



# Onondaga County Planning Board

## RESOLUTION OF THE ONONDAGA COUNTY PLANNING BOARD

J.Ryan McMahon, II  
County Executive

Meeting Date: April 26, 2023  
OCPB Case # Z-23-121

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 COMPREHENSIVE PLAN 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 comprehensive plans; and

WHEREAS, the Town of Lysander is proposing adoption of an update to its Comprehensive Land Use Plan (CLUP); and

WHEREAS, this plan is an update to the 2015 Town of Lysander Comprehensive Land Use Plan; the Plan notes that the Town now has nearly 23,074 people, and grew about 4.7% in the last decade; and “this update guides the Town in continuing to grow in a controlled manner not only attractive to its current citizens but to those looking to join and enjoy the values addressed.”; and

WHEREAS, the plan sets forth a new mission statement which reads “The Mission of the Comprehensive Land use Plan (CLUP) is to provide a blueprint for the Town of Lysander to achieve its goal of fostering needed economic growth through a planned and balanced facilitation of residential, industrial, and commercial development while realizing its objective of preserving those attributes and characteristics that make Lysander a unique and special place.”; and

WHEREAS, the plan recommends to “Add a new section on Renewable Energy Opportunities that overviews both the potential for renewable energy development as well as the challenges/conflicts that this development poses for Lysander (i.e. most notably commercial solar farms and preservation of open space and prime agricultural land)”; a maximum 30% (versus current 50%) lot coverage on prime agricultural soils is recommended for solar projects; regulation of commercial wind energy projects is also encouraged; and

WHEREAS, regarding transportation, the plan notes “The core elements of the 2015 “Transportation” section remain valid. Adopt the suggested rewrites/updates; issues include: carrying capacity on highways, protection of the functioning of highways/bridges serving the Town, need for the proposed Baldwinsville Bypass extension, a needed hierarchy of road and related need for new collector roads, and cost-benefit disparities of new road construction; policies include road widening, access management, reverse fronting of subdivisions, creation of local streets, interconnections; the minimum right-of-way for collector roads is recommended at 80’; cluster subdivision design is also encouraged; and

WHEREAS, various questions were posed regarding a vision and planning for the River System, with emphasis on preserving wetlands and flood storage, protection of waterways from faulty septic systems, erosion control, and enhanced public access; similar emphasis on wetland and flood protection was included in the Physical Environment section; and

WHEREAS, the Committee recommends the Town replace the 2015 Parks and Recreation

section, with specific recommendations for the establishment of a new park in the Cold Springs area and the creation of a number of additional general access sites to the river system; per the plan “Walkways should be considered for major new developments to interconnect between developments and to other attractions such as public river access, the YMCA and the abovementioned park. The Town will require these walkways be owned and maintained by the developer or a Home Owners Association (HOA)”; and

WHEREAS, the plan adds a new section to the Agriculture chapter, noting “the importance of linking Town goals and objectives to the preservation of agricultural resources is a key aspect of the quality of life the Town wishes to maintain.”; a Town Agriculture & Farmland Protection Plan and policies for conservation and protection of agricultural land are recommended; on the Cold Springs Peninsula, farmland along Route 370 is noted as recommended for protection; developments nearby should be allowed at increased density, however, through the application of incentive zoning, which would exchange increased density for provision of sewer extensions and buffers between farmland and residences; and

WHEREAS, the Public Facilities section notes trends toward mixed use and mixed home size communities, and that the Cold Springs Peninsula needs sewer, which the Town intends to construct utilizing incentive zoning and new development; the extension of sewers was specifically added to incentive zoning objectives; and

WHEREAS, the plan notes zoning for commercial and industrial land uses appears to be adequate, with close to 500 acres of undeveloped industrial land in Radisson Corporate Park; Route 370 west of the Village should maintain AR-40 zoning to discourage commercial development; retail and service businesses should be concentrated in hamlets, near the Village of Baldwinsville, or in special retail areas on major arterials; scattered strip retail must be discouraged as a general policy; Industrial and Commercial lot coverage maximums are proposed at 70-80% versus the current 30%; and

WHEREAS, residential development is promoted through the use of the incentive zoning (IZ) district; policies include allowances for higher densities in the IZ; 2-acre lots outside the County Sanitary District, flexible subdivision design, development to accomplish sewerage goals, “housing at a pace and in locations consistent with the availability of public facilities”, and protection of the Seneca River from environmental degradation; 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:

The Town is commended for its thoughtful update to the Comprehensive Land Use Plan. The Board recommends continued planning related to the long-term land use implications of introduction of public utilities to the character and scale of development in the Cold Springs Peninsula area. Planning activities may include refinement of long-term land use and community development goals for the area, options for preservation of the viability of farmland, fiscal impacts and service needs.



Martin E. Voss, Chairman  
Onondaga County Planning Board

# GML 239 Report of Final Action

NYS GML § 239-m.6. and n.6. require the referring body to file a report of the final action it has taken on a referred matter with the county planning agency within 30 days after the final action (separate from the minutes taken at the meeting). A referring body which acts contrary to a County Planning Board recommendation of MODIFICATION or DISAPPROVAL of a referred matter shall also set forth the reasons for the contrary action in such report.

This section to be completed by the Syracuse-Onondaga County Planning Agency

**To:** Onondaga County Planning Board      **From:** Town of Lysander Town Board

**Fax:** 435-2439      **Phone:** 435-2611

**Re: Applicant:**      Town of Lysander

**Address:**

**Referral Type:**      COMPREHENSIVE PLAN

**OCPB Date:**      April 26, 2023

**OCPB Action:**      No Position With Comment

**OCPB Case #:**      Z-23-121

*The local board took the following action regarding the above referenced referral (Check one box. If checking Other, please specify the final action taken. Use the space at the bottom of the report to identify reasons if acting contrary to the OCPB recommendation.):*

- Approved the proposed action with regard to the OCPB's No Position or No Position with Comment.
- Approved the proposed action as modified by the OCPB.
- Approved the proposed action contrary to some of the modifications recommended by the OCPB.\*
- Approved the proposed action contrary to all of the modifications recommended by the OCPB.\*
- Approved the proposed action contrary to the disapproval recommended by the OCPB.\*

- Disapproved the proposed action with regard to the OCPB's no position or no position with comment.
- Disapproved the proposed action with regard to the recommended modification(s) by the OCPB.
- Disapproved the proposed action as recommended and for reasons set forth by the OCPB.
- Disapproved the proposed action as recommended but for reasons other than those set forth by the OCPB. (Please list reasons below for local disapproval.)

Other \_\_\_\_\_

Local Board Date: \_\_\_\_\_

\*List reasons for acting contrary to the OCPB recommendation and include a copy of the local board resolution. Attach additional reasons on a separate sheet of paper as necessary.

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