



J.Ryan McMahon, II
COUNTY EXECUTIVE

Onondaga County Planning Board

RESOLUTION OF THE

ONONDAGA COUNTY PLANNING BOARD

Meeting Date: July 02, 2025

OCPB Case # Z-25-192

- WHEREAS, the Onondaga County Planning Board, pursuant to General Municipal Law, Section 239 l, m and n, has considered and reviewed the referral for a TEXT AMENDMENT from the Town of Lysander Town Board at the request of Town of Lysander for the property located ; and
- WHEREAS, General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and
- WHEREAS, the applicant is proposing various updates to the Town of Lysander Zoning Codes; and
- WHEREAS, the Town of Lysander is proposing amendments to the Lysander Town Code § 320-74, which states the purpose and Intent of the Town's Incentive Zoning regulations; the Town is proposing replacing the existing language with the following purpose statement; "the Town Board has determined that it is appropriate to make the provision of the IZ Overlay in areas where residential development is most desirable in order to protect and preserve farmland, open space and viewsheds in, primarily, other areas of the Town by making adjustments to permissible density and area requirements for the specific purposes of promoting the extension of roadways, sewers and other such amenities at a minimum cost to the residents and taxpayers. It is the intent of this Article to empower the Town Board to grant incentives or bonuses to advance the Mission, Vision and policies articulated in the Town of Lysander's Comprehensive Plan to achieve the following objectives"; additionally, the text amendment maintains the existing objectives of the Town's incentive zoning regulation and adds the following objective: "The improvement of water quality of the river system through the extension of sewers to non-sewered areas;"; and
- WHEREAS, within Town Code § 320-79, which establishes the incentives that may be granted by the Town Board, the Town is proposing the addition of the following statement regarding the suitability of sites for incentives; "the suitability of the site(s) for the type of viewshed and recreational preservation, sewer, roadway or other amenities proposed, the physical characteristics of the land, and the relation of the proposed development to existing surrounding and future development"; and
- WHEREAS, the Town is proposing to amend § 320-86.2 regarding Solar Energy Systems to replace existing language with language that clearly establishes specific controls on the establishment of commercial solar farms; solar farms and solar power plants shall be permitted in Agricultural Districts, must only be located on lots of forty (40) acres or larger, and with a maximum lot coverage of 50%; to preserve the agricultural value of lands, commercial solar development shall be limited to 30% lot coverage on prime agricultural soils; and
- WHEREAS, a minimum setback of 200' is required for proposed commercial solar projects whose property lines abut residential properties or County/Town roads; the Town Board may expand this requirement at its discretion, and installation of

an all-season vegetative screening between 5-7' is required; and

WHEREAS, applicants must provide an approved Maintenance Plan for the ongoing upkeep of the solar installation, fencing and screening, and replacement of any plantings that have died or become compromised; the amended language prohibits commercial solar development on forested land and requires that any tree removal be limited to the greatest extent possible; all commercial solar utility interconnect equipment must be installed underground or in ground mounted cabinets with vegetative screening; and

WHEREAS, the proposed amendments also establish a Solar Development Fee of \$500 per acre for the siting of commercial solar farms, intended as a recovery "Fee in Lieu of Land for Public Use" if the parcel was developed for residential use; and

WHEREAS, the Town of Lysander is proposing amendments to the Lysander Town Code § 270.11 regarding Major Subdivisions and Incentive Zoning § 320.80.B.4.b relating to incentive zoning, adding language requiring that life cycle analysis for any proposed new Town roads in major subdivisions be provided, using current highway tax rates, maintenance costs and practices established by the Town Engineer and Highway Superintendent; and

WHEREAS, Town Code § 270-27 regarding the Construction of streets and utilities, is to require that streetlights for all public streets be installed as shown on the subdivision plans approved by the Planning Board and establishes minimum requirements for streetlight installation; and

WHEREAS, subdivision regulations will also require that applicants either "construct all sanitary sewers, waterlines, drainage facilities and streets and turn them over to the Town at no cost or expense for operation and maintenance, or may request the Town to install the improvements and make a cash payment to the Town prior to construction in an amount to be determined by the Town Board;" and

WHEREAS, the Town is proposing an amendment to § A337-27 relating to residential driveways, establishing a requirement that all permits include a sketch plan clearly locating and dimensioning proposed driveways; and

WHEREAS, ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

NOW THEREFORE BE IT RESOLVED, that the Onondaga County Planning Board

has determined that said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENT(S) in regards to the above referral:

1. In seeking to protect and reinforce the agricultural viability of lands and agricultural community, while also welcoming well-considered clean energy infrastructure, the Board recommends consideration of zoning provisions for agrivoltaics within commercial solar developments.

Pro-agrivoltaic design elements include reducing fragmentation of agricultural plots, flexible heights, setbacks and spacing to allow farm machinery to move freely within and around the project, burying electrical connections, placing

fencing and screening along lot lines rather than on the project perimeter, and use of rotating panels to increase sunlight and access for plantings and grazing animals.

The Town may also consider working with a NYSEDA Clean Energy Advisor that aids municipalities with planning for clean energy projects including electrical infrastructure mapping and exploring opportunities to responsibly colocate clean energy and agriculture (agrivoltaics). The proposed lot sizes and setback requirements may prove difficult to accomplish on most parcels. Analysis will assist in identifying parcels in which these restrictions could or could not be met.

2. To improve clarity, the Board encourages the Town to consider relocating the following proposed language to the Incentive Zoning Purpose and Intent section of the code, rather than within the Incentives or Bonuses section: “the suitability of the site(s) for the type of viewshed and recreational preservation, sewer, roadway or other amenities proposed, the physical characteristics of the land, and the relation of the proposed development to existing surrounding and future development.”

The motion was made by Marty Masterpole and seconded by Craig Dennis. The votes were recorded as follows: Marty Voss - yes; Mike LaFlair - yes; Kevin Casserino - yes; Renee Dellas - yes; Craig Dennis - yes; Marty Masterpole - yes; Don Radke - yes.