

TOWN OF LYSANDER
8220 LOOP ROAD
BALDWINSVILLE, NY 13027

Timothy Wolsey (315)638-1210
Codes Enforcement Officer
Karen A. Rice, Clerk (315)638-4819
Planning Board
Zoning Board of Appeals
Codes Enforcement Office

John Corey, Chairman
Planning Board (315)638-4819
Richard Jarvis, Chairman
Zoning Board of Appeals 638-4819

July 30, 2025

Kevin Rode, Supervisor
Town of Lysander
8220 Loop Road
Baldwinsville, NY 13027

Re: Recommendation—Proposed Lysander Code Updates

Dear Kevin:

On behalf of the Chairman of the Planning Board, please be advised that the Planning Board, at their meeting of June 12, 2025, reviewed the proposed changes to the Lysander Town Code at the Town Board's request and made the following recommendation:

RESOLUTION #4 -- Motion by Corey, Second by Beachel

RESOLVED, that at the request of the Town Board, the Planning Board, at their meeting of June 12, 2025, has reviewed the Recommended Changes to the Town Code; and

WHEREAS, the Town Board has requested the Planning Board to provide a written recommendation regarding proposed changes to the Town Codes, and

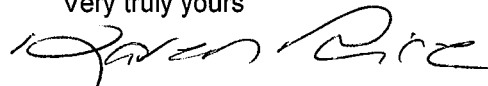
NOW THEREFORE BE IT RESOLVED that the Planning Board hereby recommends that the Town Board approves the proposed Code changes as presented with the following modification:

- 1) The Town Board should increase the per acre fee (Section 320-86.4A) from \$500 to \$1,000 to \$3,000 per acre.

5 Ayes -- 0 Noes

I have included a copy of the discussion as well. Please feel free to contact me if you need anything further.

Very truly yours



Karen Rice, Clerk
Planning Board

cc: Dina Falcone, Town Clerk
Town Board Members
David Herkola, Town Attorney
Al Yager, Town Engineer

Enclosure (1)

June 12, 2025 Planning Board Meeting:

II. OTHER BUSINESS

1. Recommendation to Town Board: Proposed Lysander Code Updates

John Corey, Chairman, stated that the Town Board is looking for a recommendation on upcoming Code updates and asked if everybody has had an opportunity to review those changes.

As Karen has presented this, I think it is a good way to look at it. We can either look at it and say we approve the recommendations as submitted, or we approve the recommendations with the following modifications and/or considerations.

Mr. Corey stated that he was actively involved with the preparation of some of this, and Al Yager certainly was involved, and there has been meetings since I have not been involved, which I think, with Kevin Rode. I see that you guys have added some stuff that was not in what we approved. Your thoughts. I do not have much to add.

Lighting Districts:

Discussion: The addition of street lights at all intersections of new developments and any impacts on the development?

Mr. Yager stated that currently we require that when a new subdivision comes in, they form all the special districts at the time of subdivision, approval of the Contract Drawing for the subdivision. So that is an action of the Town Board. It is a Local Law action. Moving forward, the Town Board has indicated that subdivisions are going to include a Lighting District, and the Lighting District will have street lights that will be provided by the developer at the intersections. There's also opportunities for additional street lights to be added if there is a specific concern.

Mr. Yager continued stating that he just had a resident grab me in Timber Banks today when I was over there looking at a drainage problem, saying, 'hey, where the golf cart pass crosses forest Ridge crossing, when are you doing the street lights, it would be nice to have a street light there, because people walk that trail, especially in the Wintertime, after dark'. It is a very valid point; that is a location where having an additional street light, even though there is not a street intersection, makes sense. And those things need to be considered when we are reviewing Construction Drawings or Preliminary Plats for a Subdivision Site Plan, whatever you want to call it, that should be considered by the Board. There is certainly an opportunity to add street lights, but at a bare minimum, we think that the intersection should be lit.

Steve Darcangelo...so any subdivision that has formed, has to have a lighting district.

