

TOWN OF LYSANDER
PLANNING BOARD SPECIAL MEETING
Thursday, December 19, 2013 @ 7:00 p.m.
8220 Loop Road, Baldwinsville

The special meeting of the Lysander Planning Board was held Thursday, December 19, 2013 at 7:30 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; Todd Lipschutz, Ryan Homes,
Stephen Sehnert, Licensed Land Surveyor; Vince
Kearney, Belgium-Cold Springs Fire Department and
Karen Rice, Clerk

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

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|----------------------|---------------------------------------|
| 1. Minor Subdivision | Pedder, Megan |
| Case No. 2013—016 | Kibby Road (Tax Map No. 015.-03-01.1) |

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

Steve Sehnert, Licensed Land Surveyor, represented the applicant stating that they have approximately 60 acres on the north side of Kibby Road, east of Plainville Road. The owner is desirous of subdividing out a ten acre parcel with approximately 296' of road frontage. A sewage disposal plan has been submitted to the Onondaga County Health Department and has been approved. The property is zoned agricultural however it is not in an agricultural taxing district. There are no freshwater wetlands and no 100 year flood hazard zone.

Motion by Hickey, Second by Corey to close the Public Hearing at 7:01 p.m.

II. APPROVAL OF MINUTES

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

RESOVLED, that the Planning Board approve the minutes of the November 21, 2013 special Planning Board meeting.

7 Ayes -- 0 Noes

III. OLD BUSINESS

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|----------------------|---------------------------------------|
| 1. Minor Subdivision | Pedder, Megan |
| Case No. 2013—016 | Kibby Road (Tax Map No. 015.-03-01.1) |

Hugh Kimball questioned if there were any changes from the preliminary plan to the final plan

Mr. Sehnert stated just the details of the survey.

Mr. Kimball further questioned if there is adequate access at all three points.

Mr. Sehnert concurred.

Fred Allen stated that the application was forwarded to the Onondaga County Planning Board for their review and recommendation with their decision being made part of the 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 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 comment:

The Board encourages the Town to consider the potential long-term effects of subdivisions to create new residential lots in rural areas, including areas containing NYS agricultural district properties and in farm/agricultural zoning districts, as potential conflicts with agricultural operations, changes to the rural character, reduction of open space and farmland, and impacts to road safety and mobility may cumulatively occur.

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 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 Megan Pedder for property located at 880 Kibby Road, Baldwinsville, New York, Part of Farm Lot No.35, and Tax Map No. 015.-03-01.1, as shown on a made dated December 13, 2013, prepared by Stephen Sehnert, 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 Megan Pedder for property located at 880 Kibby 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.

7 Ayes -- 0 Noes

Mr. Sehnert thanked the board for their time.

1. Major Subdivision
Case No. 2013—001

The Cottages @ Timber Ridge
Willett Parkway/Deep Glade Drive

Carlyle Smith is seeking Final Plat Approval for his subdivision at the corner of Willett Parkway and Deep Glade.

There is a letter on file dated December 19, 2013, prepared by Al Yager, Town Engineer, stating that he has reviewed the final plat and found that it appears that the final plat is identical to the preliminary plat, therefore there is no reason why the Planning Board should not pass a resolution to waive the final public hearing and authorize the Chairman to sign the final plat.

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

RESOLVED, that the Planning Board authorizes the Chairperson to review the Final Plat for the twenty-one (21) lot subdivision application of Carlyle Smith for property located Willett Parkway and Deep Glade Drive, Part of Farm Lot No. 82 and Tax Map Number 057.-03-32, 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

IV. NEW BUSINESS

2. Site Plan Approval

Ryan Homes
Lysander Preserve Sign
Lysander Preserve—Mercer St.

This application required a setback variance from the Zoning Board of Appeals, that variance was granted at their December 2, 2013 Zoning Board of Appeals meeting.

Todd Lipschutz, Vice President, NVR Homes, represented the applicant in seeking Site Plan Approval/Controlled Site Use for a residential monument sign at the entrance of the Lysander Preserve Development on Mercer Street. The location is in a common area adjacent to the Village of Baldwinsville Water Pump Station. The sign itself is 30" x 60" with 4' wing walls, with 12" columns at a height of 6'.

Hugh Kimball stated that once you get to the corner of Mercer Street and Connell Terrace you're already there; why do you need the sign.

Mr. Lipschutz stated that it's our way of acknowledging that we're trying to create a community for people, it is consistent with what we do in our newer communities. Our buyers in the past, not only here in Syracuse, like the feeling of a sense of arrival.

Mr. Kimball questioned the location shown this evening to the one that was presented to the Zoning Board of Appeals.

Mr. Lipschutz stated that initially it was shown within the right-of-way; it was moved outside of the right-of-way, as well as the drainage easement at the request of the Town Engineer.

Mr. Kimball posed a question to the Town Engineer, asking if this location will cause a problem for access to the ponds or if more seeding is required on that side of the property.

Mr. Yager stated that the location is in front of where the berm actually starts for the pond, it will not be in the way.

James Aust questioned who will maintain the aesthetics of the monument, grass cuttings, etc...

Mr. Lipschutz stated that the common areas will be maintained through the Homeowner's Association.

Mr. Yager stated that that was one of his concerns and has asked for language to be added to the Covenants to insure same.

There is a letter on file dated December 19, 2013, prepared by Al Yager, Town Engineer, stating in part: I would recommend that that board require a revision to the Home Owners Association (HOA) Declaration of Covenants, Conditions and Restrictions, Article VI, Section 6.1 to define maintenance of the sign as the sole responsibility of the HOA.

Mr. Kimball questioned if Mario D'Arrigo is already in agreement in doing that, because the HOA for a while is going to be the Developer's HOA as opposed to the people who are going to live there.

Mr. Lipschutz concurred.

Mr. Kimball questioned the status of the Town Board's approvals.

Mr. Yager stated that we're in good shape; the Town Attorney and the Village Attorney are working out a formal IMA to define the Village's responsibilities as far as the ownership and operation of the water system within the subdivision. Other than that the roads have been accepted, sanitary sewer has been accepted...

Mr. Kimball asked if the Town Attorney was happy with all the rest of the documents required.

Mr. Yager concurred stating that he doesn't have a problem with anything.

Mr. Allen questioned if there is water to the model house.

Mr. Yager stated that he doesn't know if the service has been formally connected yet.

Mr. Lipschutz stated that he doesn't know if they've tapped it yet, it may be that we'll do it when we have power.

Mr. Allen stated that it's not a question of whether it will happen, it's just when.

Mr. Yager concurred stating that he anticipates that happening in January. They're not going to be ready for a Certificate of Occupancy until then.

Mr. Lipschutz concurred stating the end of January, beginning of February.

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

RESOLVED, that the Lysander Zoning Board of Appeals having approved a 25' front yard setback variance on December 2, 2013 and the Planning Board having reviewed a site plan as defined on a map dated December 4, 2013 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

Mr. Lipschutz thanked the board for their time.

V. ADJOURN

RESOLUTION #6 -- Motion by Corey; Second by Hickey

RESOLVED, that the December 19, 2013 special Planning Board meeting adjourn at 7:25 p.m.

7 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk