

A special meeting of the Lysander Town Board was held at 6:00 p.m. on May 13, 2013 at 8220 Loop Road, Baldwinsville, New York.

MEMBERS PRESENT:

John A. Salisbury, Supervisor
Andrew O. Reeves, Councilor
Russ W. Johnson, Councilor
Arthur C. Levy, Councilor

MEMBERS ABSENT:

Melinda Shimer, Councilor

OTHERS ATTENDING:

Anthony Rivizzigno and John Klucsik; Attorneys representing the Town (Gilberti Stinziano Heintz & Smith P.C.); Allen Yager, Town Engineer; Hugh Kimball, member of the Planning Board; Gary Pooler, The Timbers, LLC; James Trasher and Amy Franco, Engineers @ Clough Harbour and Associates and two residents.

The purpose of the special meeting held was for the State Environmental Quality Review (SEQR) for the proposed zone change amendment No. 3 to the Timber Banks Planned Unit Development (PUD) submitted by The Timbers, LLC on February 7, 2013. It should be noted that an attempt was made to record this meeting however the tape recorder malfunctioned and only a portion was audible.

Attorney Klucsik presented to the Board the attached document regarding the following topics as it related to SEQR. Every item was discussed to the satisfaction of the Board.

Air quality; Ground water quality or quantity; Surface water quality or quantity; Traffic levels; Noise
Solid waste production; Erosion; Flooding; Leaching; Drainage problems; Vegetation; Wild Life; Interference with fish or wild life habitat; Threatened/endangered species or habitat; Community plans/goals; Important historical, archeological, architectural, aesthetic resources, existing community or neighborhood character; Use in quantity or type of energy; Human health hazard; Substantial change in use of intensity of land use; Attraction of large numbers of people for more than a few days; Demand for other actions; Impact on land; Water; Air; Plants and Animals; Agricultural Land Resources; Aesthetic Resources; Open space and recreation; Critical environment areas; Transportation; Energy; Public health and Growth and character of community/neighborhood.

ADJOURNMENT

At 7:25 p.m. Councilor Levy moved to adjourn the meeting, Councilor Reeves seconded. Motion passed unanimously.

This is a true and complete recording of the action taken at this meeting.

John A. Salisbury
Town Supervisor

Topics	Original GPP Impact Summary	Reference	Amendment #3 Impact Summary	Reference	Different In Kind/Magnitude (yes/no)	Significant (yes/no)	Mitigation	Reference
Traffic levels	Maximum trips/hr. 609 Slight [?] increase in Rte 31 traffic mimicking existing travel patterns Minimal impacts at Rte 31/River Road [Need better description of impacts - what (intersection delay?) and where]	12/18/06 Planning Board EAF, pg. 5/21, Item B.1.g. 3/06 GTS Traffic Impact Study, pg. 2-3	Maximum vehicle movements (Enter/ Exit) 734-814/hr. (Evening Peak) (20.5% - 33.6% increase) Delays [how long?] on Rte 31 at River Road for westbound left turn/eastbound through movement and on River Road at access roadways Significant mitigation required but limited by Belgium bridge	2/6/13 Timber Banks EAF Part 1, pg. 5/21, Item B.1.g. 11/12/12 GTS Updated Traffic Assessment - Timber Banks w/YMCA, pg. 8-9 3/28/13 GTS Timber Banks w/YMCA Traffic Assessment - Response to NYSDOT comments, pg. 2, 4			Southbound L turn lane at northern project access. Southbound L turn lane at southern project/YMCA access with signal Northbound R turn lane at southern project/YMCA access with signal 468 residential unit limit/elimination of 25,000 sq.ft. retail space	11/12/12 GTS Updated Traffic Impact Assessment - Timber Banks w/YMCA, pg. 9-10. 3/28/13 GTS Timber Banks w/YMCA Traffic Assessment - Response to NYSDOT comments, pg. 2, 4 4/26/13 Onondaga County DOT Re: Road 38 River Road
Noise	Operating noise [dBA?] exceeding local ambient [dBA?]	12/18/06 Planning Board EAF, pg. 18/21, Item 17	Low speed traffic noise equivalent to/less than that of higher speed traffic on River Road/similar speed traffic within previously reviewed Timber Banks project HVAC noise impacts [?]	[?] [?]				
Solid waste production	30 Tons/mo. to Rock Cut Road	12/18/06 Planning Board EAF pg. 6/21, Item 16	5 Tons/mo (17% increase) to County Waste to Energy Facility	2/6/13 Timber Banks EAF Part 1, pg. 6/21, Item 16				
Erosion	Construction on slopes > 10-15% siltation causing visible contrast substantial erosion	12/18/06 Planning Board EAF, pg. 11/21, Item 1; pg. 13/21, Item 5; pg. 14/21, Item 6	Construction on slopes 0-10% Less potential for erosion	2/6/13 Timber Banks EAF Part 1, pg. 3/21, Item 5			Construction detention basins Sediment Fencing Diversion swales Seeding	2/8/13 GPP Application for Amend #3, pg. 12 4/13 CHA Proposed YMCA-Timber Banks Storm Water Pollution Prevention Plan, pg. 6-8
Flooding	In 100 yr. flood plain Change flood water flows	2/18/06 Planning Board EAF pg. 6/21, Item 15; pg. 12/21, Item 1; pg. 14/21, Item 6	100 yr. flood plain along E edge of property YMCA site well away from flood zone	2/8/13 GPP Application for Amend #3, pg. 13 4/13 CHA Proposed YMCA-Timber Banks, Storm Water Pollution Prevention Plan, Figure 7, Flood Insurance Rate Map				
Leaching	May cause risk of release of hazardous substances	12/18/906 Planning Board EAF, pg. 19/21, Item 16	Release of swimming pool treatment chemicals (chlorine?) may present potential for leaching	[?]			[?]	[?]

