

TOWN OF LYSANDER
PLANNING BOARD MEETING
Monday, December 17, 2015 @ 7:00 p.m.

The special meeting of the Town of Lysander Planning Board was held Monday, December 17, 2015 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

MEMBERS ABSENT: James Hickey

OTHERS PRESENT: Al Yager, Town Engineer; Tim Frateschi, Esq.; Frank Costanzo, Zoning Board of Appeals; Jason Kantak; TDK Engineering; Steve Sehnert, Licensed Land Surveyor; Vincent Kearney, Belgium Cold Springs Fire Department; Norm Ashbarry; Dough Reith, Licensed Land Surveyor; Dan Barnaba, Eldan Homes; 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. Major Subdivision
Case No. 2015—016 | Rao Custom Homes
Drake's Landing/River Road |
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The Public Hearing opened at 7:02 p.m.

Stephen Sehnert, Licensed Surveyor, represented John Rao, Rao Custom Homes, stating that this is one of the last residential parcels in Radisson. It is triangular in shape, at the intersection of Drakes Landing, River Road and Glacier Ridge Road. The land is traversed by a low wet area in the southwest corner. Mr. Rao would like to develop this parcel into twenty-four (24) lots with two roads. Any open lands will be turned over to the Radisson Community Association as part of their common properties. There is a notation on the map with regard to no direct vehicle access onto River Road; Drakes Landing or Glacier Ridge Road from any of the individual lots; access will be strictly by the internal streets.

Jason Kantak, TDK Engineering, stated that the application was forwarded to County Planning and he'd like to go over their review:

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 the following MODIFICATION(S) to the proposed action prior to local board approval of the proposed action:

1. The Onondaga County Department of Transportation has determined that the applicant is required to submit ITE Trip Generation Figures and a gap analysis at AM/PM peak hours at Glacier Ridge Road and River Road for full build-out relating to the proposed action to meet Department requirements and to submit it to the Department for approval; the applicant must complete any appropriate

mitigation as may be determined by the Onondaga County Department of Transportation.

2. The municipality must submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) and/or any drainage reports or studies to the Onondaga County Department of Transportation early in the planning process for approval and complete any appropriate mitigation as may be determined by the Department.

The Board also offers the following comments:

1. 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.

2. The Board advises the Town and applicant to ensure the proposed access meets the requirements of local emergency service providers.

Mr. Kantak stated that a traffic study has been completed. It was prepared by Gordon Stansbury, GTS Consulting, with a copy going to the Town Engineer and the Onondaga County Department of Transportation for their review and comment. Basically, there is no impact for the twenty-four (24) lots.

Further, the wetlands were delineated and approved by the Army Corp of Engineers in 2006. Again, with no impacts. The development will not encroach any of the wetlands. As a courtesy a revised copy of the subdivision plan has been submitted to the Army Corp for their review.

Lastly, a Stormwater Pollution Prevention Plan has been submitted to the Onondaga County Department of Transportation with a copy to the Town Engineer that includes the updated calculations. A complete package will be made part of the Contract Documents submittal. These documents will be submitted to County Planning as well.

Norm Ashbarry, 3128 Hidden Lake Drive, questioned if Drakes Landing would be extended to open up at River Road.

Mr. Kantak stated that back in 2006 a condition was made part of the preliminary plat approval stating that that sliver of land at the end of Drakes Landing would be turned over to the Radisson Community Association and that there would be no connection from Drakes Landing to River Road.

There was some discussion with regard to what was originally proposed. Forty-eight lots for attached housing were approved.

Jim Stirushnik, Dinglehole Road, questioned if the proposed cul de sacs comply with the Town Standards.

Mr. Kantak stated that they do.

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

II. APPROVAL OF MINUTES

Review and approval of the minutes of the November 5, 2015 special Planning Board meeting.

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

RESOLVED that the minutes of the November 5, 2015 special Planning Board meeting be approved as submitted.

6 Ayes -- 0 Noes

Review and approval of the minutes of the November 30, 2015 special Planning Board meeting.

