

TOWN OF LYSANDER  
PLANNING BOARD MEETING  
8220 Loop Road  
Thursday, April 10, 2025 at 7:00 p.m.

The Town of Lysander regular Planning Board meeting was held Thursday, April 10, 2025 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: Al Yager, Town Engineer; Ken Raymond; Bob DeMilio; Peter Hansen; Liz Schmitt; Ed Schmitt; PAC TV and Karen Rice, Clerk

I. PUBLIC HEARING -- None Scheduled

II. APPROVAL OF MINUTES

Review and approval of the minutes of the March 31, 2025 Special Planning Board meeting be tabled.

III. OLD BUSINESS

- |                        |                            |
|------------------------|----------------------------|
| 1. Controlled Site Use | Baldwinsville PV I, LLC    |
| Case No. 2022—003      | Wight Property, Sixty Road |

Bob DeMilio, Tetra Tech, stating that we are requesting a change, a Site Plan Amendment to Baldwinsville PV I, LLC Solar Site on Sixty Road. Basically, we would like to reduce the amount of ponds on the Site to one large pond due to unforeseen high-ground water. This pond will be larger in size and had to be raised a couple of feet to avoid the ground water. We are requesting a Site Plan Approval for that part and an MS4 sign-off by the Town to submit our NYS DEC NOI.

John Corey, Chairman, stated that he has been told that it has been moved inside the fence.

Mr. DeMilio concurred.

Mr. Corey questioned whether you’ve changed the capacity of the ‘farm’ in doing that.

Mr. DeMilio stated that it’s relatively the same. I believe it shrank by .02 megawatts.

Mr. Corey stated that you haven’t increased the capacity of the panels or anything.

Al Yager, Town Engineer, stated that he’s fine with the Stormwater Design and has reviewed the SWPPP. They’re in compliance with the current DEC Regulations. I have no issues with the change, but it was a significant enough change that I thought the Planning Board should at least know what was going on. The only concern I have that we will want to address is the maintenance of that Stormwater Facility that will be inside of the fence. When we sign the Maintenance Agreement before we sign the Notice for the Stormwater Permit we’ll want to have that being it’s an agreement in place and request the annual inspection of that Stormwater Facility long-term.

Hugh Kimball stated that he assumes you’ve designed it in such a way that you will have a way to get to it...

Mr. Yager concurred.

Mr. DeMilio stated that there are two (2) twenty-four-foot wind gates to allow larger vehicles for maintenance.

Steve Darcangelo questioned what prompted the change.

Mr. DeMilio stated that it was dictated by lack of geotechnical data. When we first permitted those three (3) ponds we didn't have ground-water data in that area. Once we got that we found that it was only a foot below grade which would significantly reduce our storage; so, then when we got that data we had to move it.

Mr. Darcangelo stated that we are in the Tannery Creek Watershed.

Mr. Yager stated that we are down gradient of where Tannery goes under the railroad tracks...the Tannery Creek watershed is on the other side of the railroad tracks.

Mr. Darcangelo stated that the reason he has concerns is because Tannery Creek is an extremely volatile stream. It rises and falls very quickly and it has been outside of its banks a number of times that has resulted in property damage. So, we want to make sure that we don't do anything that negatively impacts the possibility of flooding there. We don't represent the Village of Baldwinsville, but the Village residents and the people that live there are in the Town of Lysander. I suppose we still carry concerns for them as well. That would be my only concern. Indeed we have something that meets the DEC Regulations and protects that stream from impact because I think it would be terrible if we had a flooding event and it was something to point to, 'hey we've over developed and here's a Solar Facility that maybe had greater run-off that it should have, or something like that. AI has looked at it, Tetra Tech has looked at it, if you're telling me that we have addressed that then I'm fine.

Mr. Yager stated that the Site is down-gradient from where Tannery Creek goes under the railroad tracks. So, I think this would not be tributary to that.

Mr. Kimball questioned if this was the same stream that flooded the bowling alley in the Village.

Mr. Darcangelo concurred and added that if flooded homes and businesses.

In reviewing the map Mr. Yager stated that it is a tributary to Tannery Creek, however the mitigation of the SWPPP indicates that there has been a reduction in the event of a hundred-year storm; so, it should only help the situation.

RESOLUTION #1 -- Motion by Corey, Second by Kimball.

RESOLVED, that the Planning Board approve the Site Plan Package that has been presented by Tetra Tech that is entitled Baldwinsville Lysander CSG Solar Project, Sixty Road, Lysander, New York; which consists of the following sheets of data, dated March 14, 2025, Revision April 1, 2025, Project No. 194-1638-003, Title Sheet C-000; Notes C-001 & 002; Existing Conditions C-101; Site Preparation Phase I through IV, Sheets C-201 through C-204; Proposed Site Plan C-301; Road Grading Plan C-401; Cut and Fill Plan C-402; Erosion & Sediment Control Plan C-501; Restoration Plan C-601 and 602; Site Preparation Details CD-200; Proposed Site Details CD-300 and CD-301; General Grading Details CD-400; Bioretention Installation Details CD-401; Detention Basin Grading Details CD-402; Detention Basin Details CD-403; Erosion Control Details CD-500 and CD-501; Restoration Details CD-600; Cut Sheets & Specifications CD-700; with the following conditions:

- 1) Final Stormwater Pollution Prevention Plan reviewed and approved by the Town Engineer; and
- 2) No building permit will be issued until all fees associated with this application, including expert fees have been paid.

5 Ayes -- 0 Noes

Mr. Corey questioned whether all conditions cover what's required.

Mr. Yager concurred stating that everything else has been addressed.

Mr. DeMilio thanked the Board for their time.

#### IV. OTHER BUSINESS

##### 1. Recommendation to Town Board Melvin Farms Incentive Zoning Landmark Challenger Cold Springs & Hayes Road

John Corey, Chairman stated that at it's April 3<sup>rd</sup> meeting the Town Board requested that the Planning Board make a recommendation to the Town Board regarding our view on the approval of the proposed Letter of Intent and basically that's an approval on increased density that they're asking for.

Al Yager, Town Engineer, stated that the Planning Board will still review each section for Site Plan Approval as the Planning Board.

Mr. Corey concurred by stating that the Town Board is only being asked to approve the granting of the higher density under the Incentive Zoning. The Planning Board, assuming the Town approves it, will do its normal Controlled Site Use/Site Plan and that's where we'll have an opportunity to question and if warranted provide conditions on any approval. That's all we're focusing on tonight.

Mr. Corey stated that a revised set of plans dated April 1, 2025 were submitted for review; where they've made number of changes all of which were in response to questions that have been raised either through the Planning Board's recommendation on the SEQR or Town Board's discussion. At this time, would the spokesperson like to over the Letter of Intent?

Julian Clark, Plumley Engineering and Ken Raymond, Landmark Challenger represented the Melvin Farms Incentive Zoning request.

Mr. Clark stated that Mario D'Arrigo provided a Combined Supplement to Letter of Intent Under the Incentive Zoning Local Law of the Town of Lysander dated April 1, 2025. An updated concept plan was provided. Parcel #1 consisting of 86.6 +/- acres and Parcel #2 consisting of 41.6 +/- acres will be conveyed to a Land Trust. Lot 2 along Route 370 consisting of 18.12 +/- acres will preserved with a 500' Conservation Easement. A couple of road connections will be made at Hayes Road, on each side of the road; then again up on Route 370. The Traffic Study has been updated. They were sent to both the County and NYS DOT who have both responded. I don't believe there's any real surprises in there; so, we'll move on that. Basically, the main change was we took a lot of the higher/taller buildings and moved them to the back and put the shorter/smaller buildings up front to help the viewshed. There have been many iterations on the east side of Hayes Road. We had single family there; we then switched it to apartments and we're back to single family but now on 53 +/- lots on this side. We still have four senior apartment buildings proposed. We also have townhouse units and four-unit apartments proposed (indicating on plan). Our overall density is now 537, it was originally around 587, a 50 +/- unit drop. That came about with the drop of the apartments on the other side of Hayes Road to the single families. We've added some visitor parking to private driveways for the townhomes, approximately 66 visitor parking spaces available. Each townhome will have their own driveway and a garage so they will still have two parking spaces per unit. We've added gravel path walkways throughout and they can be interconnected with any paths the Town decides they want within the 'green areas'. We show a landscaped berm, an additional buffer for the view from Route 370. Those are the main changes to the plan itself.

Mr. Corey questioned if the road was being lowered to protect the viewshed.

Mr. Clark (indicating on plan) stated that the northern length of the building will be excavated 3 feet lower. So, with a 3- or 4-foot-high berm and the excavated area you'll have a 6-foot distance to minimize the viewshed from Route 370.

Mr. Clark stated that they presented the Recommendation request to the Zoning Board of Appeals at their April 7, 2025 meeting and they are providing a letter to the Town Board. We're before the Planning Board hopefully for a positive letter and then we can move forward to the next step.

Steve Darcangelo questioned if the townhomes have basements?

Mr. Raymond indicated that they would.

Mr. Darcangelo reiterated that you're going to cut 3 feet in the area and still do a basement, ok. The one concern I will raise and I don't know if it's related to density but I disagree with the DOT with regard to that curb-cut out on to Route 370. I know that you are at a disadvantage in the sense that there have been a number of curb-cuts added to Route 370 over time; but I believe that an entrance there, that close to the traffic light, on that road, in combination with all of the other entrances that we have is starting to make for a dangerous roadway. I feel as though I have to mention that. One thing that I would ask if that were to stay in...is there any consideration that that be a right turn only or is it a right turn only?

Mr. Clark stated that right now it isn't planned for a right only.

Mr. Corey stated that we can bring that up under the review of the Controlled Site Use; but the DOT would rule on that decision.

Mr. Yager stated that it's close to a half mile from the proposed entrance to the intersection of Hayes and Route 370, 2600 feet.

Mr. Darcangelo stated that a half mile is close enough for someone to see the light, when someone sees a traffic light in front of them their attention focuses on the light and activity on the shoulder of the road becomes less in their mental importance. They're focusing on the light, checking to see if it's going to turn yellow. It's a relatively fast road. The more turning that we have the greater the danger becomes on the road. I'm not saying that this is the one to tip the scales, but at some point I think we need to ask the question, 'have we added too many curb-cuts to a high-speed road?

Mr. Clark stated that he thinks they've asked that by sending it to the State DOT...

Mr. Yager stated that from the intersection of Hicks, North Hayes and Route 370...in that first mile west of that intersection you will only have two curb-cuts, the curb-cut for Barbara Lane and this curb-cut are the only two curb-cuts that are in that mile long stretch of road.

Mr. Darcangelo...the only commercial curb-cuts but there are other curb-cuts. I am only bringing this up because I just think any way in which we can recognize pulling out onto a road, 45 mph, presents a danger. It's dangerous to do that. A driveway that has the frequency of six a day is one thing. A development out to a road like that, particularly a left hand turn there, in another. I don't know how many people are expected to use that entry onto the highway vs the Hayes Road. We're adding a higher number than if it was a private driveway and I just think that we should take it into consideration. That's all, I'm not saying it kills the project. I think it's open for discussion, that's all.

Mr. Corey stated that the people we've got to convince on that is the State Dot because they're the ones that grant curb-cuts, we don't. I agree with your point but the reality is that the (unclear) going to deal with it right now.

Mr. Yager stated that there's an existing curb-cut here (indicating on plan) Melvin Lane across from another private road...if it makes it better you could put the two houses on Melvin Lane on a public street and it makes a 4-way intersection with a private road across the street. That may be a more desirable location to make that connection and that would be something the Planning Board could comment on when the time came to approve that section of the development.

Mr. Corey concurred stating that this isn't the time.

Mr. Yager concurred however it's food for thought for the Board when this comes back around as we move forward for each individual section of Site Plan review..

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

At the request of the Town Board, the Planning Board has reviewed the Letter of Intent dated April 1, 2025 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 April 10, 2025, the Planning Board made the following determination:

WHEREAS, the Planning Board already provided the Town Board with a Letter of Recommendation, dated December 17, 2024, supporting the Town Board pass a Resolution of a NEGATIVE DECLARATION for this Project, and

WHEREAS, after review and discussion the Planning Board finds that the April 1, 2025 Letter of Intent contains changes/mitigations that addresses the items of concern spelled out in its December 17, 2024 letter, and

WHEREAS, the New York State Department of Transportation in its letter dated March 20, 2025 has required the following additional mitigations: The construction of eastbound and westbound left turn lanes and signal modifications on NYS Route 370 at Hicks/North Hayes Road, and

WHEREAS, based on all of this updated information, the Planning Board makes the following Resolution:

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby recommends that it would not be opposed to the Town Board approving the Melvin Farms Project as stated in the April 1, 2025 Letter of Intent.

5 Ayes -- 0 Noes

Mr. Clark and Mr. Raymond thanked the Board for their time.

IV ADJOURN

RESOLUTION #3 -- Motion by Corey, Second by Hunt

RESOLVED, that the April 10, 2025 regular meeting of the Town of Lysander Planning Board adjourn at 7:28 p.m.

Respectfully submitted,

Karen Rice, Clerk  
Planning Board