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Drainage problems	Incompatible w/existing drainage patterns Excavate/compact ag land soils	12/18/06 Planning Board EAF, pg. 14/21, Item 6, pg. 15/21, Item 10	Increase in peak runoff rates for 1 yr. (53%), 10 yr. (35%) and 100 yr. (29%) design storms (compared to undeveloped state)	4/13 CHA Proposed YMCA - Timber Banks Storm Water Pollution Prevention Plan, pg. 9-12			Run off reduction via rooftop disconnection, bio retention, vegetated swales and peak flow attenuation	4/13 CHA Proposed YMCA - Timber Banks Storm Water Pollution Prevention Plan, pg. 11-12
Vegetation	Application of herbicide more than 2x/yr. Removal of locally important vegetation 270 acres of meadow/forest converted to 60 acres building/paved surface, 210 acres golf course	12/18/06 Planning Board EAF, pg. 15/21, Item 8; pg. 15/21, Item 9, pg. 3/21, Item 2	13.5± acres meadow/brush land converted to 6± acres bldg./paved surface, 7.5± acres landscaped area [What is the change from medium/high density residential to YMCA?]	2/6/13 Timber Banks EAF Part 1, pg. 3/21, Item 2				
Wild Life	Substantially interferes w/resident wildlife	12/18/06 Planning Board EAF, pg. 15/21, Item 9	Same area disturbed. Change in use/construction from medium/high density residential to Community Recreation/YMCA will cause no new loss of or impact to wildlife					
Interference with fish or wild life habitat	Removal of significant wildlife habitat	12/18/06 Planning Board EAF, pg. 15/21, Item 8	Same area disturbed. Change in use/construction from medium/high density residential to Community Recreation/YMCA will cause no new loss of or impact to wildlife habitat					
Threatened/endangered species or habitat	Removal of potential threatened Indiana Bat habitat	12/18/06 Planning Board EAF, pg. 4/21, Item 11; pg. 14/21, Item 8	Potential for Threatened Indiana Bat to occur in project area. Project area is meadow/brush land, not containing significant stands of habitat trees or outcroppings	2/6/13 Timber Banks EAF Part 1, pg. 3/21, Item 4; pg. 4/21, Item 11. 2/8/13 GPP Application for Amend #3, Figure 5, Vegetation Analysis				
Critical Environmental Area	N/A	12/18/06 Planning Board EAF, pg. 5/21, Item 19; pg. 17/21, Item 14	N/A	2/6/13 Timber Banks EAF Part 1, pg. 5/21, Item 19				
Community plans/goals	1939 new residents Population growth >5% Muni budget increase >5% Conflict w/adopted plans/goals Change in density Eliminate existing areas of historic importance to community Create demand for additional services	7/22/06 Full EAF Post-Public Hearing Supplemental Information 12/18/06 Planning Board EAF, pg. 19/21, Item 19	Generally fits Lysander Land Use Plan (1991); Lysander Master Transportation Plan	2/8/13 GPP Application for Amend #3, pg. 21-26				

Topics	Original GPP Impact Summary	Reference	Amendment #3 Impact Summary	Reference	Different In Kind/Magnitude (yes/no)	Significant (yes/no)	Mitigation	Reference
Important historical, archeological, architectural, aesthetic resources, existing community or neighborhood character	<p>Sharp contrast to current surrounding land use patterns</p> <p>Significantly reduces enjoyment of aesthetic resources</p> <p>Will screen important scenic views</p> <p>Eliminates areas of historic importance</p> <p>Impacts archaeological site/fossil bed</p> <p>In designated archaeological sensitive area</p>	12/18/06 Planning Board EAF, pg. 16/21, Item 11-12, pg. 19/21, Item 19	<p>Does not contain/is not contiguous to site listed on State or National Registers of Historic Places</p> <p>Development of the YMCA site will not have an impact on cultural resources</p> <p>Not contiguous to site on Register of National Natural Landmarks</p> <p>Includes no scenic views important to the Community</p> <p>Surrounding land use is mixed density residential non farm rural and agricultural</p> <p>Architecture complimentary to adjacent development</p> <p>Lighting impacts [?]</p> <p>Change in Lumens @ nearest residence?</p> <p>Visibility/glare on River Road?</p>	<p>2/6/13 Timber Banks EAF Part 1, pg. 3/21, Item 6-7; pg. 4/21, Item 14; pg. 3/21, Item 1</p> <p>9/5/05 Pratt & Pratt Phase 1A/1B Cultural Resources Study, pg. 27</p> <p>2/8/13 GPP Application for Amend #3, pg. 62</p>	[?]		[?]	[?]
Use in quantity or type of energy	Increase in energy use >5% Energy supply system expansion to >50 residences or major commercial use	12/18/06 Planning Board EAF, pg. 18/21, Item 16	Project will consume natural gas/electricity. Utility service available	<p>2/6/13 Timber Banks EAF, Part 1, pg. 7/21, Item 21</p> <p>2/8/13 GPP Application for Amend #3, pg. 29</p>				
Human health hazard	<p>Risk of explosion/release of hazardous substances</p> <p>Burial of hazardous wastes</p> <p>Storage of flammable liquids</p> <p>Disturbance of waste disposal site</p> <p>Public Health/Safety issue from storage of petrochemicals, pesticides/herbicides</p>	<p>12/18/06 Planning Board EAF, pg. 19/21, Item 18</p> <p>12/7/06 Planning Board Notes of Meeting with Pooler Enterprise</p>	Risk of release of pool water treatment chemicals (chlorine?)	[?]				
Substantial change in use or intensity of land use	Change in the density of land use	12/18/06 Planning Board EAF, pg. 19/21, Item 19; pg. 9/21, Item 2-6	<p>Increase in land use/density</p> <p>GPP Amendment as to land S of south access road and YMCA, (40± acres) would allow big box retail sale of sporting goods w/impacts not evaluated.</p>	2/8/13 GPP Application for Amend #3, pg. 32-37			Delete land S of south access road from scope of GPP Amend #3, retaining current GPP allowed uses.	5/9/13 e-mail Trasher (CHA) to Rivizzigno (GSH&S) re: GPP Amendment No. 3

6 NYCRR §617.7(c)		Environmental Impact Summary, The Timbers, Amendment No. 3 to the General Project Plan				5/13/13 DRAFT		
Topics	Original GPP Impact Summary	Reference	Amendment #3 Impact Summary	Reference	Different in Kind/Magnitude (yes/no)	Significant (yes/no)	Mitigation	Reference
Air quality	1,000 trips/hr. 1 Ton refuse incineration Total contaminants > 5 lbs/hr. Increase in Industrial Land Use Increase in Industrial Density	12/18/06 Planning Board EAF, pg. 14/21, Item 7	125-205 more cars (peak hr.)(20% increase) [Air pollution impact?]	2/6/13 Timber Banks EAF Part 1, pg. 5/21, Item B.1.g. 11/12/12 GTS Updated Traffic Assessment - Timber Banks w/YMCA, pg. 8 3/28/13 GTS Timber Banks w/YMCA Traffic Assessment - Response to NYSDOT comments, pg. 2				
Ground water quality or quantity	[Draw from/recharge to ground water?] Use > 20,000 gal./day irrigation Well draw > 45 gal./min. Adversely affect ground water Petroleum storage > 1,100 gals.	12/18/06 Planning Board EAF, pg. 13/21, Item 5 12/7/06 Planning Board Meeting Minutes	[Increase/decrease in draw/recharge or change in recharge quality?]	[?]				
Surface water quality or quantity	[Runoff volume/quality?] Construction/operation causing water supply system contamination Liquid effluent to facilities w/o capacity Siltation/visible contrast Residential use in areas w/o sewer	12/18/06 Planning Board EAF, pg. 13/21, Item 5	[Increase/decrease in runoff volume/ quality?] Erosion/sediment control measures required YMCA site outside of nearest wetland, F, by [?] feet Sewer capacity available, adequate	4/13 Drainage Report [where?] 4/13 CHA Stormwater Pollution Prevention Plan [where?] 2/8/13 GPP Application for Amend #3, pg. 13 2/8/13 GPP Application for Amend #3, Figure 1, Wetland Map 5/10/13 OCDWEP Capacity Assurance			Construction detention basins Sediment Fencing Diversion swales Seeding	2/8/13 GPP Application for Amend #3, pg. 12 4/13 CHA Proposed YMCA-Timber Banks Storm Water Pollution Prevention Plan, pg. 6-8