arrigo concurred stating that he provided copies of everything to the board; NYS DEC permits, Army Corp permits, conveyed the land to the Onondaga Nation, they accepted it and it has been recorded.

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

RESOLVED, that the Planning Board authorizes the Chairperson to review the Final Plat for the thirty-one (31) lot subdivision application of Highland Meadows Development, LLC for property located at Mercer Street, Part of Farm Lo Nos. 78 & 79 and Part of Tax Map Nos. 051.-01-01.0 and 049.-04-06.1 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

Mr. D'Arrigo thanked the board for their time.

2. Site Plan Approval

Riverknoll @ Radisson  
Drakes Landing South/Riverknoll North

Julian Clark, Plumley Engineering, represented the applicant in their proposal for Riverknoll, Phase III. The applicant received conceptual for this three phase development at the corner of NYS Route 31 and Drake's Landing Extension in 2006, with Phase I and II having been approved with construction completed. The proposed lay-out for Phase III generally matches what was on the conceptual plan with ten buildings, 8 units each. The one minor difference in this plan than the conceptual plan is a net decrease in total density because there will be less bedrooms in each apartment. At one point they were considering one apartment building with 80 units, however they are not going to proceed with that proposal.

Mr. Clark continued stating that it meets the zoning coverage requirements for Radisson, complies with the conceptual plan; SEQR for the whole development was completed back in 2006. We have provided a short form for review this evening and are requesting site plan approval conditioned upon resolving engineering issues so that they can get their grant application, have it awarded and start construction.

Mr. Kimball asked for an explanation in the change from one apartment building with 80 units geared towards senior citizens vs 10 apartment buildings with 80 units and asked if they would be still geared toward senior citizens and whether or not they would be subsidized.

Mr. Clark stated that they were hoping to build one building with 80 units geared towards seniors, however Mr. Durdell received a call saying based on other grant applications expected, their application wasn't going to rate real high and that they might be better off going with the

original plan. The apartments are subsidized. They will be built and geared and built as Phase I and Phase II were. It's not geared towards seniors, but they did do more one bedroom apartments with the idea that they might attract more seniors, however it won't be marketed for seniors.

William Lester questioned the phasing of the project as there was some discussion at one point with building four units now and the remainder at some later date.

Mr. Clark stated that if they get the grant this phase will be started sooner than later, but there hasn't been a final determination made on if they're going to do four now, 10 now, etc...

Hugh Kimball questioned if the green space that was shown two months ago between the project and Route 31 would remain the same?

Mr. Clark concurred stating that they are still within the setback for the major highway and that's where we set our clearing limits. If you look at what they've done already on Phase II you will see that those are actually a little closer to the road than what is proposed.

The applicant has completed Part I, Project Information; Fred Allen, Chairman, 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, waterbodies, 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 #3 -- 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 Riverknoll at Radisson, NYS Route 31/Drake's Landing Extension, Baldwinsville, New York Site Plan application.

7 Ayes -- 0 Noes

RESOLUTION #4 -- 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 Riverknoll at Radisson, NYS Route 31/Drake's Landing Extension, Baldwinsville, New York Site Plan application, the Planning Board issues a NEGATIVE DECLARATION.

7 Ayes -- 0 Noes

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

RESOLVED, that having reviewed the site plan as defined on a map dated October 2013, prepared by Plumley Engineering, associated with the application of Riverknoll at Radisson, NYS Route 31/Drake's Landing Extension, Baldwinsville, New York and part of the Radisson PUD, for ten apartment buildings with eight units each, the site plan is hereby approved with the following modifications and conditions:

- 1) Review and approval from Al Yager, Town Engineer.

Discussion: Al Yager, Town Engineer, stated that he doesn't see any concerns as this project was laid out previously with stubs for the sewers installed and the Stormwater Pollution Prevention Plan (SWPPP) was done for the entire project, so it should be pretty straight forward.

7 Ayes -- 0 Noes

Mr. Clark thanked the board for their time.

IV. OTHER BUSINESS

1. Review and approval of the 2014 Planning Board Meeting Schedule

RESOLUTION #6 -- Motion by Lester, Second by Corey

RESOLVED, that the 2014 Planning Board Meeting Schedule be approved as submitted.

7 Ayes -- 0 Noes

Karen Rice, Clerk, stated that Planning Board is scheduled to meet the third Monday of the month. This past year we met eight Thursdays out of the year. I mentioned that to John and I told him some of our members had conflicts with that. He said our board members have to be flexible; so some of these dates may change, but this is what we're approving tonight.

2. Planning Board Attorney Interviews will be performed by a committee made up of Fred Allen, Chairman to the Planning Board, John Corey, James Hickey and William Lester. Three law firms have been interviewed for the Land Use Plan attorney. Those same three firms have expressed an interest in interviewing for the Planning Board Attorney position. Dates and times will be coordinated accordingly at a future date.

V. ADJOURN

RESOLUTION #7 -- Motion by Hickey, Second by

RESOLVED, that the November 21, 2013 special Planning Board meeting adjourn at 7:35 p.m.

Respectfully submitted,

Karen Rice, Clerk