

TOWN OF LYSANDER
Zoning Board of Appeals Meeting
8220 Loop Road, Baldwinsville, NY 13027
Monday, July 7, 2025 @ 7:00 p.m.

The Special meeting of the Town of Lysander Zoning Board of Appeals was held Monday, June 2, 2025 at 7:00 p.m. at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York.

MEMBERS PRESENT: Richard Jarvis, Chairman; Frank Costanzo; Frank O'Donnell; Bob Sweet and Vince Mangan

OTHERS PRESENT: Karen Rice, Clerk

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

I. PUBLIC HEARING -- None Scheduled

II. NEW BUSINESS

1. Recommendation to Town Board: Proposed Lysander Code Updates

Richard Jarvis, Chairman, stated that the only thing on the agenda this evening is to finalize our review of the proposed updates on the Code and make a recommendation to the Town Board.

Frank Costanzo questioned whether we're going to take into consideration the comments made to the Town Board.

Mr. Jarvis stated that he doesn't believe that that's part of the Board's review.

Karen Rice, Clerk, concurred, stating that the Town Board forwarded it to County for their review and recommendation, your comments are just a recommendation of the changes. The Town Board will have to take their comments into consideration. The County is pushing for both Clean Energy...yet they want to preserve farmland. They are also pushing for increased density; they want more housing.

County Findings will be made part of the public record, in part:

NOW THEREFORE BE IT RESOLVED that the Onondaga County Planning Board has determined said referral will have no significant adverse inter-community or county-wide implications. The Board has offered the following COMMENTS in regard to the 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 NYSERDA Clean Energy Advisor that aids municipalities with planning for clean energy projects including electrical infrastructure mapping and exploring opportunities to responsibly collocate 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 proposes 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.”

There was some discussion regarding being more restrictive than State and Federal rules and regulations as they relate to Solar and Housing, just not less restrictive.

It was determined that the comments made at the June 2, 2025, Zoning Board of Appeals meeting stand as is and be forwarded to the Town Board with the following Resolution:

RESOLUTION #1 -- Motion by Costanzo, Second by Mangan

RESOLVED, that at the request of the Town Board, Zoning Board of Appeals review the recommended change to the Town Code, the Zoning Board of Appeals, at their July 7, 2025 Zoning Board of Appeals meeting made the following determination; that they approve the recommendations with modifications or considerations that are enumerated in these proposed changes and the discussion that took place at the June 2, 2025 Zoning Board of Appeals meeting.

5 Ayes -- 0 Noes

III. APPROVAL OF MINUTES

RESOLUTION #2 -- Motion by O'Donnell, Second by Sweet

RESOLVED, that the June 2, 2025 Zoning Board of Appeals meeting minutes be approved as submitted.

5 Ayes -- 0 Noes

IV. ADJOURN

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

RESOLVED, that the July 7, 2025 Zoning Board of Appeals meeting adjourn at 7:10 p.m.

Respectfully submitted,

Karen Rice, Clerk