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

RESOLVED that the minutes of the November 30, 2015 special Planning Board meeting be approved as submitted.

6 Ayes -- 0 Noes

III. OLD BUSINESS

1. Major Subdivision
Case No. 2015—016

Rao Custom Homes
Drake's Landing/River Road

There is a letter on file, dated December 17, 2015, prepared by Al Yager, Town Engineer, that will be made part of the public record, in part:

At this time the developer has addressed all of the engineering comments related to the preliminary plat and SWPPP review that pertain to Chapter 177 of the Town of Lysander Code. There are a few minor comments that I have made to the developer's engineer that will be addressed in the Construction Drawing submission which will be approved by the Town Board. At this time I would not be opposed to the Planning Board granting preliminary plat approval to the River Pointe subdivision.

FINDINGS:

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

There is a letter on file from Al Yager, Town Engineer, dated December 17, 2015, that will be made part of the public record.

There is a letter on file from the Radisson Community Association, dated November 2, 2015, stating that they have reviewed the application and it conforms with the rules and regulations in the Radisson PUD.

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

This action is consistent with the Town's current Zoning Ordinances.

This application was forwarded to the Onondaga County Planning Board for their review, who approved the application with recommended modifications.

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

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

RESOLVED, that a Public Hearing having been held and the previously approval preliminary plat has been reduced from 42 units to 24 units, the Planning Board authorizes the Chairperson to review the Preliminary Plat for the twenty-four (24) lot subdivision application of Rao Custom Homes, River Pointe @ Radisson for property located at River Road, Glacier Ridge Road & Drake's Landing, Baldwinsville, New York, Tax Map No. 081-01-32.0, as on a map dated November 2, 2015, revised November 18, 2015, prepared by Stephen Sehnert, Applied Earth Technologies, is hereby approved.

BE IT FURTHER RESOLVED, the applicant is required to submit to the Planning Board a Final Plat for approval one-hundred, eighty (180) days of this preliminary approval or such approval shall expire.

6 Ayes -- 0 Noes

Mr. Kantak and Mr. Sehnert thanked the board for their time.

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| 2. Site Plan Approval | Anheuser-Busch |
| Case No. 2015—017 | 2885 Belgium Road |

Matt Fuller, Barton & Loguidice represented the applicant, stating that they are working with QPK Design for a small 19' x 25' (3360 square feet) steel frame addition, Multi-Packer and Depalletizer Building. It is a single story facility with two loading docks. There will be slight grading done for drainage. The addition is being built on existing asphalt so lot coverage is not an issue.

Tim Frateschi, Esq., stated that this project is separate and distinct from another project that Anhesuer-Busch is considering.

Mr. Fuller concurred.

Mr. Frateschi stated for the record for SEQR purposes that the proposed buildings are stand-alone from each other. One does not depend on the other.

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

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 Anheuser-Busch/In-Bev, 2885 Belgium Road, Baldwinsville, New York, Site Plan application.

6 Ayes -- 0 Noes

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, 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 Corey, Second by Lester

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 Anheuser-Busch, 2885 Belgium Road, Baldwinsville, New York, Site Plan application, the Planning Board issues a NEGATIVE DECLARATION.

6 Ayes -- 0 Noes

FINDINGS:

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

There is a letter on file from Al Yager, Town Engineer, dated December 17, 2015, that will be made part of the public record.

The applicant is working with Empire State Development Corporation, for their review and approval as the project is in the Radisson Industrial Park.

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

This action is consistent with the Town's current Zoning Ordinances.

This did not require referral to the Onondaga County Planning Board for their review.

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 Daprano

RESOLVED, that having reviewed the site plan as defined on a map dated December 9, 2015 prepared by Barton & Loguidice, associated with the application of Anheuser-Busch/In-Bev for property located at 2885 Belgium Road, Baldwinsville, New York, and part of The Radisson PUD, for the 3200 square foot building addition, the site plan is hereby approved.

6 Ayes -- 0 Noes

Mr. Fuller thanked the board for their time.

IV. NEW BUSINESS

1. Movement of Lots Lines—Resubdivision Kline, Dominick
Case No. 2015—018 8821 Ellison Road

Doug Reith, CNY Land Surveying, represented the applicant, stating that a four lot subdivision was approved several years ago. Since that time three of those lots have sold to Mr. Kline. At this time he would like to combine them all back into one lot.

Al Yager, Town Engineer, questioned if SEQR was required seeing that there was a reduction in the number of lots.

Tim Frateschi stated that a full SEQR review is not required. The record should note that SEQR was done at the initial subdivision of four lots. We are reversing some of that which will have less of an environmental impact, as you're going to have less homes and less traffic.

Jim Stirushnik questioned when SEQR was done originally.

Mr. Reith stated that it was in 2007.

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

RESOLVED, that the Planning Board having reviewed the application of Dominick Kline, for a division of land for property located at 8821 Ellison Road, Baldwinsville, New York, Part of Farm Lot No. 56 and Tax Map No. 030.-01-8.2 and 8.6 and 8.7, as shown on a map dated November 30, 2015, prepared by Douglas Reith, Licensed Land Surveyor, it has been determined that the request for a resubdivision be approved with the following conditions:

- 1) A survey map and legal description be prepared and submitted to the Planning Board Attorney, that identifies the boundaries of the division of land for his review and approval.

6 Ayes -- 0 Noes

Mr. Reith thanked the board for their time.

2. Minor Subdivision
Case No. 2015—019

Belle, Robert
8152 Plainville Road

Dough Reith, CNY Land Surveying, represented the applicant stating that we have a 15.6 acres that was part of a subdivision that was approved 19 years ago that included property that went up to Wheaton Road. The applicant would like to subdivide that 15+ acre parcel into two. Lot 1 with 6.752 acres and a single family residence and garage and Lot 2 with 8.932 acres and two out-buildings.

Mr. Reith stated that during the original subdivision access was discussed. Access was via an ingress/egress easement that is filed in the Onondaga County Clerk's Office. Access will be through this easement.

There are wetlands associated with the parcel.

Hugh Kimball questioned if a home is intended for Lot 2.

Mr. Reith stated that it could be, however the applicant has not decided what he wants to do with it. He does own all of the property that surrounds it.

Mr. Kimball expressed his concern with the length of the driveway for a building lot from a fire health and safety standpoint. Perhaps it could be labeled 'not a residential building lot'.

Fred Allen, Chairman, stated that it's not a whole lot different than what we did for the lot on the Seneca River.

Karen Rice, Clerk, concurred stating that that driveway is a couple thousand feet...we can't dictate the length of someone's driveway.

There was considerable discussion with regard to whether or not the board would be approving a non-conforming lot, whether it would require a variance for frontage, different lot

configurations that would not require a variance, if a private road is required, etc... It was determined that the attorney will review the application and report back to the board at the next meeting.

Mr. Reith thanked the board for their time.

3. Major Subdivision
Case No. 2015--021

Timber Banks
Golf Course/Nature Conservancy/Remnant
River & Patchett Roads

James Trasher, Clough Harbor, represented the applicant stating that they are looking to subdivide out portions of the golf course and conservation area. As part of the tax deal agreement between the developer and the Town this land should be removed from the overall PUD and into one lot under the PUD. It's not being removed from the Timber Banks PUD, it's just going to be a separate area. The conservation area is being turned over to a third party group and filed with a deed restriction that there be no development. The golf course that sits on approximately 265 acres will be on its own taxing entity.

Al Yager, Town Engineer, stated that in talking with the County tax mapping people and our local assessor, the map may have to be revised slightly because the conservation piece crosses two tax maps.

Mr. Trasher indicated that that would not be a problem.

The overall property borders a County road, as well as a neighboring municipality; therefore the application will be forwarded to the Onondaga County Planning Board for their review and recommendation.

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

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 Timber Banks, River and Patchett Roads, Baldwinsville, New York Major Subdivision application.

6 Ayes -- 0 Noes

It was determined that the SEQR determination be tabled. The board is aware that a determination has to be made before opening the Public Hearing.

RESOLUTION #9 -- 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 The Timbers LLC, for a subdivision of property located at River and Patchett Roads, Baldwinsville, New York, Part of Tax Map Nos. 72.0-01-81 and 71.0-01-50.1, for a development of three (3) lots from a parcel of approximately 770 acres.

6 Ayes -- 0 Noes

V. OTHER BUSINESS

1. Major Subdivision
Waive Hearing/Sign Final Plat

Timber Banks
Forest Ridge Lane

James Trasher, Clough Harbor, represented the applicant stating that they are in the process of finalizing the Final Plat for Section 1B, Phase 5B, Forest Ridge Lane, more particularly for Lots 101, 104 and Lots 107 through 112. The lots all have Contracts to Purchase. There has been great activity in Timber Banks over the last year or so. J. Alberici & Sons and another private contractor will be building the homes.

Hugh Kimball questioned if there are any changes at all from the overall plan.

Mr. Yager stated that the original plan that was approved was for this area to be a mixed use area; that was changed with General Project Plan (GPP) Amendment No. 4. This is the allowed density in the GPP at this time.

Tim Frateschi, Esq., reiterated that there are not substantial changes between this plan and the "last" preliminary plan that was approved.

Mr. Trasher and Mr. Yager concurred.

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

RESOLVED, that the Planning Board authorizes the Chairperson to review the Amendment to the Final Plat, for The Timber Banks Subdivision, Section 1B, Phase 5B, Forest Ridge Lane, the nine (9) lot subdivision application of The Timbers LLC for property located at Forest Ridge Lane, Baldwinsville, New York, Part of Tax Map No. 072.-01-08.1 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.

6 Ayes -- 0 Noes

RESOLUTION #11 -- Motion by Allen, Second by Corey

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 5B, Forest Ridge Lane, the nine (9) lot subdivision application of The Timbers LLC for property located at Forest Ridge Lane, Baldwinsville, New York, Part of Tax Map No. 072.-01-08.1 as shown on a map dated December 10, 2015, prepared by Clifford James Rigerman, Licensed Land Surveyor, is hereby approved.

6 Ayes -- 0 Noes

Mr. Trasher thanked the board for their time.

2. Review and approval of the 2016 Planning Board Meeting Schedule.

Fred Allen, Chairman, stated that there has been a slight change to the 2016 meeting schedule that was approved at the November meeting. The Thursday, January 4, 2016 Planning Board meeting will be moved to Thursday, January 14, 2016.

3. Fred Allen, Chairman, stated that this meeting is his last 'hoorah' and wanted to tell everybody it has been a real pleasure working with everybody here and he will be thinking of everybody when he is on the beach. We've accomplished a lot in the last four years, most of all the Comprehensive Land Use Plan that was extremely out of date and an outstanding accomplishment. We replaced the Transfer of Development Rights with Incentive Zoning. We've seen Agrana come into the Industrial Park. The YMCA is up and running in Timber Banks. Along with all of the routine things the board has done an outstanding job and I'm proud to have been associated with this board.

John Corey stated that the feeling was mutual and wanted to read the following proclamation into the record:

RESOLUTION #12 -- Motion by Corey, Second by Kimball

WHEREAS, Mr. Fred Allen has served as Chairman of the Town of Lysander Planning Board from 2012 – 2015; and

WHEREAS, during his tenure Mr. Allen has performed his duties with utmost dedication and professionalism; and

WHEREAS, Mr. Allen's leadership has been key to the Planning Board's performance and results; and

NOW THEREFORE BE IT RESOLVED, that the Town of Lysander Planning Board hereby expresses its most sincere gratitude and thanks to Mr. Allen for a job well done.

6 Ayes -- 0 Noes

William Lester stated that it has been a privilege working with Fred and asked that before he heads off to the beach he take his family to enjoy dinner at Tassone's with a gift certificate from his fellow board members.

Mr. Allen thanked one and all.

VI. ADJOURN

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

RESOLVED, that the December 17, 2015 regular Planning Board meeting adjourn at 8:35 p.m.

6 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk