

TOWN OF LYSANDER
PLANNING BOARD MEETING
8220 Loop Road
Thursday, September 11, 2025 @ 7:00 p.m.

The regular meeting of the Town of Lysander Planning Board was held Thursday, September 11, 2025 at 7:00 p.m. at the Lysander Town Building, 8220 Loop Road, Baldwinsville, New York.

MEMBERS PRESENT: John Corey, Chairman; Hugh Kimball; Doug Beachel;
Steve Darcangelo and Matt Hunt

OTHERS PRESENT: Al Yager, Town Engineer; Joe Mastroianni, PE; Ryan
Hagerman; Steve Schweitzer; Norm Carroll, Belgium Cold
Springs Fire District and Karen Rice, Clerk

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

I. PUBLIC HEARING -- 7:00 p.m.

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| 1. Minor Subdivision
Case No. 2025—008 | Hagerman, Ryan
1055 Kibby Road |
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The Public Hearing opened at 7:00 p.m.

John Corey, Chairman, reviewed the application of Ryan Hagerman for a Minor Subdivision located at 1055 Kibby Road, Fulton, New York, to allow the subdivision of a 3+/- acre parcel from approximately 13 acres to allow the construction of a single -family residence.

The Public Hearing closed at 7:01 p.m.

II. APPROVAL OF MINUTES

Review and approval of the minutes of August 14, 2025 regular Planning Board meeting.

RESOLUTION #1 -- Moton by Corey, Second by Kimball

RESOLVED, that the Minutes of the August 14, 2025 regular Planning Board meeting be approved as submitted.

4 Ayes -- 0 Noes

III. OLD BUSINESS

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| 1 Minor Subdivision
Case No. 2025—008 | Hagerman, Ryan
1055 Kibby Road |
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Ryan Hagerman stated that he, his wife and two children would like to build their home on this 3+/- acre lot that they are purchasing from his mother, Corrine Williams, all the while being able to stay within the Baldwinsville School District.

There is a letter on file from Al Yager, Town Engineer, which will be read into the public record, in part:

I have completed my review of the Final Plat for the Hagerman/Williams Minor Subdivision, prepared by CNY Land Survey, dated September 11, 2025. The plat as presented appears to meet all Town of Lysander Code requirements. There is a delineated wetland buffer area on the property. However, there appears to be more than adequate space for the construction of a single-family home. I would not be opposed to the Planning Board approving the final plat at this time.

FINDINGS:

An environmental assessment indicates that this action will not result in any significant or adverse environmental impacts.

This action is consistent with the town's comprehensive plan. This action is consistent with the town's current zoning ordinance.

This action did not require referral to the Onondaga County Planning Board.

This action will cause no adverse effects on the public health, safety, and welfare in the neighborhood or district.

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

RESOLVED. that a Public Hearing having been held, and there being no findings or grounds for decision contrary to the laws and regulations of the Town of Lysander, County of Onondaga, or State of New York, Final Plat approval for a two-lot subdivision application by Ryan Hagerman on behalf of Corrine Williams, for the property located at 1055 Kirby Road, Fulton, New York, That Map Number 016-03-02.1, as shown on a map dated July 25, 2025, prepared by CNY Land Surveying, is hereby approved.

5 Ayes -- 0 Noes

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

RESOLVED. that in granting a subdivision to Ryan Hagerman on behalf of Corrine Williams for property located at 1055 Kirby Road, Fulton, New York, the Planning Board invokes its right to impose a fee of \$250 per lot for one (1) lot in lieu of land for the development of parks, playgrounds, recreation, or open land areas in the town.

5 Ayes -- 0 Noes

State law states that the applicant shall file the final plat in the Onondaga County Clerk's office within 62 days from the date of the final approval or such approval shall expire. The applicant shall also file one copy of the final plat in the Lysander Clerk's office.

Karen Rice, Clerk, asked that Joe Mastroianni, Project Engineer, leave a copy of the septic plans for the Code Enforcement Officer as part of the building permit process.

Mr. Mastroianni concurred, and Mr. Hagerman thanked the Board for their time.

IV. OTHER BUSINESS

Town Board Recommendation: Changes to Chapter A337 Street Specifications—Curb Gutters

John Corey, Chairman, stated that we have received a request from the Town Board for a recommendation regarding proposed changes to Chapter A337 on street specification for curb cutters. They are proposing language, and the proposed language is basically the addition Figure 1A to the Lysander Town Code, Chapter A337, Street Specifications, Article 4, Typical Street Section. which would allow for the optional use of concrete valley gutters on the Town of Lysander residential subdivision streets.

Apparently, there was a request from Joe Alberici, J Alberici & Sons, wanting to install concrete valley gutters in Timber Banks. He believes they allow him to charge a higher price for his homes. No proof of that, but... Karen did a great deal of research and effort to try to

check our Code and Local Laws filed with the State of New York to see if concrete gutters were addressed. It turns out that an amendment to the Code was made in 2012. At that time there was a resolution prepared by the Town Board to allow for the option of concrete gutters or macadam, but for some reason it never got filed, nor put into our Code. Our code is silent on materials in that case. So, this is their way of giving a Developer the option of using concrete or macadam for the gutters.

Steve Darcangelo reiterated that our Code calls for asphalt and concrete is an option.

Mr. Darcangelo continued stating that it would be his preference to get rid of asphalt gutters altogether.

Discussion: The amendment to the Code would be to allow both. They both have their pluses and minuses, but it is something that obviously should be correct. Keep in mind that it is at the Developer's cost to put them in, he installs them. What the Town gets out of concrete is the potential for, or the reality at some point of higher maintenance and repair costs for concrete than they do for asphalt.

Mr. Kimball stated that he has lived on a street for 50 years that has concrete gutters, and it had concrete for 10 years before he got there and they are still there.

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

RESOLVED, that at the request of the Town Board, the Planning Board, at their meeting of September 11, 2025, has reviewed the following recommended change to the Town Code:

“Adoption of Figure 1A to the Lysander Town Code, Chapter A337, Street Specifications, Article IV, Typical Street Sections, which would allow for the optional use of concrete valley gutters in Town of Lysander Residential Subdivision Streets”

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby recommends that the Town Board approves the proposed change.

5 Ayes -- 0 Noes

V. ADJOURN

RESOLUTION #5 -- Motion by Corey, Second by Kimball

RESOLVED, that the September 11, 2025 regular Planning Board meeting adjourn at 7:10 p.m.

5 Ayes -- 0 Noes

Respectfully submitted,

Karen Rice, Clerk
Planning Board