

May 8, 2023 Zoning Board of Appeals Meeting:

OTHER BUSINESS

1. Recommendation to Town Board: Melvin Farms Letter of Intent; which is available on the website at www.townoflysander.org.

Landmark Challenger, Developer, is seeking incentive zoning for the Melvin Farms Project on NYS Route 370 and Hayes Road:

Three 3-Story Apartments buildings consisting of 105 units

Twenty-four 7-unit Apartment Buildings with garages consisting of 168 units

Four 3-Story "Senior" Apartment Buildings consisting of 134 units

Forty-one 4-unit Townhouse Buildings with garages consisting of 164 units

Seventeen (17) Single Family Homes

The Board Members brought up a number of concerns, determined that they would incorporate those concerns within the Resolution.

RESOLUTION #3 -- Motion by Jarvis, Second by Costanzo

At the request of the Town Board, the Zoning Board of Appeals has reviewed the Letter of Intent to consider higher density for the application of Landmark Challenger, LLC, for property located at NYS Route 370 and Hayes Road, also known as Melvin Farms, Baldwinsville, New York. At their meeting of May 8, 2023 the Zoning Board of Appeals determined that they needed more time to address their concerns. After allowing more time to review the Letter of Intent and accompanied plans the following concerns were raised and need to be taken under consideration with regard to the acceptance of this proposal:

1. Looking down from Route. 370 you can see the beautiful vista now. You would only see 590 homes and 3 story apartments in the future This will be a big loss to the community.
2. Traffic from Route 370 that runs into Baldwinsville Four Corners will be a big bottle-neck. This issue has been brought up at every Town Comprehensive Land Use Plan.
3. Traffic on River Road is only a two lane highway. The Melvin Farms residents will be using River Road to go to Route 31, YMCA, shopping, services and recreation. The road is too small in size and very treacherous in the winter. This road has been closed several times because of ice build-up. More maintenance time and manpower would be required.
4. We need to look at services to the Melvin Community. Will they have enough fire protection and emergency response services? It was stated that there is sufficient fire projection for the project. I believe that the fire companies that would be called in the event of a fire could be strained. They have all been

searching for new members, coverage for an additional 500 families should be studied. Further, there should be a traffic light installed at the north entrance of Route 370

5. John Glen Boulevard and Route 370 East has recently been upgraded to accommodate large amounts of traffic. Do we need to look at this?
6. We have to make sure that we look at the James Carter letter about Historic Preservation. It seems like we have some issues that needed to be addressed.
7. A big plus for this area is the contractor is going to put in sanitary sewers and pump station which is needed badly in this area. However, the residents still have to pay for hook-up to their homes and the necessary long-term annual costs associated to provide those sewers.

4 Ayes -- 0 Noes