

TOWN OF LYSANDER
PLANNING BOARD MEETING
8220 Loop Road
Thursday, April 11, 2024 7:00 p.m.

The regular meeting of the Town of Lysander Planning Board was held Thursday, April 11, 2024 at 7:00 p.m. at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York

MEMBERS PRESENT: John Corey, Chairman; Hugh Kimball; Steve Darcangelo; Doug Beachel and Matt Hunt

OTHERS PRESENT: Al Yager, Town Engineer; Amelia McLean-Robertson; Dan Barnaba, Eldan Homes; Pete Hansen; Mary Unangst; Joe Unangst; Jim Hunter; Matt Speach, Belgium Cold Springs Fire Department; GR Shannon; Jonah Hawthorne; Julian Clark, Plumley Engineering; Robert Shanahan and Karen Rice, Clerk to the Planning Board

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

The Minutes were prepared without the aid of a recording as the recorder malfunctioned. The secretary relied on her notes to the best of her ability.

I. PUBLIC HEARING -- None Scheduled

II. APPROVAL OF MINUTES

Review and approval of the minutes of the March 14, 2024 Planning Board meeting.

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

RESOLVED, that the March 14, 2024 minutes of the regular Planning Board meeting be approved as submitted.

5 Ayes -- 0 Noes

III. OLD BUSINESS

- | | |
|--|--|
| 1. Stie Plan Review
Case No. 2023—009 | Shanahan, Robert/Greentree Capital
Longview @ Radisson—River Road |
|--|--|

Julian Clark, Plumley Engineering, represented the applicant.

John Corey, Chairman, stated that the applicant has prepared Part 2 of the Full Environmental Assessment Form; with the guidance of Amelia McLean-Robertson, Attorney to the Planning Board, we are now in a position to review Part 2:

IMPACT ON LAND

Will the proposed action result in a physical change to the project? Yes

- Discussion: The proposed action may involve the excavation and removal of more than one thousand tons of natural material. No, not removing from site, moving material around on site.
- Discussion: The proposed action may involve construction that continues for more than one year or in multiple phases. Yes, build-out is expected over eight (8) years.

Sub-questions: No, or small impact may occur.

IMPACT ON GEOLOGICAL FEATURES

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual landforms on the site (e.g., cliffs, dunes, minerals, fossils, caves). No

IMPACT ON SURFACE WATER

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes)? Yes

Mr. Clark stated that the disturbance will be less than what was originally proposed when the Preliminary Plan was proposed. The NYS DEC and Army Corp Permits will be updated.

- Discussion: The proposed action may create a new waterbody. Stormwater Ponds

Steve Darcangelo questioned if the units would have basements.

Al Yager, Town Engineer, stated that the units will have sump pumps.

Mr. Darcangelo questioned if there will be construction in areas where the water table is less than three (3) feet.

Mr. Yager stated that anything adjacent to the wetlands may be less than three (3) feet; however, it is not going to make a large impact.

Sub-questions: No, or small impact may occur.

IMPACT ON GROUNDWATER

The proposed action may result in new or additional use of ground water or may have the potential to introduce contaminants to ground water or an aquifer. No

IMPACT ON FLOODING

The proposed action may result in development on lands subject to flooding. No

IMPACT ON AIR

Will the proposed action affect air quality? No

IMPACT ON PLANTS AND ANIMALS

The proposed action may result in a loss of flora or fauna. Yes

Sub-questions: No, or small impact may occur.

IMPACT ON AGRICULTURAL LAND RESOURCES:

The proposed action may impact agricultural resources. No

IMPACT ON AESTHETIC RESOURCES

The land use of the proposed action is obviously different from, or is in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. Yes

- Discussion: Proposed action may be visible from any officially designated federal, state or local scenic or aesthetic resource. The Canal System is considered a scenic resource.
- Discussion: There are similar projects visible within the following distance of the proposed project: 0 – ½ mile

Sub-question: No, or small impact may occur.

IMPACT ON HISTORIC AND ARCHEOLOGICAL RESOURCES

The proposed action may occur in or adjacent to a historic or archaeological resource. Yes, Phase I A & B Archaeological Study has been completed.

Sub-question: No, or small impact may occur.

IMPACT ON OPEN SPACE AND RECREATION

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. No

IMPACT ON CRITICAL ENVIRONMENTAL AREAS

The proposed action may be located within or adjacent to a critical environmental area (CEA). No

IMPACT ON TRANSPORTATION

The proposed action may result in a change to existing transportation systems. Yes, a Traffic Study has been prepared. It may be a large development, but not a large impact on River Road.

Sub-question: No, or small impact may occur.

IMPACT ON ENERGY

The proposed action may cause an increase in the use of any form of energy. No

IMPACT ON NOISE, ODOR AND LIGHT

The proposed action may result in an increase in noise, odors, or outdoor lighting. Yes, there will be lights in the apartment parking lot and/or on the buildings.

- Discussion: The proposed action may result in lighting creating sky—glow brighter than existing area conditions. The lighting will be Dark Sky Compliant per the Town Code.

Hugh Kimball stated that he has visual concerns with Mr. Yager stating that the Board can ask for Sight Renderings.

Doug Beachel concurred, perhaps rear elevations of the attached units, renderings from the Seneca River, the new intersection, the end of Longview Terrace and Glacier Ridge and River Roads.

Sub-question: No, or small impact may occur.

IMPACT ON HUMAN HEALTH

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. No

CONSISTENCY WITH COMMUNITY PLANS

The proposed action is not consistent with adopted land use plans. No

CONSISTENCY WITH COMMUNITY CHARACTER

The proposed project is inconsistent with the existing community character. Yes. The public has raised concerns; however, the use is allowed under the Radisson Development Controls.

There being nothing further, Mr. Corey stated that the Board is still waiting for a Determination on the Wetland Delineation from the NYS Department of Environmental Conservation. The Wetland Permits previously approved by the involved agencies are in the process of being renewed. Ms. McLean-Robertson was asked to prepare a Draft Resolution in preparation for action at the next meeting.

Mr. Clark thanked the Board for their time.

IV. OTHER BUSINESS

1. Waive Hearing/Sign Plat

Eldan Homes
River Grove, Section 2 (C)
Tulip Tree Path

Dan Barnaba, Eldan Homes, stated that he is before the Board this evening for Final Plat approval for River Grove, Phase IIC, Tulip Tree Path. The only anticipated change is the combination of two lots at a potential buyer's request.

There being nothing further.

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

RESOLVED, that the Planning Board authorizes the Chairperson to review the Final Plat, for the River Grove, Phase II (C) subdivision application of Eldan Homes, for property located at Lots 24 through 31 and Lots 42 through 45, Tulip Tree Path, Baldwinsville, New York, Part of Military Lot No. 61 and Part of Tax Map No. 081.2-01-01.1 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.

5 Ayes - 0 Noes

Dan Barnaba, as President of Eldan Homes and individually, indicated that after a 53-year career, Steve Sehnert, Licensed Land Surveyor, has retired. Some on the Board may not know that Steve provided the surveying and mapping services for all of the 2300-acre property known as Radisson as well as hundreds upon hundreds of projects within the Community. The reason for this statement is I would like to see the Town of Lysander prepare a Proclamation thanking Steve for his dedication and service to the Town of Lysander.

Karen Rice, Clerk, stated that she could not agree more. I have worked with Steve for thirty-six of those years and have learned so much from him. He was and continues to be a wealth of information, not only for this Town but Towns across New York State. I will truly miss our weekly phone calls and wish Steve nothing but the best in his retirement.

Board Members concurred with Karen stating that she will share this with the Town Board as well.

Mr. Barnaba thanked the Board for their time.

V. ADJOURN

RESOLUTION #3 -- Motion by Corey, Second by Darcangelo

RESOLVED, that the April 11, 2024 regular Planning Board meeting adjourn at 7:43 p.m.

5 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk