

TOWN OF LYSANDER  
PLANNING BOARD MEETING  
8220 Loop Road  
Thursday, May 9, 2024 7:00 p.m.

The regular meeting of the Town of Lysander Planning Board was held Thursday, May 9, 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: Sara Cervino; Ed Coulter; Warren Abbott; Mark Antinelli; Laureen Antinelli; Matt Speach, Belgium Cold Springs Fire Department; Pete Hansen; Carol Levy; 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 April 11, 2024 Planning Board meeting.

RESOLUTION #1 -- Motion by Jack, Second by Darcangelo

RESOLVED, that the minutes of the April 11, 2024 Planning Board meeting be approved as submitted.

4 Ayes -- 0 Noes (Hunt was not present for the review & approval)

III. OLD BUSINESS

- 1. Controlled Site Use (Tentative)      RIC Energy  
Case No. 2023--002                      Lysander III Solar—Lamson Road

John Corey, Chairman, stated that RIC Energy has asked the Board to consider an amendment to their Site Plan, more particularly the Interconnect.

History: Part of their approval process with the Planning Board for the Controlled Site Use they indicated that they would work with the utility company to try to see if we could change the interconnection from poles to underground and pad mounted equipment to minimize visual impacts. This proved to be costly both in terms of time and money and asked the Board for relief on that condition.

Mr. Corey stated that they have provided a new Layout Sketch Plan and photos of the existing condition. After reviewing the plan with Al Yager, Town Engineer, it appears that they have made a good faith effort.

Mr. Yager concurred stating that what they are proposing is really no different to what the existing conditions there are. They are adding four (4) more poles, spaced 60' apart North of the poles you see in the photograph. They are all going to be in a line just like the existing equipment poles National Grid has there already. There will be a small driveway behind those poles to allow them to access the equipment for maintenance and that's it; so instead of having a row of poles going out into the middle of a field they will have a row of poles going along the edge of the road that look like what is already there.

Mr. Corey added that their original approach was six (6) poles and this is four (4).

Mr. Yager stated that we got them down by two (2) poles and they're putting the poles in the right-of-way. I don't see how it is any different from what is already there. It certainly is not going to look odd like it would if you have poles out in the middle of a corn field.

Matt Hunt stated that his email states four poles, possibly five.

Steve Darcangelo concurred.

Mr. Yager stated that one exists; he shows four in the sketch that he sent us.

Mr. Darcangelo stated that the poles are in the right-of-way; I don't think there's anything we could say anyway. They have the right to go in the right-of-way.

Mr. Yager concurred adding that the four additional poles will end up being the property of National Grid.

Mr. Darcangelo questioned the reason they couldn't go underground with a mad mount...other places have them.

Mr. Yager stated that part of it was the distance from where they were going to put pad mounted... 1) The farmer doesn't want to give up more land where they would have to do a pad. It would be more land than the turn around was with the pads, fencing, disturbance; and 2) Cost. It's a substantial number, more than \$100,000. Either way we certainly tried to push them as hard as we could this is where we're at.

Mr. Darcangelo stated that he will personally still ask for underground...

Mr. Yager stated that that is one of the recommendations to the Town Board, to amend the Code to say that only underground or pad mounted equipment will be allowed.

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

RESOLVED, that in reviewing the Interconnect Layout Sketch, dated May 6, 2024, prepared by Wendel Companies, on behalf of Lysander III PV, LLC, for property located at 1743 Lamson Road, Phoenix, New York and having reviewed the Site Plan Approval Condition No. 2 of Resolution No. 2023—002, approved June 8, 2023, more particularly,

***Applicant shall work with National Grid and the Engineer for the Town to reduce the number of telephone poles for the Interconnect site to one and the rest of the lines shall be ground mounted (and screened) or underground, to the extent National Grid allows. In the event National Grid requires more than one pole, all the poles shall be screened to the satisfaction of the Engineer for the Town.***

The Planning Board has determined that the applicant has tried to the best of their ability to meet said condition and accepts the revised Site Plan, as amended.

5 Ayes -- 0 Noes

IV. NEW BUSINESS

- |   |                                 |
|---|---------------------------------|
| 1. Minor Subdivision<br>Case No. 2024—002 | Coulter, Edward<br>Sprague Road |
|---|---------------------------------|

Sara Cervino represented the applicant stating that Mr. Coulter in the subdivision of his property at 769 Sprague Road. We'd like to subdivide 1.84 acres from approximately 27 acres. It is zoned Agricultural. There are no freshwater wetlands or flood zones. We have done perc tests and are shown on the plans; both are well within the requirements to develop a subsurface sewage disposal system. There is no public water on this site.

Steve Darcangelo stated that if you continue to develop along the road frontage with what appears to be consistent to what you have done, some point you're going to have a lot there that's difficult to utilize if it has a very narrow frontage on the road with a wide expanse at the back.

Edward Coulter stated that he sees Mr. Darcangelo's point but right now I think there's enough room for another 200' that we would need, not that we will subdivide again, but there is a possibility down the road.

John Corey concurred stating that there would certainly be room for one more.

Mr. Coulter stated that he has the (right-of-way) but you never know.

Mr. Corey stated, 'never say never'.

Mr. Darcangelo stated that a perc test was done with the intention of putting a septic system in; is that a requirement of ours or the Health Department?

Al Yager, Town Engineer, stated that's a Health Department for filing the map, you either have to show a conventional system or percolation test.

Mr. Darcangelo: No requirement to show where a well might be.

Mr. Yager: No, when they file the septic system design drawing to the County Health Department they would have to show surrounding wells on that plan, but this is just to make sure that it's possible to serve the lot.

**RESOLUTION #3** -- Motion by Corey, Second by Beachel

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 Edward Coulter, Sprague Road, Memphis, New York Minor Subdivision application.

5 Ayes -- 0 Noes

The applicant has completed Part I, Project Information; John Corey, 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)? N/A
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 #4** -- Motion by Corey, 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 Edward Coulter, Sprague Road, Memphis, New York, Minor Subdivision application, the Planning Board issues a **NEGATIVE DECLARATION**.

5 Ayes -- 0 Noes

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

RESOLVED, that a Public Hearing be held at a date and time designated by the secretary, on the application of Edward Coulter, for a subdivision of property located at Sprague Road, Memphis, New York, Part of Farm Lot No. 92 and Tax Map No. 043.-01-07.1, for a development of two (2) lots from a parcel of approximately 28 acres.

5 Ayes -- 0 Noes

Ms. Cervino and Mr. Coulter thanked the Board for their time.

2. Minor Subdivision	Abbott Revocable Trust
Case No. 2024—003	Doyle Road

Warren Abbott represented the family in their desire to subdivide a homestead and outbuildings consisting of 1.95 acres located at 3451 Doyle Road from approximately 44 acres. The home will be sold and the remaining land will remain under agriculture.

There was some discussion with regard to access to the remaining property with Mr. Abbott stating that there will be 200' of lot width remaining on Doyle Road. The property can be accessed through another family parcel on Hicks Road if need be.

RESOLUTION #6 -- Motion by Corey, 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 the Warren Abbott, Nancy Abbott Revocable Trust, 3451 Doyle Road, Baldwinsville, New York Minor Subdivision application.

5 Ayes -- 0 Noes

The applicant has completed Part I, Project Information; John Corey, 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)? N/A
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 #7 -- Motion by Corey, Second by Darcangelo

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 Warren Abbott, Nancy Abbott Revocable Trust, 3451 Doyle Road, Baldwinsville, New York, Minor Subdivision application, the Planning Board issues a **NEGATIVE DECLARATION**.

5 Ayes -- 0 Noes

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

RESOLVED, that a Public Hearing be held at a date and time designated by the secretary, on the application of Warren Abbott, Nancy Abbott Revocable Trust, for a subdivision of property located at 3451 Doyle Road, Baldwinsville, New York, Tax Map No. 071.-02-47.1, for a development of two (2) lots from a parcel of approximately 44 acres.

5 Ayes -- 0 Noes

V. ADJOURN

RESOLUTION #9 -- Motion by Corey, Second by Hunt

RESOLVED, that the May 13, 2024 regular Town of Lysander Planning Board meeting adjourn at 7:24 p.m.

5 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk  
Planning Board