Mr. Yager stated any major subdivision going forward, we are going to require a Lighting District along with the Water District, Sewer District and Drainage District. We were talking before the meeting that sidewalks and lights are very controversial when you try to do a District after the fact, 9 times out of 10, even though the residents say they will be great...for example Highland Meadows. Highland Meadows should have street lights. Unfortunately, we did not require the developer to form a Lighting District when the Districts were formed and when the Town Board sent out a mailer about a Lighting District being formed and what the debt service was going to

be, the residents voted it down. They did not want to pay the tax. That is a perfect example of a subdivision, that is a major subdivision, that you have street lights.

At some point in time, the Town Board really needs to step in and say, Yes, this is not a desirable situation to allow the homeowners to vote something down that affects public safety. Maybe they should not have a say in because it affects their taxes.

Mr. Corey asked the Board if it makes sense the way it has written, at the Developer's cost?

Board members concurred.

Mr. Yager stated that the other thing we added is a requirement to codify the driveway slope requirements, so that we do not have another Highland Meadows situation in some cases. We have got some driveways with slopes that are approaching 15% and we've had instances where people have parked their cars in the driveway in the wintertime and come out in the morning and the cars in the road because of freezing rain and slid down the driveway. So, we're requiring either driveways to be less than 10% slope or have a landing area in front of the garage that's at least 20 feet long, that is less than 4% slope to park a car on so it doesn't slide back into the road during icy conditions. I fully expect, when they do the Public Hearing for this, we'll have every developer in Town come up with and speak about, but it's just a common sense safety thing for residents and everybody else.

Hugh Kimball addressed Mr. Yager and asked if there is anything in there that has changed from what was in the Land Use Plan. And are you content with the changes?

Mr. Yager stated that he's content with them. I guess the more I thought about it, we made an original proposal. We tried to focus in on solar farms and siting and stuff like that. I'm sure there's a fine line between trying to do something that makes sense for the people of Lysander in the town, and trying to stop something through Code. Maybe request greater setbacks.

Solar Fees:

There was some discussion about the assessment of \$500/acre for the siting of solar farms, like fees in lieu of land for public use.

Mr. Corey stated that he thought about that and thinks that the number is way too low. Personally, would put on here to increase that number. I don't know what the right one is. Is it 1000 is it 2000 is it 5000 I don't know, but I would leave it up to the board to pick that number, because they ultimately will pay, no matter what we suggest. But that would be one suggestion I would make. Now, what we did with the setbacks is suggest increasing the setback at the Planning Board's discretion, with or without additional screening. We said the minimum setback will be 200 feet and at the Board's option, depending on the environment, it can be moved back further. I'm still comfortable with that, because I think in most cases, we've come a long way with getting the kind of screening we're looking for now, because we understand it a little bit better.

Mr. Corey added that he would vote to approve the recommendations with an increase in the fee per acre of land for the 'loss' of the land.

Life Cycle Analysis:

Mr. Yager stated that he put together an outlet that we currently use, actually we've had it in place since 2016. It's actually proven out because I've been tracking costs and it looks like it's going to serve us pretty well. I mean, we can't read into the future if oil spikes and oil goes to \$200 a barrel and asphalt goes to \$200 a ton. Well, we might need to revisit it; but as of right now, with the assumptions we've made on inflation and everything else, it still seems to be tracking. Every Development is going to be different; but we have an Excel template that we provide to the developers that they can plug in the number of units, the lot width and frontage and it works pretty well. Honestly, it's definitely proved out in Whispering Oaks Development. That was the first one we used it on, the Cabbage Patch Extension. It turned out pretty well when you start looking at what the costs are, what the revenue generated is. That may have been helped by the recent inflation and home appreciation. If it's something that we allow ourselves to update periodically we'll start seeing property values track and then see if it needs to be increased, then we need to look at that model again. But that core model, the framework of it, seems to be the right.

There being nothing further, Board members agreed to make a positive recommendation with modifications.

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